



**FOR LEASE**  
**74 DOWD ROAD**  
**BANGOR, MAINE**



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P.O. Box 2444 Bangor, ME 04402  
(207) 945-6222  
[www.epsteincommercial.com](http://www.epsteincommercial.com)

## **PROPERTY DESCRIPTION**

**ADDRESS:** 74 Dowd Road  
Bangor, Maine

**DESCRIPTION:** Immaculate steel frame industrial building

**LOCATION:** Located off Odlin Road in the Dowd Industrial Park, approximately one mile from the intersection of I-395, I-95, and Route 2 servicing points north, south, east and west

**BUILDING SIZE:** 55,620 +/- sf

**SPACES AVAILABLE:** A: 6,700 +/- sf  
B: 15,440 +/- sf mezzanine warehouse  
C: 4,000 +/- sf mezzanine office

**SPRINKLERS:** Wet system

**WATER/SEWER:** Public

**LOT SIZE:** 3.77 +/- acres

**FRONTAGE:** 543' +/- on Dowd Road

**NEIGHBORHOOD:** Other occupants in the industrial park include Coca-Cola Bottling, Creative Print Services, Maine Fire Protection and GR Roofing Company

**ASSESSOR'S REFERENCE:** Map R10, Lot 7J

**ZONING:** Industry & Service (I&S)



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 a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

## **SPACE A SPECIFICATIONS**

<b><u>SPACE AVAILABLE:</u></b>	Office: 300 +/- sf Warehouse: 6,400 +/- sf Total: 6,700 +/- sf
<b><u>ELECTRICAL:</u></b>	Separately metered; 3 phase, 4 wire, 480 volt, 400 amp
<b><u>HEATING:</u></b>	Ceiling-mounted, propane-fired hot air
<b><u>CEILING HEIGHT:</u></b>	29' +/-
<b><u>DOORS:</u></b>	One 14' x 10' on grade door
<b><u>LEASE RATE:</u></b>	\$5.50/sf NNN

## **SPACE B SPECIFICATIONS**

<b><u>SPACE AVAILABLE:</u></b>	Mezzanine warehouse: 15,440 +/- sf
<b><u>ELECTRICAL:</u></b>	Separately metered; 3 phase, 4 wire, 480 volt, 400 amp
<b><u>HEATING:</u></b>	Ceiling-mounted, propane-fired hot air
<b><u>CEILING HEIGHT:</u></b>	16' +/-
<b><u>LEASE RATE:</u></b>	\$2.50/sf NNN



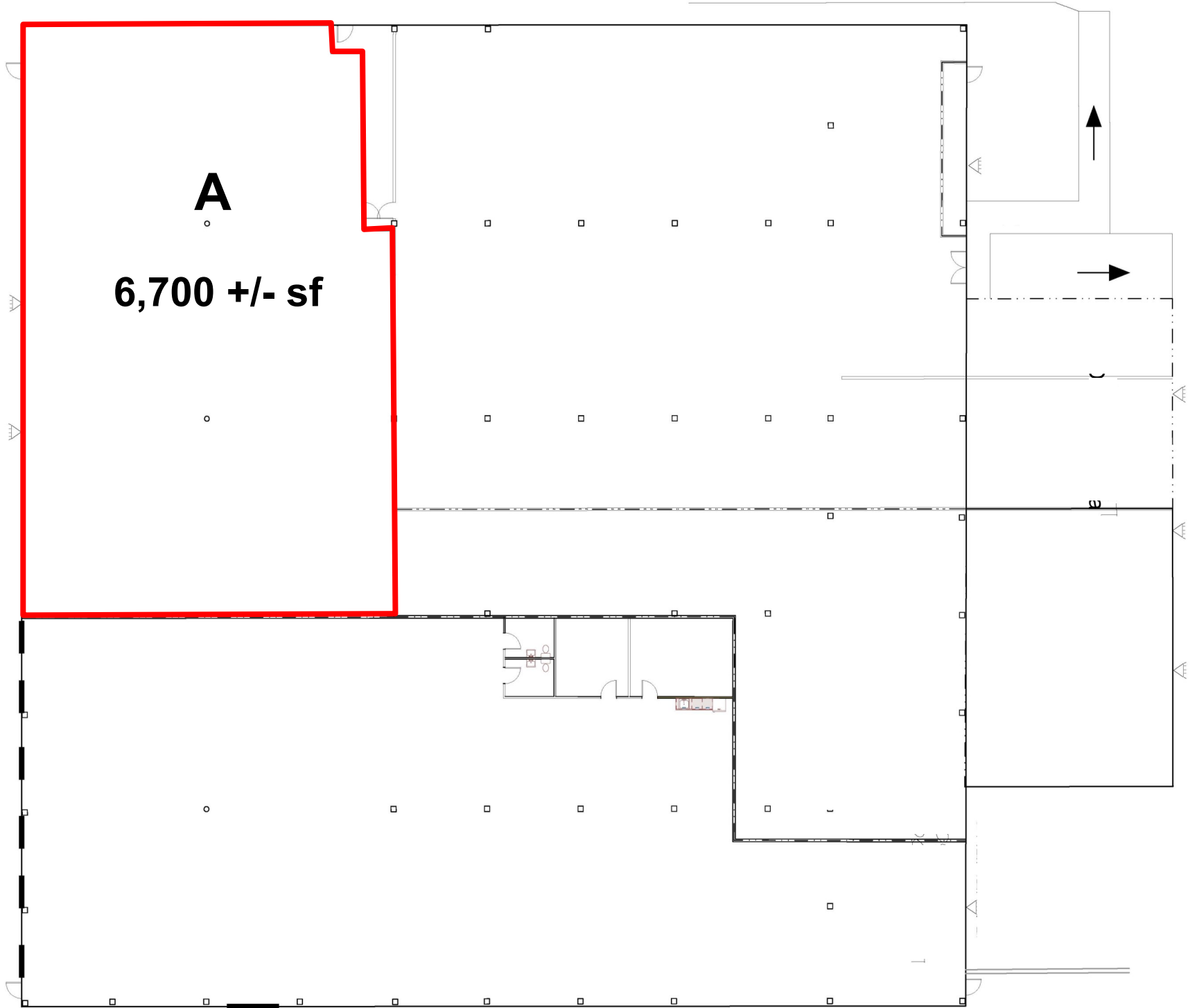
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## **SPACE C SPECIFICATIONS**

<b><u>SPACE AVAILABLE:</u></b>	Mezzanine Office: 4,000 +/- sf (renovated in 2006)
<b><u>FLOORS:</u></b>	Carpet, VCT tile
<b><u>WALLS:</u></b>	Painted sheetrock
<b><u>DOORS:</u></b>	Solid wood core, metal frames
<b><u>LIGHTING:</u></b>	Recessed fluorescent
<b><u>CEILING:</u></b>	2'X4' acoustical ceiling
<b><u>HVAC:</u></b>	Propane and electric
<b><u>RESTROOMS:</u></b>	Two on this level
<b><u>ELEVATOR:</u></b>	Serviced by elevator
<b><u>LEASE RATE:</u></b>	\$4.00/sf NNN

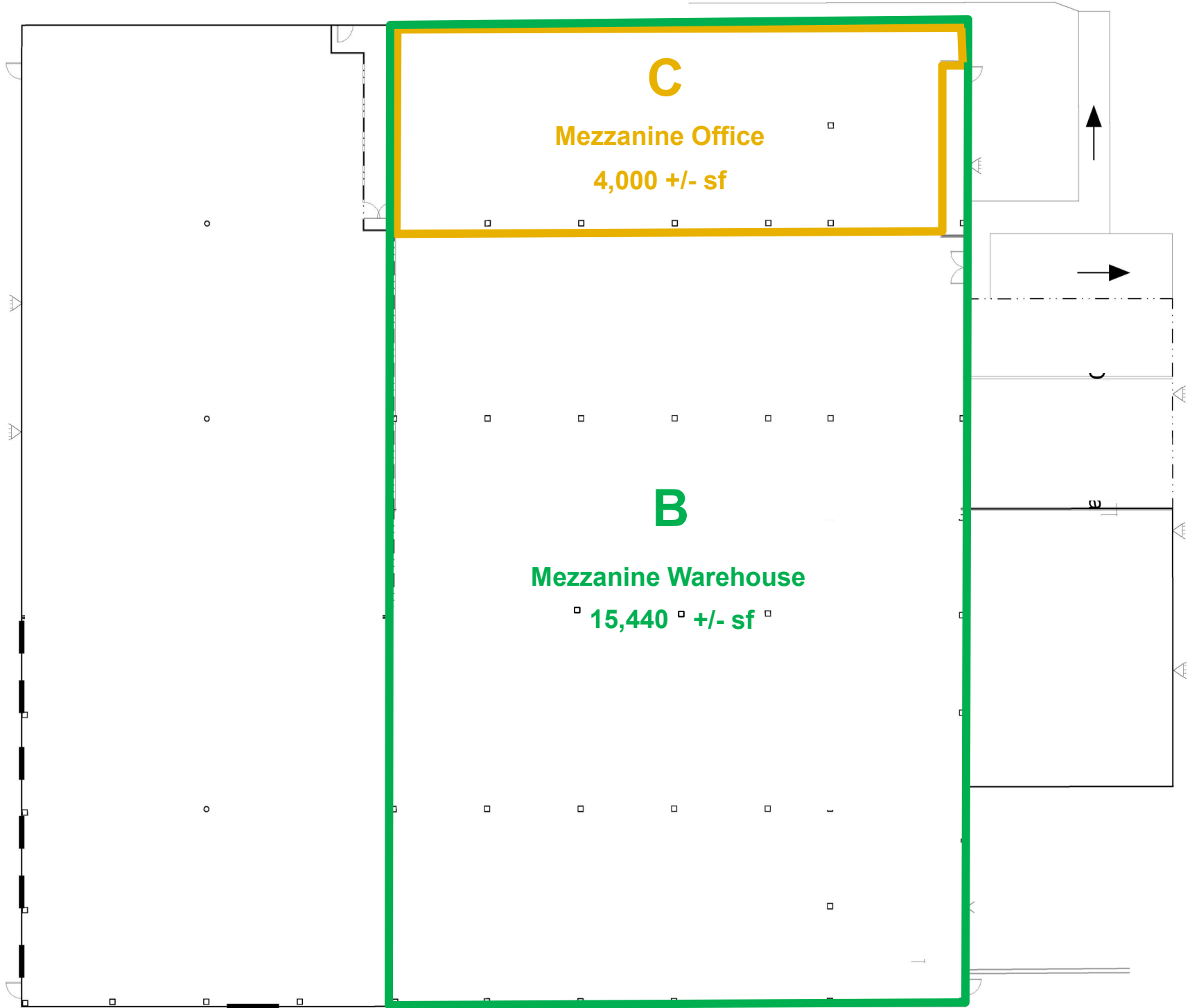


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**A**

**6,700 +/- sf**



**C**

**Mezzanine Office**

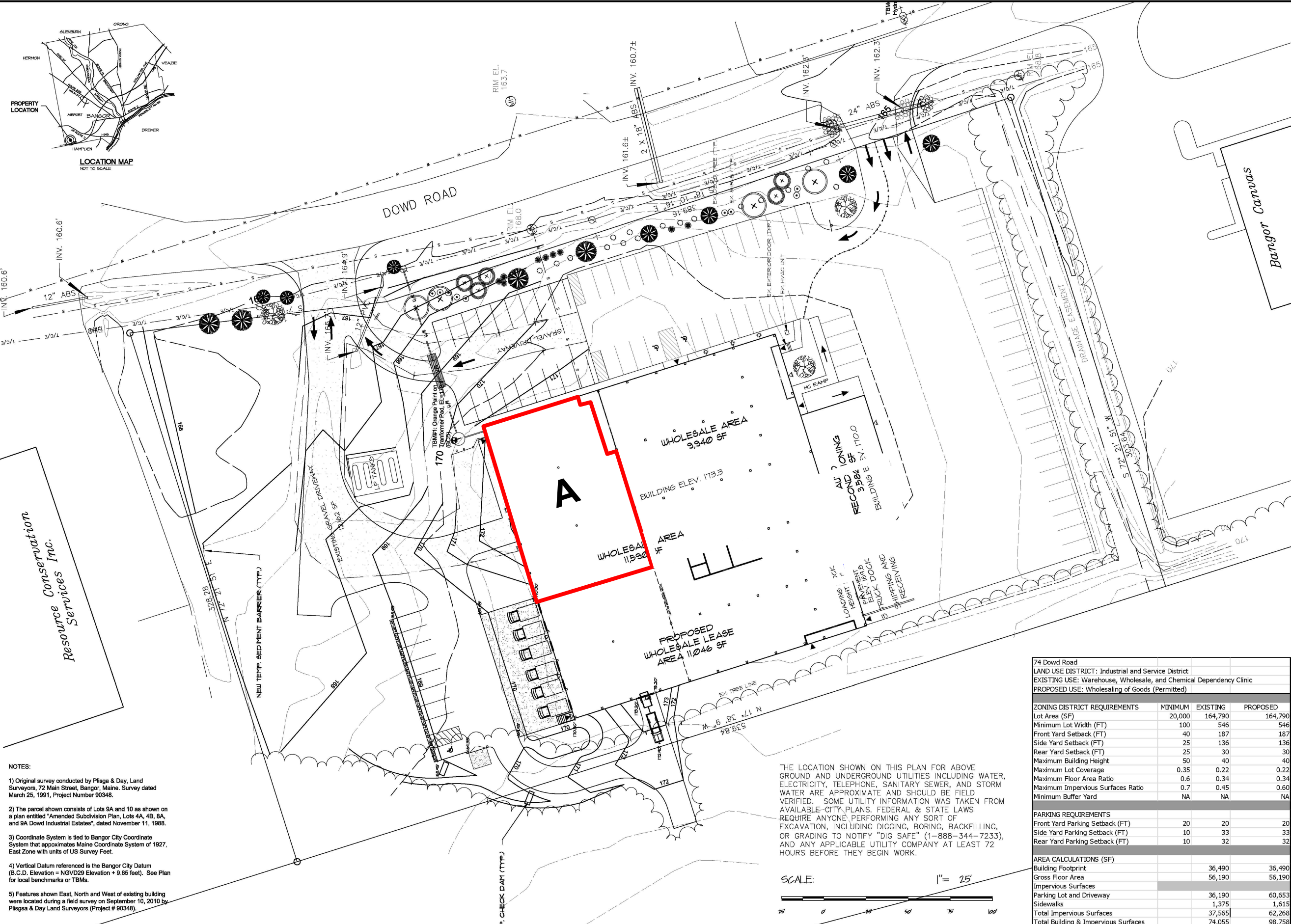
**4,000 +/- sf**

**B**

**Mezzanine Warehouse**

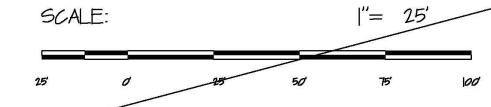
**15,440 +/- sf**

Mar 30, 2011 - 10:05pm  
 J:\2010\10114 - Bimbo Bakery - Bangor - McCaw Road Associates, LLC\Drawings\10114 Base2.dwg



- NOTES:
- 1) Original survey conducted by Plisga & Day, Land Surveyors, 72 Main Street, Bangor, Maine. Survey dated March 25, 1991, Project Number 90348.
  - 2) The parcel shown consists of Lots 9A and 10 as shown on a plan entitled "Amended Subdivision Plan, Lots 4A, 4B, 8A, and 9A Dowd Industrial Estates", dated November 11, 1988.
  - 3) Coordinate System is tied to Bangor City Coordinate System that approximates Maine Coordinate System of 1927, East Zone with units of US Survey Feet.
  - 4) Vertical Datum referenced is the Bangor City Datum (B.C.D. Elevation = NGVD29 Elevation + 9.65 feet). See Plan for local benchmarks or TBMs.
  - 5) Features shown East, North and West of existing building were located during a field survey on September 10, 2010 by Plisga & Day Land Surveyors (Project # 90348).

THE LOCATION SHOWN ON THIS PLAN FOR ABOVE GROUND AND UNDERGROUND UTILITIES INCLUDING WATER, ELECTRICITY, TELEPHONE, SANITARY SEWER, AND STORM WATER ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED. SOME UTILITY INFORMATION WAS TAKEN FROM AVAILABLE-CITY PLANS. FEDERAL & STATE LAWS REQUIRE ANYONE PERFORMING ANY SORT OF EXCAVATION, INCLUDING DIGGING, BORING, BACKFILLING, OR GRADING TO NOTIFY "DIG SAFE" (1-888-344-7233), AND ANY APPLICABLE UTILITY COMPANY AT LEAST 72 HOURS BEFORE THEY BEGIN WORK.



74 Dowd Road  
 LAND USE DISTRICT: Industrial and Service District  
 EXISTING USE: Warehouse, Wholesale, and Chemical Dependency Clinic  
 PROPOSED USE: Wholesaling of Goods (Permitted)

ZONING DISTRICT REQUIREMENTS	MINIMUM	EXISTING	PROPOSED
Lot Area (SF)	20,000	164,790	164,790
Minimum Lot Width (FT)	100	546	546
Front Yard Setback (FT)	40	187	187
Side Yard Setback (FT)	25	136	136
Rear Yard Setback (FT)	25	30	30
Maximum Building Height	50	40	40
Maximum Lot Coverage	0.35	0.22	0.22
Maximum Floor Area Ratio	0.6	0.34	0.34
Maximum Impervious Surfaces Ratio	0.7	0.45	0.60
Minimum Buffer Yard	NA	NA	NA

PARKING REQUIREMENTS		
Front Yard Parking Setback (FT)	20	20
Side Yard Parking Setback (FT)	10	33
Rear Yard Parking Setback (FT)	10	32

AREA CALCULATIONS (SF)		
Building Footprint	36,490	36,490
Gross Floor Area	56,190	56,190
Impervious Surfaces		
Parking Lot and Driveway	36,190	60,653
Sidewalks	1,375	1,615
Total Impervious Surfaces	37,565	62,268
Total Building & Impervious Surfaces	74,055	98,758

**Plymouth Engineering, Inc.**  
 P.O. Box 48, Detroit Road, Bangor, Maine 04889  
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 www.plymouthengineering.com  
 info@plymouthengineering.com

74 DOWD ROAD  
 BANGOR, MAINE  
 SHEET NAME: SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION	DRAWN	APPR.

PROJECT NAME: T4 DOWD ROAD  
 PROJECT NO: 10114  
 DRAWING NO: 10114Base2.dwg  
 REVISION: N/A  
 SCALE: As Shown  
 DATE ISSUED: MARCH 16, 2011  
 CLIENT: MCCAW ROAD ASSOCIATES LLC  
 C/O Mr. Bill Varnes  
 33 Oak Street  
 Bangor, ME 04401

DRRAWINGS NOT SEALED ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 2 OF 4

**C2**

# 74 Dowd Rd., Bangor

