



FOR LEASE
74 GILMAN ROAD
BANGOR, MAINE



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PROPERTY DESCRIPTION

ADDRESS: 74 Gilman Road, Bangor, Maine

DESCRIPTION: Freestanding, masonry, class-A, suburban office building with generous on-site parking and windows throughout. Property is very well maintained.

LOCATION: Conveniently located off Stillwater Avenue, Gilman Road is across the street from the Bangor Mall. Less than ¼ mile from I-95 Stillwater interchange.

SPACES AVAILABLE: 1st floor: 3,200 +/- sf
1st floor: 1,252 +/- sf
1st floor: 2,094 +/- sf
Total: 6,546 +/- sf

LOT SIZE: 3.89 +/- acres

AGE: Built in 1988

HVAC: Hot water baseboard heat with central air conditioning system

FINISHES: Finishes include 2 x 2 ceiling tiles, parabolic lighting, solid core wood doors with wood trim, carpet squares

STORAGE: Partial basement storage available

PARKING: 81 paved spaces (>6 spaces per 1,000 sf)

TAX MAP

REFERENCES: Map R55, Lot 005

ZONING: Shopping & Personal Service (S&PS)

LEASE PRICE: \$13.95 + electricity
with increases over base year tax & cam



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

Spaces Available

TOTAL SF: 4582

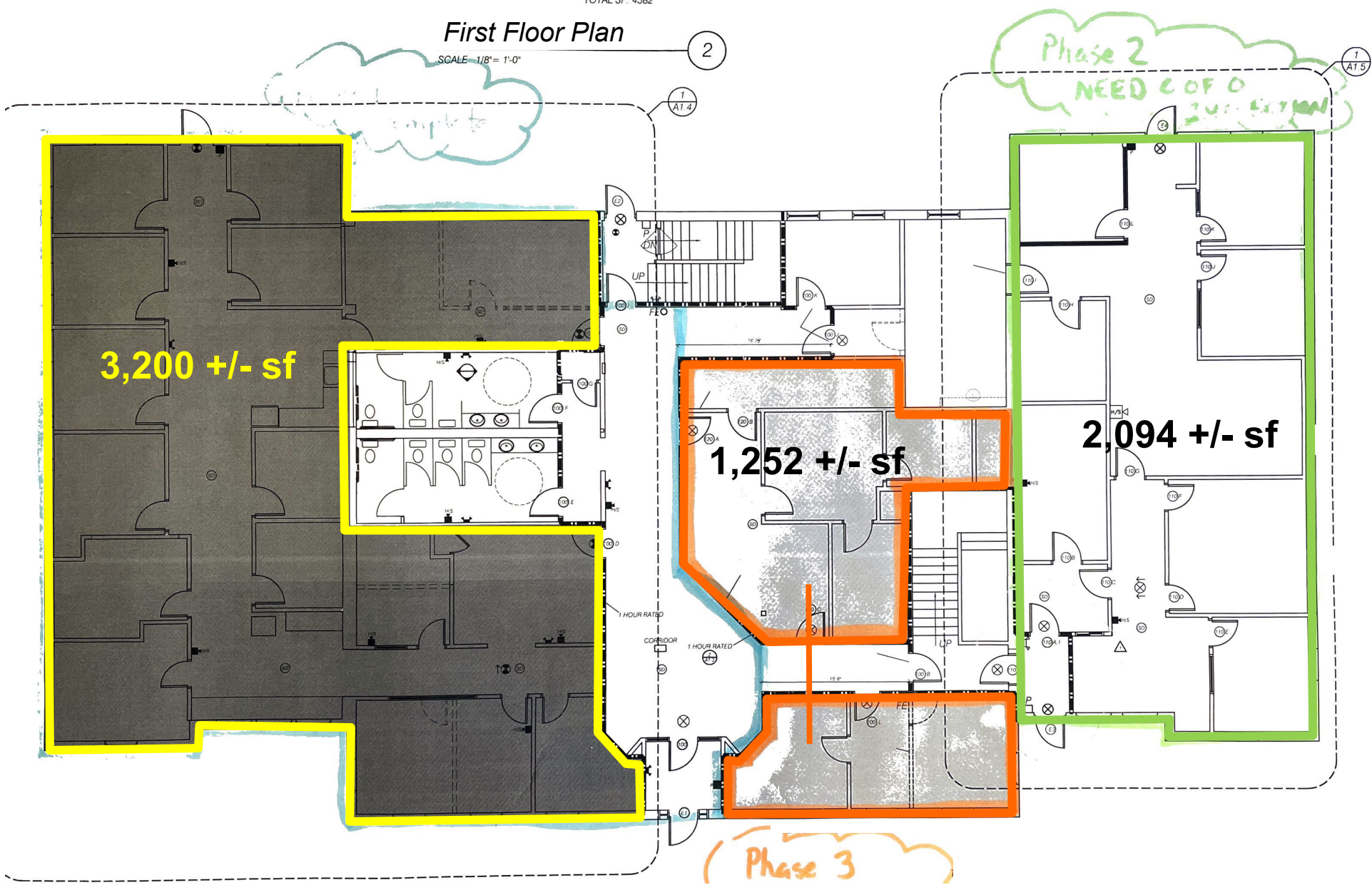
First Floor Plan

SCALE: 1/8" = 1'-0"

2

1
AT.4

1
AT.5



3,200 +/- sf

1,252 +/- sf

2,094 +/- sf

Phase 3

74 Gilman Road, Bangor



74 Gilman Road, Bangor

