

# FOR LEASE : 414 HILL STREET

Biddeford, Maine 04005



**Owner:** Shoreline Group, LLC

**Building Size:** 10,000± SF

**Lot Size:** 1.5± acres

**Space Available:** 2,700 - 10,000± SF

**Year Built:** 1988

**Assessor's Reference:** Map 74, Lot 5

**Taxes:** \$6,345.27 (2016-2017)

**Zoning:** I-2 (Industrial)



**FOR LEASE**

**\$6.50/SF NNN**

**NAI The Dunham Group**

Commercial Real Estate Services, Worldwide.

**CONTACT INFORMATION**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

## PROPERTY OVERVIEW

**Building Construction:** Steel frame with metal siding and sloped roof

**Roof:** Rubber membrane (2009)

**Floor:** Concrete slab

**Utilities:** Municipal water and sewer, natural gas

**Electrical Source:** 600 Amps, 480 volt, 3 phase

**Ceiling Height:** 15' - 17' clear height

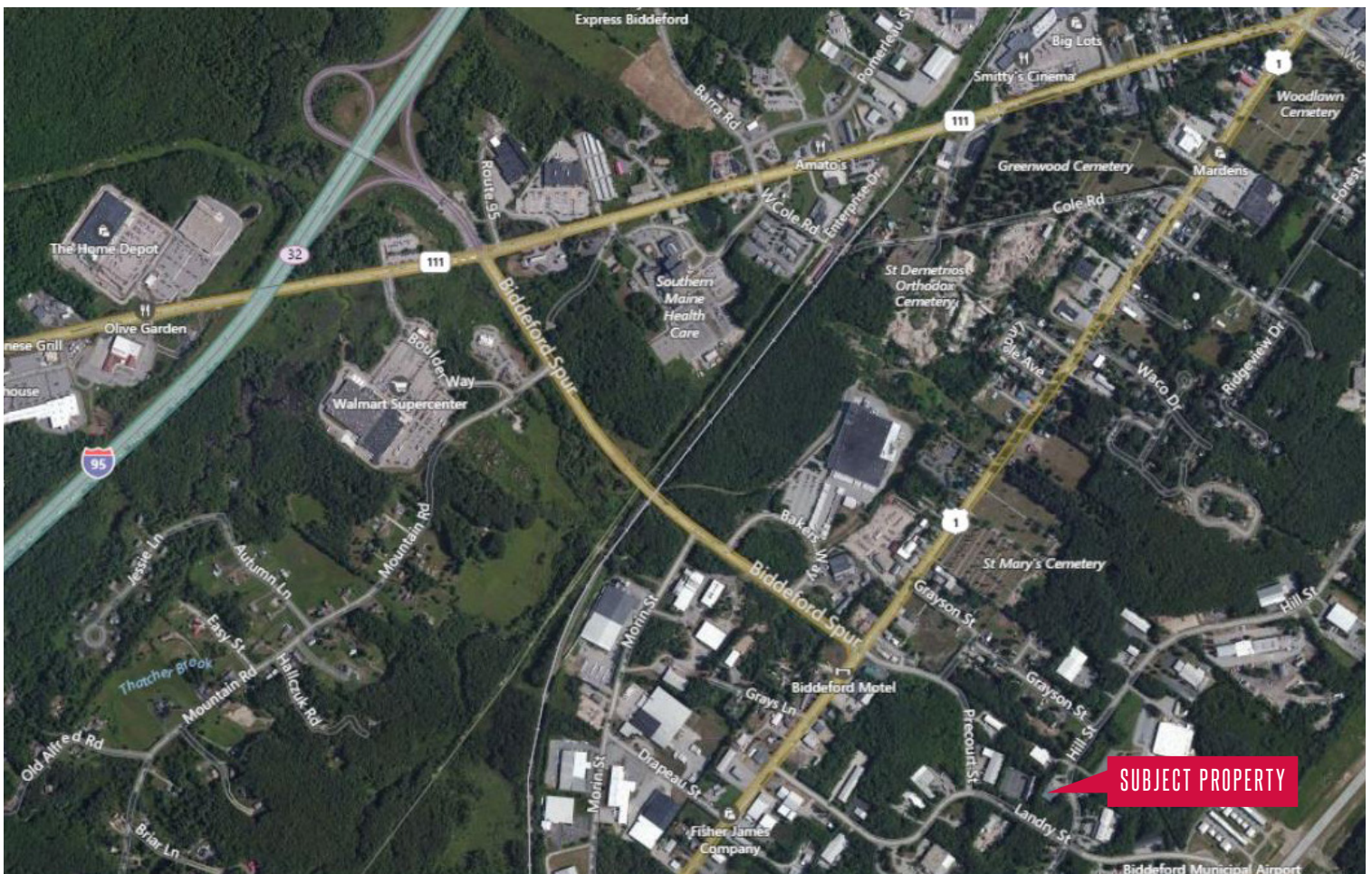
**Heating:** Manufacturing - Natural gas FHA units  
Office - HVAC

**Lighting:** Fluorescent and HPS fixtures

**Loading Doors:** One (1), 12' x 14' loading dock &  
One (1), 12' x 14' drive-in door

**Sprinkler System:** None

**Accessibility:** Approximately one (1) mile from  
Maine Turnpike Exit 32



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