



# FOR SUBLEASE

## INDUSTRIAL BUILDING FOR SUBLEASE

412 HILL STREET, BIDDEFORD, ME 04005

### PROPERTY HIGHLIGHTS

- Nearly built-out cultivation facility: core infrastructure in place and requiring recommissioning and minor finishing work to return to operational condition
- Floor drains installed beneath slab
- New epoxy flooring throughout, including cove base along wall lines
- 13,808± SF building with 12,320± SF industrial space and 1,488± office/retail space
- Prime location in Biddeford's industrial neighborhood
- Lease rate non-cannabis users: \$10.00/SF NNN  
Lease rate cannabis users: \$14.50/SF NNN

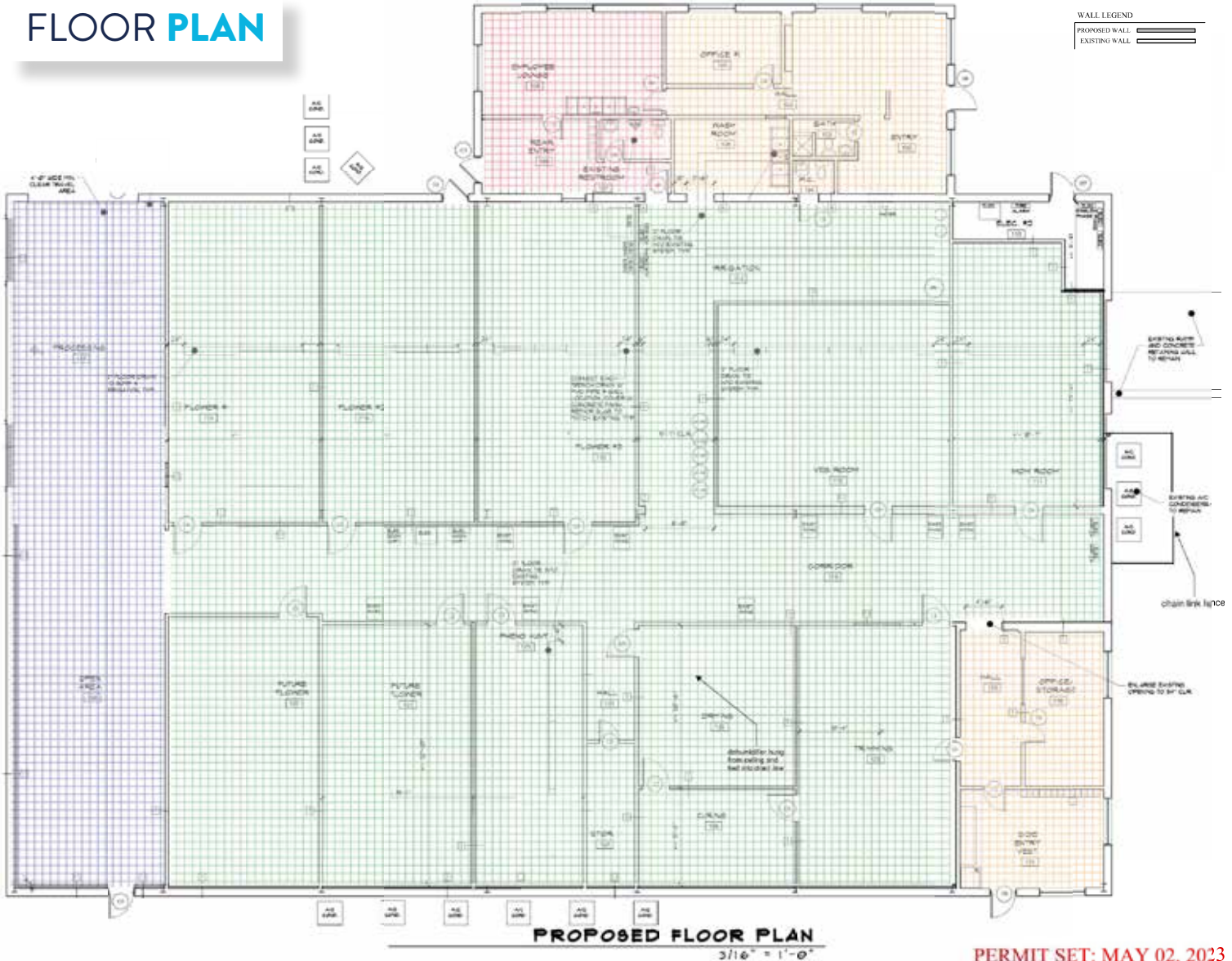


## PROPERTY DETAILS


OWNER	Canna Hill, LLC
ASSESSOR'S REFERENCE	Map 13, Lot 53
DEED REFERENCE	Book 17497, Page 0248
ZONING	I1-General Industrial
BUILDING SIZE	13,808± SF
TOTAL LAND AREA	2.43± acres
NUMBER OF STORIES	One (1)
YEAR BUILT	1985; Renovated in 2023
GRADE LEVEL DOORS	One (1) 12' x 12' OHD
CLEAR HEIGHT	9'-11'5"±
SPRINKLER SYSTEM	None
HEATING TYPE	Electric baseboard (Current tenant installed HVAC units capable of both heating and cooling but are not currently in operation)
UTILITIES	Municipal water & sewer
POWER	3-phase, 480 volt, 1200 amps
AVAILABILITY	Immediately
PARKING	Private, on-site
LEASE PRICE	Non-cannabis users \$10.00/SF NNN. Cannabis users: \$14.50/SF NNN
NNN ESTIMATE	\$2.71/SF



**FLOOR PLAN**




**FLOOR PLAN KEY**


-  **FINISHED SPACE**
- New epoxy floors with cove on wall line
- Electrical outlets mounted on walls
- LED lighting installed
- New, unpainted drywall in corridors
- New doors on all rooms
- Fire systems installed
- Floor drains installed under slab and epoxy
- PVC walls (trusscore) installed on all 4 walls

**Specifically inside plant rooms:**

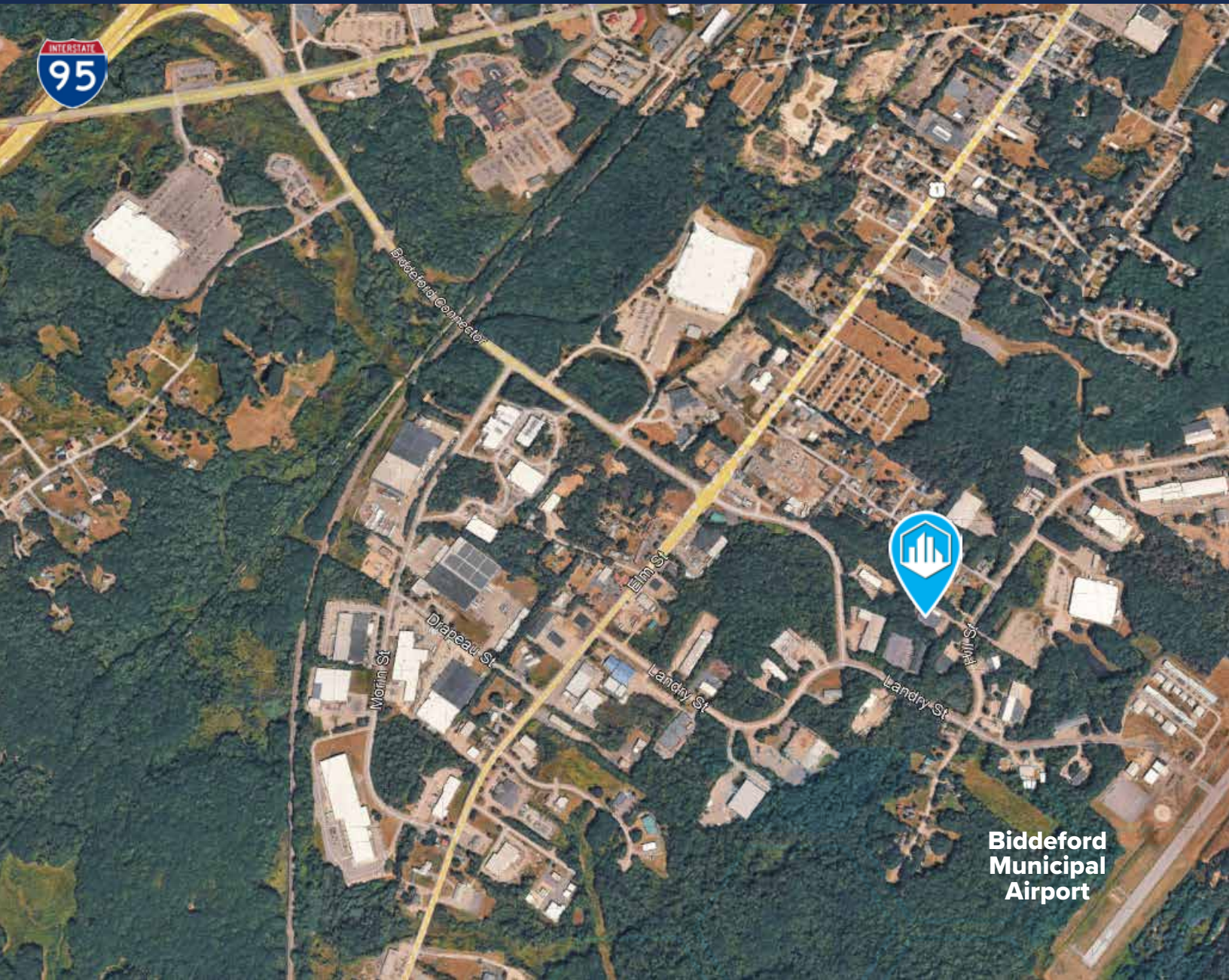
- Ceilings spray foam insulated
- Circular HVAC ducting on ceiling level

-  **NEARLY FINISHED SPACE**
- Polished concrete floors
- Open walls with spray foam insulation on all sides

-  **SEMI-FINISHED SPACE**
- New drywall
- Epoxy floors
- Electrical outlets in walls
- No new doors
- Existing bathroom fixtures
- Drop ceiling tiles missing

-  **SEMI-FINISHED SPACE**
- Same as semi-finished space (above) except no epoxy floors.

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**CONTACT US**



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