

SITE AVAILABLE

**1110 - 1120 STILLWATER AVE.
BANGOR, MAINE**



P.O. Box 2444 Bangor, ME 04402
(207) 945-6222
www.epsteincommercial.com

**1110 - 1120 Stillwater Ave
Bangor, ME
Vacant Land**

SIZE: 13.012 +/- acres

LOCATION: On Stillwater Avenue across from Target and before Oak Ridge Office Park in the Bangor Mall Area

TAX MAP REFERENCE: Map R68, Lot 3B, Map R60, Lot 12C

ZONING: General Commercial & Service (GC & S)

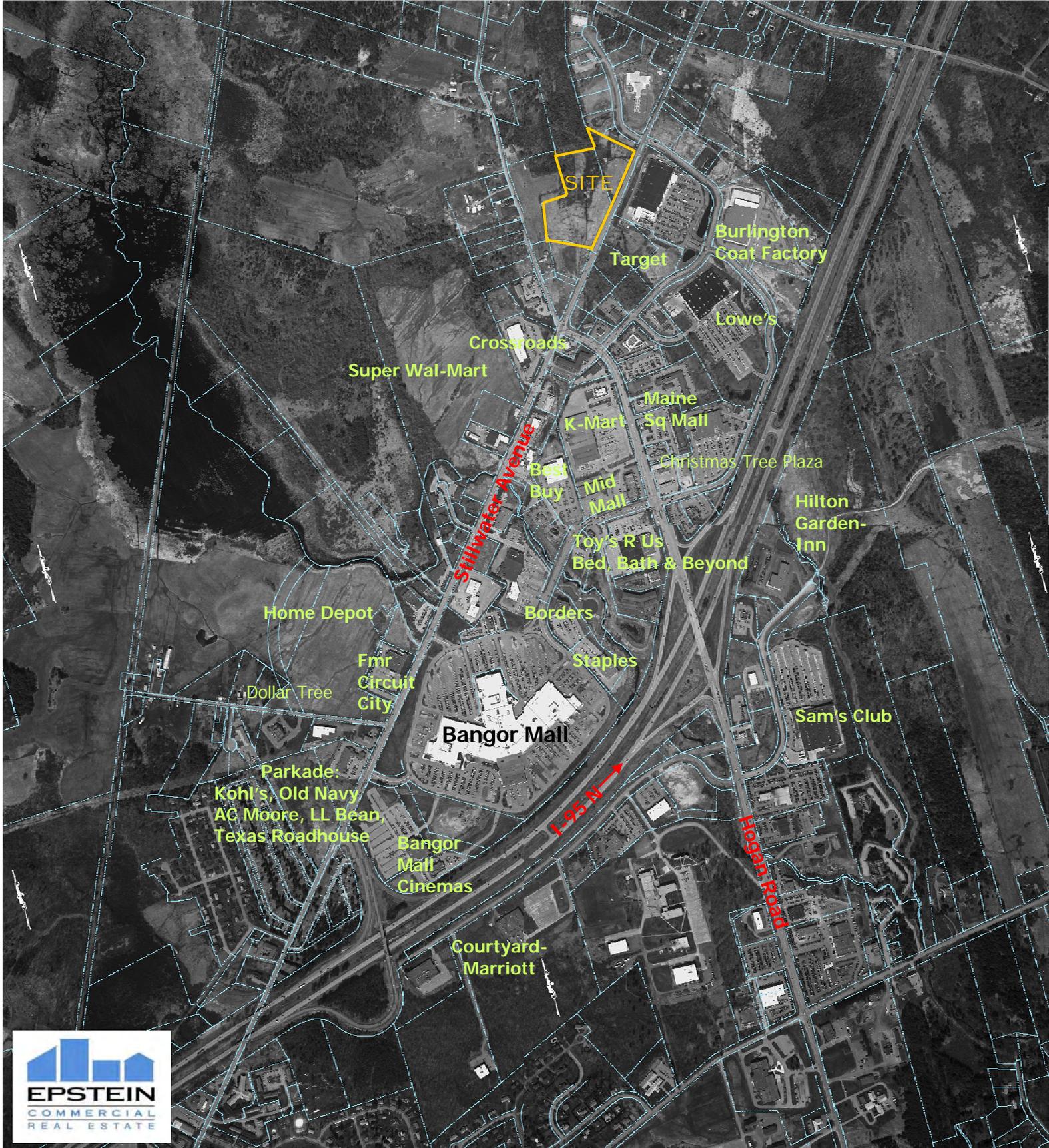
AVAILABILITY: For lease or Build to Suit

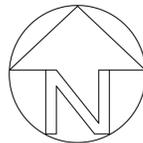
PRICE: To be determined

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof.

The listing broker hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has such a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

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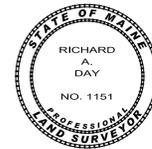


GRID NORTH, MAINE STATE
COORDINATE SYSTEM OF 1927, EAST
ZONE.



NOTES

- (1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- (2) THE LAND AREA WITHIN THE AREA OF THE SUBJECT PROPERTIES IS NOT DESIGNATED A "SPECIAL FLOOD HAZARD AREA" AS DEPICTED ON FLOODWAY MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE MUNICIPALITY OF BANGOR, MAINE.
- (3) CULTURAL FEATURES AND TOPOGRAPHY COMPILED BY STANDARD PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED APRIL 29, 2001, AND VERIFIED BY FIELD INSPECTIONS MADE DURING APRIL 2003. THE ELEVATION CONTOUR INTERVAL IS 2 FEET. ELEVATION DATUM IS BANGOR CITY DATUM.
- (4) STILLWATER AVENUE IS A PUBLIC HIGHWAY ESTABLISHED AS A 66-FOOT WIDE EASEMENT BY PROCEEDINGS RECORDED IN VOLUME 3, PAGE 304 OF THE PENOBSCOT COUNTY COMMISSIONERS RECORDS (1844). THE LIMITS OF THE EASEMENT ADJOINING THE SUBJECT PROPERTIES SHOWN BY THIS PLAN HAVE BEEN ESTABLISHED FROM THE HIGHWAY BOUNDARIES DEPICTED IN A PLAN TITLED "AMENDED SUBDIVISION PLAN OF A PORTION OF BANGOR BUSINESS PARK..." RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, MAP FILE 2002-281. THE OWNER OF LAND ADJOINING ROADS ESTABLISHED AS PUBLIC EASEMENT HIGHWAY MAY HAVE OWNERSHIP RIGHTS EXTENDING IN THE ROAD.
- (5) FRESHWATER WETLAND BOUNDARIES WERE IDENTIFIED AND DELINEATED BY MOYSE ENVIRONMENTAL SERVICES, INC. WETLAND BOUNDARIES WERE MAPPED BY PLISGA & DAY. BOUNDARY VERTICES WERE LOCATED WITH MAPPING-GRADE GLOBAL POSITIONING SYSTEM (GPS) INSTRUMENTATION. OBSERVATION STATISTICS INDICATE AN ACCURACY OF 4.0 FEET (2DRMS).



SYMBOLS LEGEND
(FEATURES ARE EXISTING UNLESS NOTED)

●	TEST PIT/BORING	~	TREELINE
▲	SURVEY CONTROL POINT	—+—	FENCE
◀	DIRECTIONAL SIGN	—+—+—	CULVERT
●	IRON ROD SET (48" No. 6 REBAR)	—+—+—	MARSH / WETLAND
●	IRON PIPE FOUND	—+—+—	EDGE OF PAVEMENT
○	IRON ROD/BOLT FOUND	—+—+—	PROPERTY LINE
■	GRANITE/CONCRETE MONUMENT	—+—+—	OVERHEAD WIRES
□	WOOD POST	—+—+—	RETAINING WALL
+	GUY/ANCHOR	—+—+—	STONE WALL
⊕	WATER GATE/VALVE	—+—+—	ELEVATION CONTOUR
⊙	UTILITY POLE	—+—+—	WATER
⊛	LIGHT POLE	—+—+—	GUARDRAIL
⊛+	HYDRANT	—+—+—	RAILROAD
⊛	CATCH BASIN	—+—+—	POOL
⊙	MANHOLE	—+—+—	PAVED ROAD
		—+—+—	GRAVEL ROAD
		—+—+—	WALKWAY
		—+—+—	TRAIL
		—+—+—	STRUCTURE

SHEET TITLE
EXISTING CONDITIONS SURVEY
FOR
EPSTEIN RHODE ISLAND, LLC
1110 STILLWATER AVENUE
BANGOR, MAINE
AND
STILLWATER REALTY, LLC
1120 STILLWATER AVENUE
BANGOR, MAINE

PLISGA & DAY LAND SURVEYORS 72 MAIN STREET BANGOR, ME 04401 (207) 947-0019	PROJECT: 00349	SHEET: 1
	DATE: 06-23-2003	
	SCALE: 1"=50'	