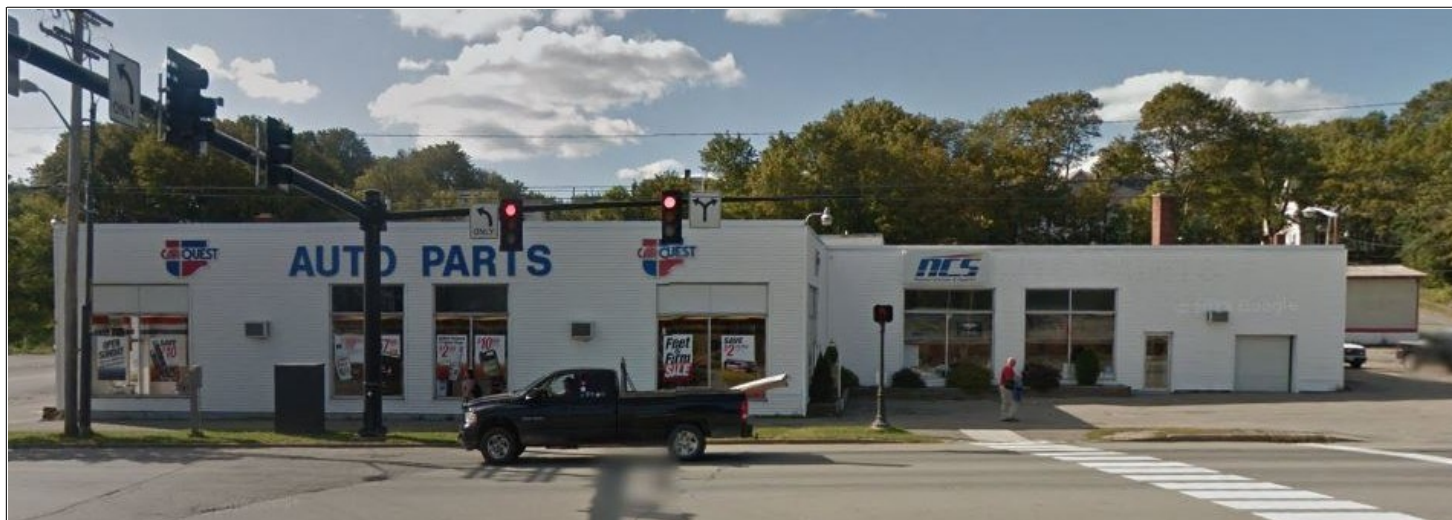


FOR SUBLEASE

317 MAIN STREET

BANGOR, MAINE



PROPERTY DESCRIPTION

Description: Freestanding, highly visible multi-use retail and service facility with warehouse space and three garage bays. Adjacent .5 acre parcel also included to maximize parking

Location: Located on heavily traveled Main Street, across from Darling's Waterfront Pavilion and within one mile of Hollywood Casino, The Cross Insurance Center, Downtown Bangor and Exits 3 A & B on I-395

Space Available:

Retail	3,000 +/-
Warehouse/Shop	13,032 +/-
Total	16,032 +/-

Lot Size: 1.1 +/- acres

Frontage: 284' +/- on Main St

Zoning: USD (Urban Service District)

Neighbors: People's United Bank, Penobscot FCU, Shaw's, Dunkin Donuts, McDonald's, Tim Horton's

Parking: 40 +/- spaces

Traffic

Count: 11,430 cars per day
at Railroad St.
(2016 Kalibrate Technologies)

Overhead Doors:

One 10'x10' on grade
One 12'x12' on grade
One 8'x10' dock door

Ceiling Height: 8' to 12'

Taxes: \$19,688 (FY 2017)

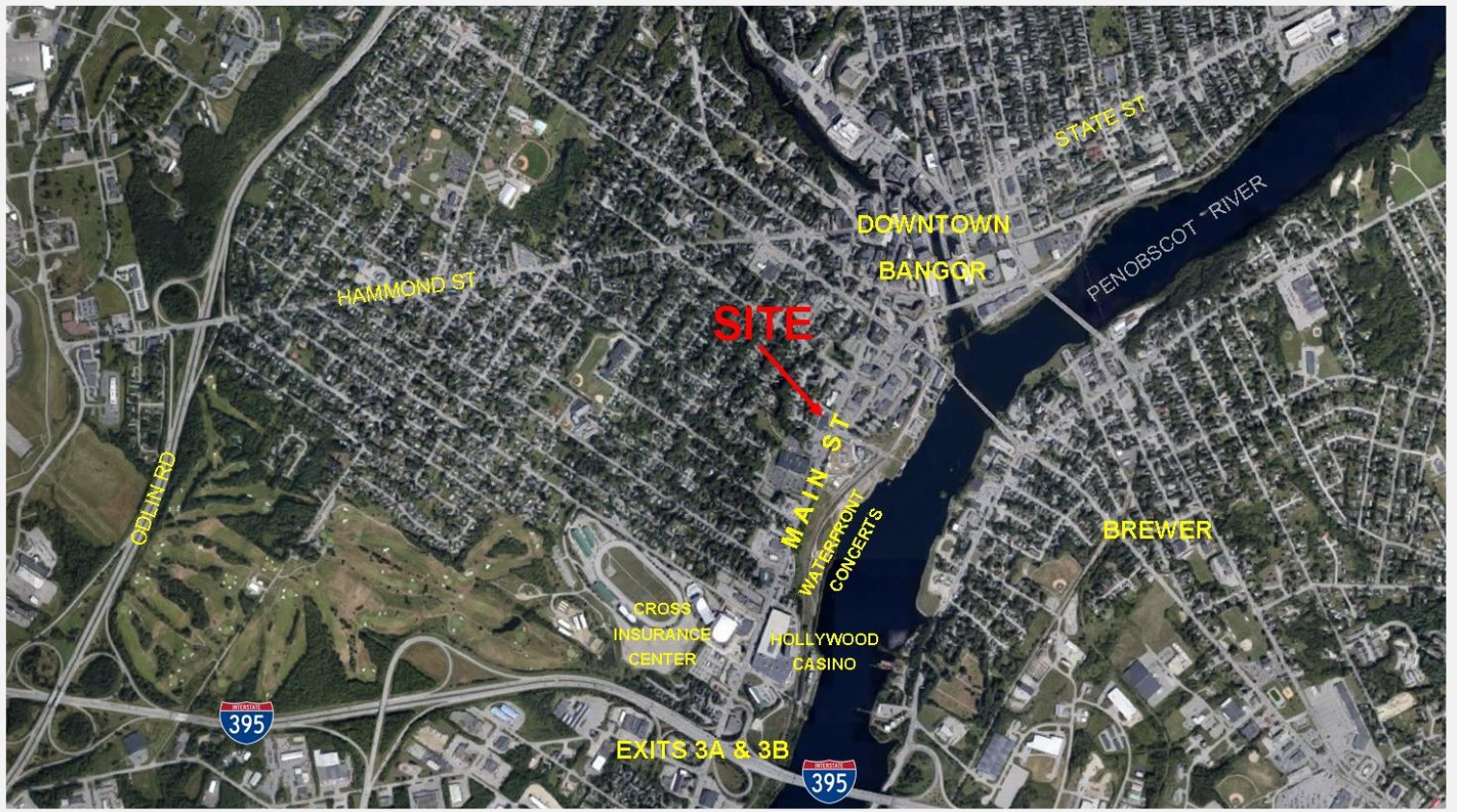
Sublease Rate: \$3.50/sf NNN

For further information, please contact:

J. DAVID HUGHES

P.O. Box 2444 Bangor, ME 04402
Tel (207) 945-6222 ~ Fax (207) 945-5824
dhughes@epsteincommercial.com
www.epsteincommercial.com

317 Main St, Bangor



Aerial Map

Site Map

