

FOR LEASE | PEPPERELL MILL

2 MAIN STREET, BIDDEFORD, ME 04005



PROPERTY OVERVIEW

Join a thriving business community at the historic Pepperell Mill Campus, home to over 150 commercial tenants and 152 residential units. This revitalized mill offers flexible commercial suites ideal for retail, office, studio, and light industrial use. Spaces feature high ceilings, exposed brick, large windows, and modern infrastructure while preserving the building's industrial charm.



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PROPERTY DETAILS

PROPERTY TYPES Retail, Office, & Industrial

SUBTPYES Flex, Traditional Office, Event, & Restaurant

LEASE RATE \$12-\$25 PSF
LEASE TYPE Modified Gross

SQ. FOOTAGE 400-25,000 ± SF

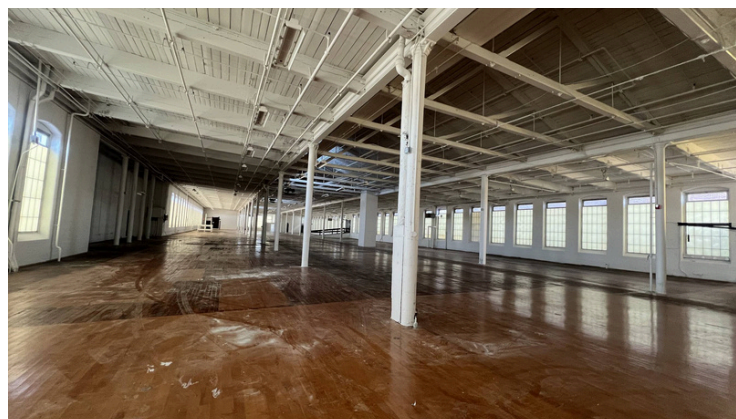
ACREAGE 17 ± Acres

UNITS AVAIL. 24 Spaces

DATE AVAIL. Immediately

YEAR BUILT 1840

Located in downtown Biddeford, the campus benefits from built-in foot traffic, a vibrant mix of businesses, and proximity to Main Street and the Saco Riverwalk. With easy access to I-95 and just a short drive from Portland, this is a prime opportunity to position your business in one of Maine's fastest-growing communities.



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MAP



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YORK COUNTY DEMOGRAPHICS

POPULATION	207.6k
MEDIAN AGE	45.5
MALE	48%
FEMALE	52%
MEDIAN HOUSEHOLD INCOME	\$66.7k
MEDIAN PROPERTY VALUE	\$274k
HIGHER EDUCATION	32.6%

CONTACT



Andre Rossignol
Asst. Vice President
(207) 744-3084 ext 319
Andre@CoreFirms.com