



FOR LEASE
200 SYLVAN ROAD
BANGOR, MAINE



P.O. Box 2444 Bangor, ME 04402
(207) 945-6222
www.epsteincommercial.com

PRIME COMMERCIAL DEVELOPMENT PARCEL

- Adjacent to Bangor Mall area
- Next door to Marriott Courtyard
- Excellent visibility & easy access to I-95

ADDRESS: 200 Sylvan Road
Bangor, Maine

LOCATION: Outstanding access and visibility from I-95, and Hogan Road. In close proximity to the Bangor Mall.

SPACE AVAILABLE: 45,750 sf metal/masonry building

CEILING HEIGHT: 20'6" to bottom of trusses

LOT SIZE: 20.14 +/- acres

FRONTAGE: 952 +/- linear feet on Sylvan Road

ZONING: GC&S (General Commercial and Service).

YEAR BUILT/REMODELED: Built in 1967, remodeled in 1978

TAX MAP REFERENCE: Map R62, Lot 3A

WATER/SEWER: Public

TRAFFIC COUNTS: 37,910 cars per day on I-95 (visibility) based on year 2015 traffic counts

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.



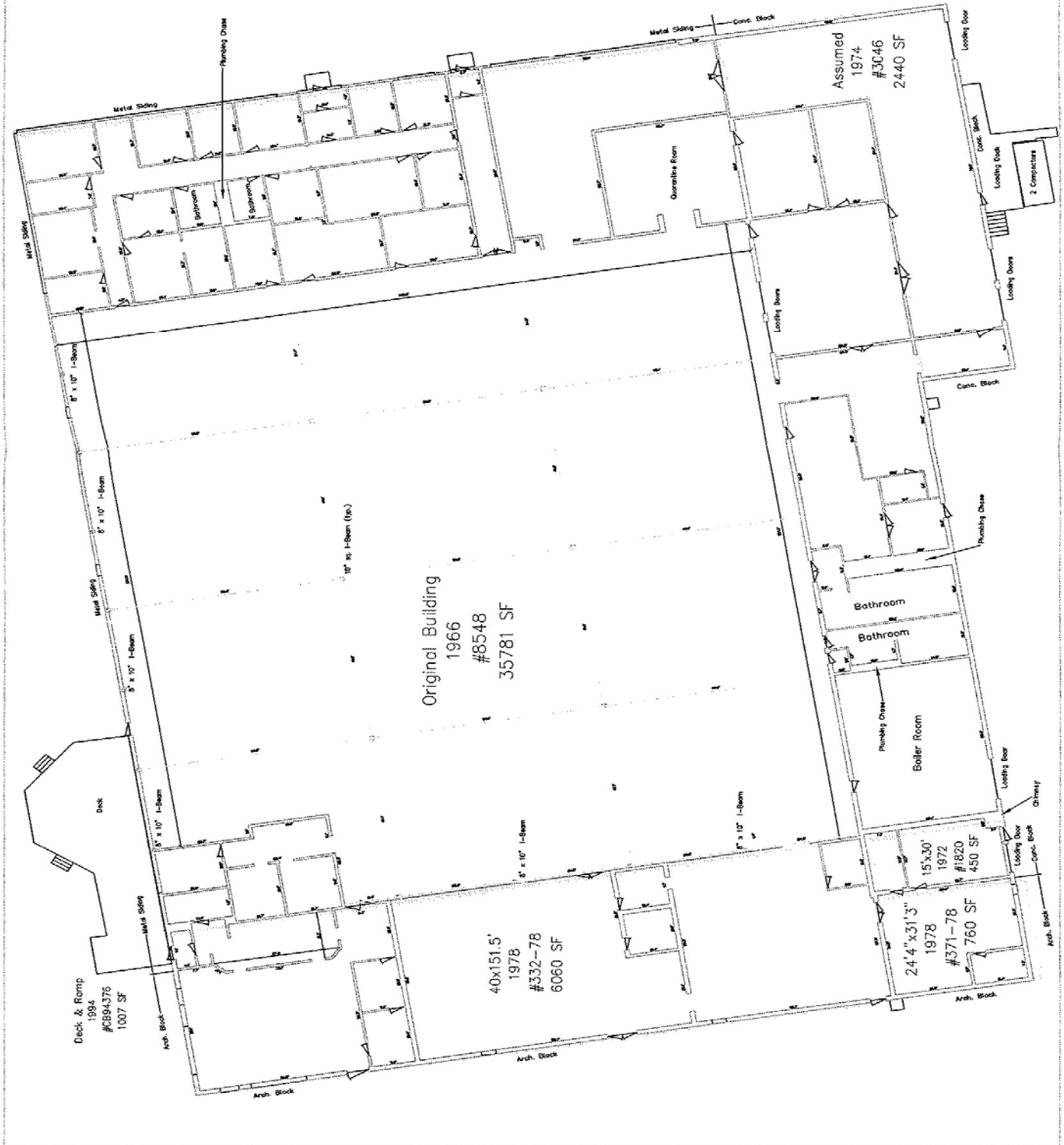
Date	Purpose	Permit No.
1-24-1989	Incremental Grading	5549
3-28-1985	Remed. 9% Sub	9217
6-61-1972	Shedding	1620
2-28-1974	A&E-iron	3006
6-15-1973	A&E-iron	3278
6-15-1973	A&E-iron	3278
1-14-1982	Sub & Tank	CB92599
7-28-1984	Deck	CB94376
6-27-1997	Remed. 9% Sub	CB97262

Additional areas (shaded) are based on building dimensions found in the referenced permits and/or Bangor tax records except where noted.

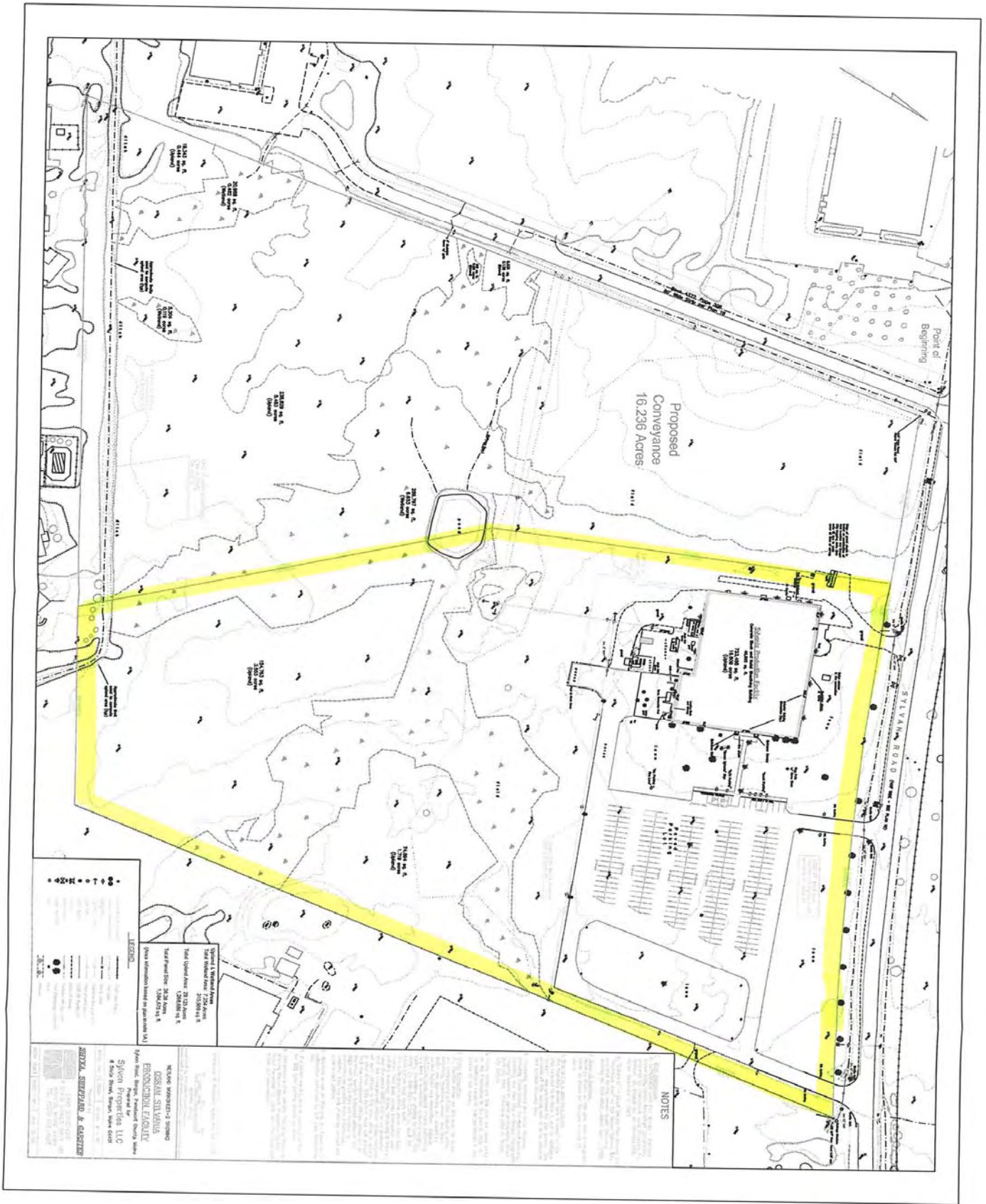
The dimensions shown here are approximate. Wall thicknesses are assumed, and column lines shown are based on average positions as noted.

BEING PROVIDED SUBJECT OF THE
BORAH ISMARIA
PRODUCTION FACILITY
 37000 Road, Bangor, Penobscot County, Maine
 Prepared for
Sylvan Properties, LLC
 42 Central Street, Bangor, Maine 04401

SEYLA SHEPHERD, E. GARDNER



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Chapter 165. Land Development

Part 3. District Provisions

Article XIV. Developing Areas

§ 165-102. General Commercial and Service District (GC & S).

- A. Statement of purpose. The General Commercial and Service District is established to accommodate those retail, wholesale and service uses which, because of certain locational requirements and operational characteristics, are generally not compatible with residential areas nor easily integrated into those retail and service complexes, like shopping centers, which cater to the pedestrian. This incompatibility and diversity of permitted and conditional uses in these districts usually relegates them to major arterial street locations and areas where large sites are available to support outdoor storage and display needs.
- B. Basic requirements. Buildings or land used or occupied and buildings or structures erected, constructed, reconstructed, moved or structurally altered, whether permitted uses or conditional uses, shall comply with the requirements of this section, Articles **II** through **XII** and the specific development standards of Article **XIX** of this chapter.
- C. Permitted uses. The following uses are permitted in this district:
[Amended 11-13-2002 by Ord. No. 02-369; 7-25-2005 by Ord. No. 05-204; 6-26-2006 by Ord. No. 06-228; 3-24-2008 by Ord. No. 08-104]
- (1) Any use permitted in a Shopping and Personal Service District in § **165-101C**.
 - (2) Vehicular, equipment, mobile home and machinery sales and service.
 - (3) Building supply.
 - (4) Wholesale business conducted entirely within a building.
 - (5) Any retail or service business conducted within a building and which, by virtue of the nature of the business, shall require an outdoor display area in excess of 1% of the gross floor area of the building.
 - (6) High-rise hotel subject to the requirements of § **165-101D(1)** of this article.
 - (7) Mini-warehouse subject to the requirements of § **165-101D(2)** of this article.
 - (8) Clinic, medical or dental.
 - (9) Passenger intermodal facility.
 - (10) Cellular telecommunication towers, provided that:

- (a) They do not exceed 195 feet in height, or the minimum height required under federal law, whichever is greater.
 - (b) They are set back from property lines a minimum of 100% of the tower height.
 - (c) They conform to the requirements of § **165-80.1**.
- (11) Accessory uses on the same lot and customarily incidental and subordinate to the above uses and any use approved under Subsection **D** below.
- D. Conditional uses. Subject to Planning Board approval under the provisions of § **165-9**, the following uses may be permitted in this district:
- (1) Drive-in business, provided that:
 - (a) Adequate queuing space shall be provided for vehicles, without restricting vehicular movements on the site at access points to any service road or street, including at least five spaces for each service window or station at a drive-in bank or drive-in restaurant,
 - (b) Additional parking area is provided for vehicles where any product is to be consumed on the premises or where service to vehicles away from drive-up windows or stations is contemplated or possible.
 - (2) Gasoline service station, provided that:
 - (a) No gasoline pump shall be located within 100 feet of any existing residential building.
 - (b) Adequate queuing space is provided for at least two vehicles for each gas-dispensing nozzle without restricting automobile access to and egress from the site.
 - (3) Retail auto service, provided that:
 - (a) Adequate provision is made for automobile queuing at any service bays or service doors which will not restrict vehicular movement onto or off from the site.
 - (b) Additional provision is made for parking of vehicles left for any accessory installations.
 - (4) Animal clinic or hospital, provided that:
 - (a) Such activity is conducted entirely within a completely enclosed building.
 - (b) Such building is located not less than 100 feet from any residential district boundary line and not less than 100 feet from any other primary use building (in any district).
 - (5) Warehousing or wholesaling of goods and materials, provided that:
 - (a) The operation is conducted within a building with goods or materials stored outdoors limited to an area which shall not exceed 20% of the building gross floor area.
 - (b) The gross floor area of a building housing such uses shall not exceed 20,000 square feet.
 - (c) The requirements of Article **XIX** are met.
 - (6) Entertainment or recreational use not wholly contained within a building, provided that:
 - (a) The applicant demonstrates that noise levels will not adversely affect any adjacent property.
 - (b) The boundary of the use area is not less than 300 feet from any existing residential building. For the purpose of this section, "use area" shall include any area where there will be any activity associated with the use, human or otherwise, but shall not include any required

bufferyard.

[Amended 8-22-2005 by Ord. No. 05-269]

- (c) Outdoor recreational facilities shall use full cut-off or directionally shielded lighting fixtures aimed towards the recreation area. All lighting shall be shielded to prevent light from directly shining on any adjacent property.
[Amended 8-22-2005 by Ord. No. 05-269]
- (d) Outdoor recreational facilities shall provide, at minimum, a D-1 buffer or equivalent using existing vegetation, or a combination of existing vegetation and new buffer elements, along any residential district boundary.
[Amended 8-22-2005 by Ord. No. 05-269]
- (7) Auto repair shop, provided that:
 - (a) All repairs are conducted wholly within a completely enclosed building.
 - (b) All vehicle storage areas (for repair vehicles) are completely screened from view from any direction (from off the site).
 - (c) All buildings containing repair areas are properly soundproofed to prevent any noise from repair activities from adversely affecting any adjacent property.
- (8) Light industry (including manufacturing, compounding and assembling or treatment of goods and products), provided that:
 - (a) The operation is conducted entirely within a building of not more than 20,000 square feet of floor area, with no goods or materials permanently stored outdoors, and temporary outdoor storage areas are limited to 4,000 square feet in area with no such area located between the building and any street line.
 - (b) The building is properly soundproofed to prevent any noise from manufacturing activity from adversely affecting any adjacent property.
 - (c) There will be no noxious or odoriferous fumes generated by the activity.
- (9) Public utility and public service uses, provided that:
 - (a) Such facilities are not sited so as to create an extreme juxtaposition of the architectural scale or style to the detriment of existing buildings on adjacent lots.
 - (b) Such uses must be certified as necessary in the particular location to service the area and the community.
- (10) Chemical dependency treatment facility, provided that:
[Added 7-25-2005 by Ord. No. 05-204]
 - (a) Adequate interior waiting area is provided and maintained to ensure that there will be no exterior queuing.
 - (b) Parking is provided at the rate of one space per 150 square feet of gross floor area.
 - (c) The main entrance is located at least 100 feet from the main entrance of any other business in the same or an adjacent structure, measured by ordinary course of travel.
 - (d) The facility is located at least 300 feet from any public or private school or school dormitory, church, chapel, parish house or other place of worship, public library, juvenile shelter or orphanage, playground or public park, or residential zoning district boundary, measured by straight line from property line to property line or zoning boundary.

- E. Prohibited uses. Any use not specifically permitted in this section or in Articles **II** through **XII** of this chapter is prohibited.