

**FOR LEASE**



## **1263 HAMMOND ST - BANGOR, ME**

**ABOUT THIS PROPERTY:** 9,000 sf free standing warehouse distribution facility. Includes a small office area and two ADA restrooms.



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# 1263 HAMMOND ST | PROPERTY DETAILS




<b>ADDRESS</b>	1263 Hammond St (Route 2), Bangor
<b>LOCATION</b>	Conveniently located less than one mile from the I-395/I-95 interchange, off of outer Hammond St.
<b>BUILDING SIZE</b>	9,000 sf (90' X 100') with 700 +/- sf office
<b>CEILING HEIGHT</b>	22' at center, 18' at eaves
<b>DOORS</b>	Four 10 x 10 dock doors (one with leveler) <i>(Modifications can be made to remove two docks and add an on-grade door)</i>
<b>YEAR BUILT</b>	2006
<b>PARKING</b>	Ample on-site parking with truck turning radius
<b>SIGNAGE</b>	On building and pylon sign on Hammond St
<b>ASSESSOR'S REFERENCE</b>	Map R9 Lot 17
<b>ZONING</b>	GC & S

## FOR FURTHER INFO, CONTACT: MOLLY BRIGGS

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# LOCATION MAP

