



FOR LEASE

499 HAMMOND STREET
BANGOR, MAINE



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PROPERTY DESCRIPTION

ADDRESS: 499 Hammond Street
Bangor, Maine

DESCRIPTION: Centered in the heart of Hammond Street's service district, this property offers multiple opportunities with plentiful parking on-site.

LOCATION: Located on Hammond Street, a major business artery. This property offers excellent visibility and access.

BUILDING SIZE: 29,363 +/- sf

SPACE AVAILABLE: Unit 8: 5,804 +/- sf

PARKING: Paved parking on site

TAX MAP REFERENCES: Map 22, Lot 9

ZONING: NSD (Neighborhood Service District)

LEASE PRICE: TBD

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he/she 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.



UNIT SPECIFICATIONS

UNIT 8:

<u>SIZE:</u>	5,804 +/- sf
<u>CEILING HEIGHT:</u>	14'
<u>OVERHEAD DOORS:</u>	1 – 12' x 12'
<u>LIGHTING:</u>	fluorescent – 8' strip
<u>HEATING:</u>	Oil
<u>BATHROOMS:</u>	One single-user

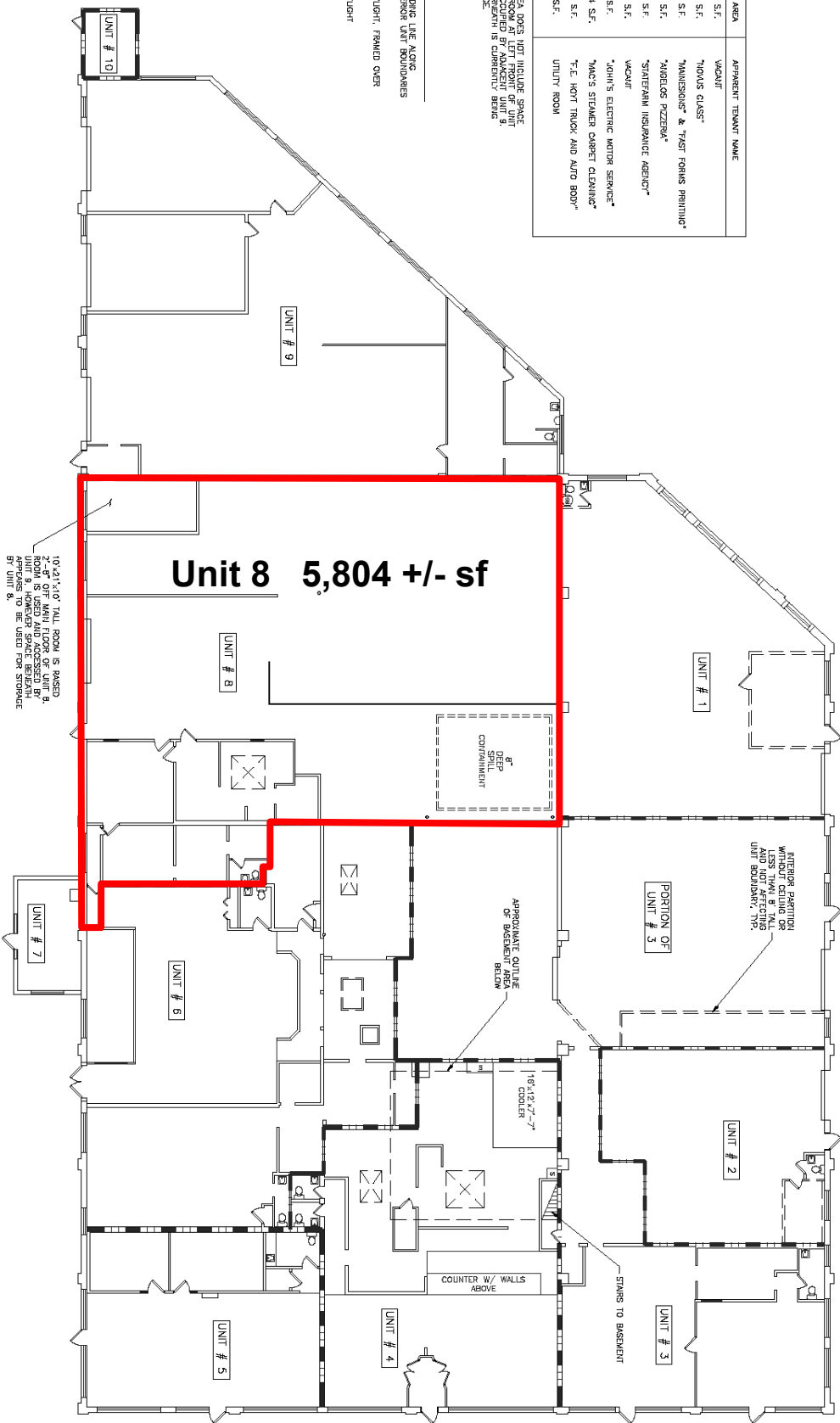
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ING WALLS, AREAS, DIMENSIONS, CONDITIONS, ETC., SHOWN
3. UPON FIELD MEASUREMENTS TAKEN ON 9/25/2020. ALL
DIMENSIONS WERE NOT MEASURED.
4. ARE TO BE EQUIPPED WITH OVERHEAD SPRINKLERS.
5. CONSIST OF AREA ON 3RD FLOOR WITH UNIT #10
LED WITH WOOD FRAMING, ROOF FRAMING IS COMPOSED
OF RING SYSTEM.
6. AREAS, CONDITION AND ACCESSIBILITY DUE TO
THESE DIMENSIONS ARE APPROPRIATE FOR PLANNING
ONLY.

FLOOR AREA	APPROXIMATE TENANT NAME
2,571 S.F.	VACANT
5,228 S.F.	"HOLDS CLASS"
1,384 S.F.	"MAINTENANCE" & "FAST FORMS PRINTING"
2,592 S.F.	"MAGNETIC PIZZERIA"
1,416 S.F.	"STATEWIDE INSURANCE AGENCY"
3,698 S.F.	VACANT
248 S.F.	"JOHN'S ELECTRIC MOTOR SERVICE"
5,804 S.F.	"MAC'S STEAMER CARPET CLEANING"
4,787 S.F.	"T.E. HOTT TRUCK AND AUTO BODY"
113 S.F.	UTILITY ROOM

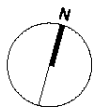
OR AREA DOES NOT INCLUDE SPACE
OCCUPIED BY ADJACENT UNIT 9.
STAIRS TO BASEMENT ARE CURRENTLY ABOVE
STORAGE.

■ DRYING LINE ABOVE
■ INTERIOR UNIT BOUNDARIES
■ SKYLIGHT, FRAMED OVER
■ SKYLIGHT



EXISTING FLOOR PLAN (B)
SCALE 3/32" = 1'-0"

HAMMOND STREET



499 Hammond St., Bangor, ME

