



PROPERTY HIGHLIGHTS

- 3,000± SF freestanding flex/office building
- Includes showroom/warehouse component
- Ample, on-site paved parking
- Directly off I-395 and just minutes from Maine Turnpike Exits 182A & 182B
- Neighboring tenants include Beal University, Bangor Pipe & Supply, Wesco and many more.
- Lease Rate: \$12.00/SF NNN



PROPERTY DETAILS

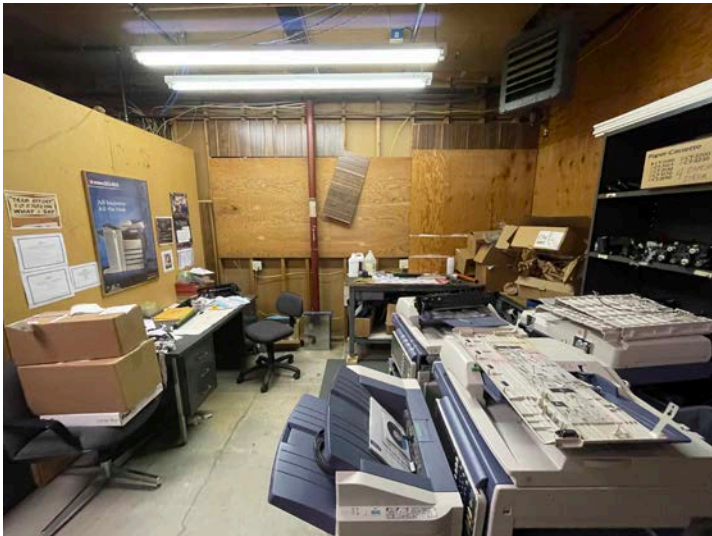
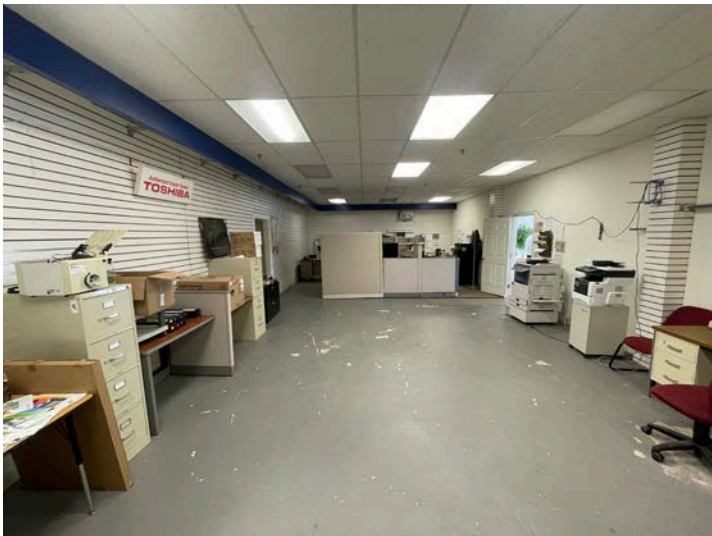
SUBLANDORD	Visual Edge, Inc.
REGISTRY OF DEEDS	Book 11520, Page 87
ASSESSOR'S REFERENCE	Map 017, Lot 061A
BUILDING SIZE	3,000± SF
LOT SIZE	0.34± AC
AVAILABILITY DATE	Immediate
SUBLEASE EXPIRATION	05/31/2029
STORIES	One (1)
YEAR BUILT	1958, renovated in 1993
HEAT	Hot Water
UTILITIES	Public water/sewer
SPRINKLERS	Yes
PARKING	Ample, paved on-site parking spaces
SIGNAGE	Yes
ROAD FRONTAGE	140'±
ZONING	I&S - Industry & Service
LEASE RATE	\$12.00/SF NNN
NNN EXPENSES	To be Determined

FOR SUBLEASE | FLEX/OFFICE BUILDING

83 FARM ROAD, BANGOR, ME 04401

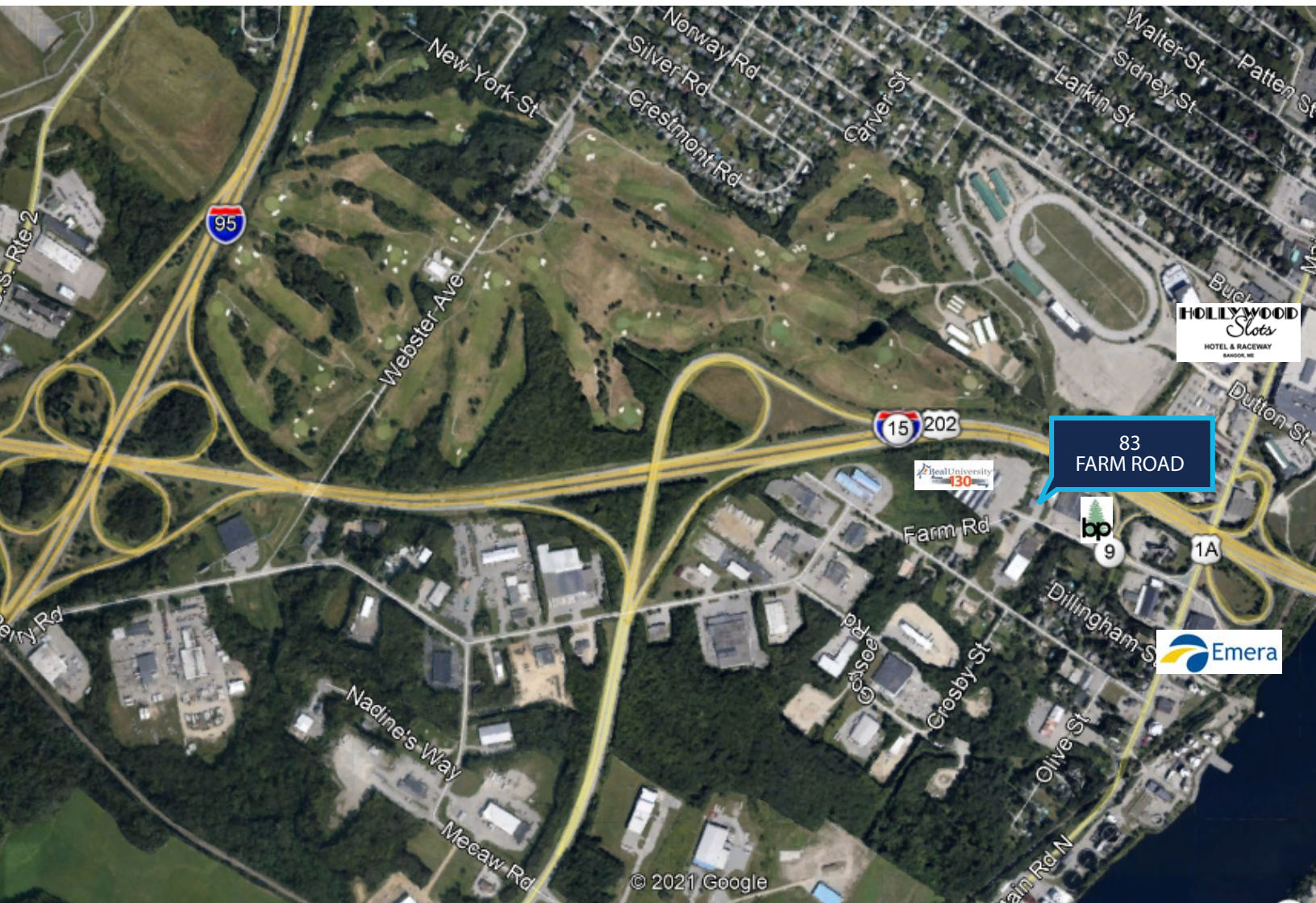


PROPERTY PHOTOGRAPHS



FOR SUBLEASE | FLEX/OFFICE BUILDING

83 FARM ROAD, BANGOR, ME 04401



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