

# FOR LEASE



## 1185 HAMMOND ST - BANGOR, MAINE

**DESCRIPTION** Flexible units each equipped with office/showroom space as well as a drive-in overhead door. Real estate taxes, building insurance, water, sewer, sprinkler maintenance, landscaping, snow removal, and rubbish removal are all provided and paid for by Landlord.

**LOCATION** Located on Outer Hammond Street, this property offers excellent visibility and access. Within one mile of I-95/395.

**SPACE AVAILABLE** Unit #7: 1,500 +/- sf

**SIGNAGE** Building and pylon signage available at tenant's expense, subject to landlord's sign criteria and prior written approval

**DOORS** 10' x 12' overhead door

**DRAINS** In bay floors

**RESTROOMS** One

**CEILING HEIGHT** 14' clearance inside warehouse

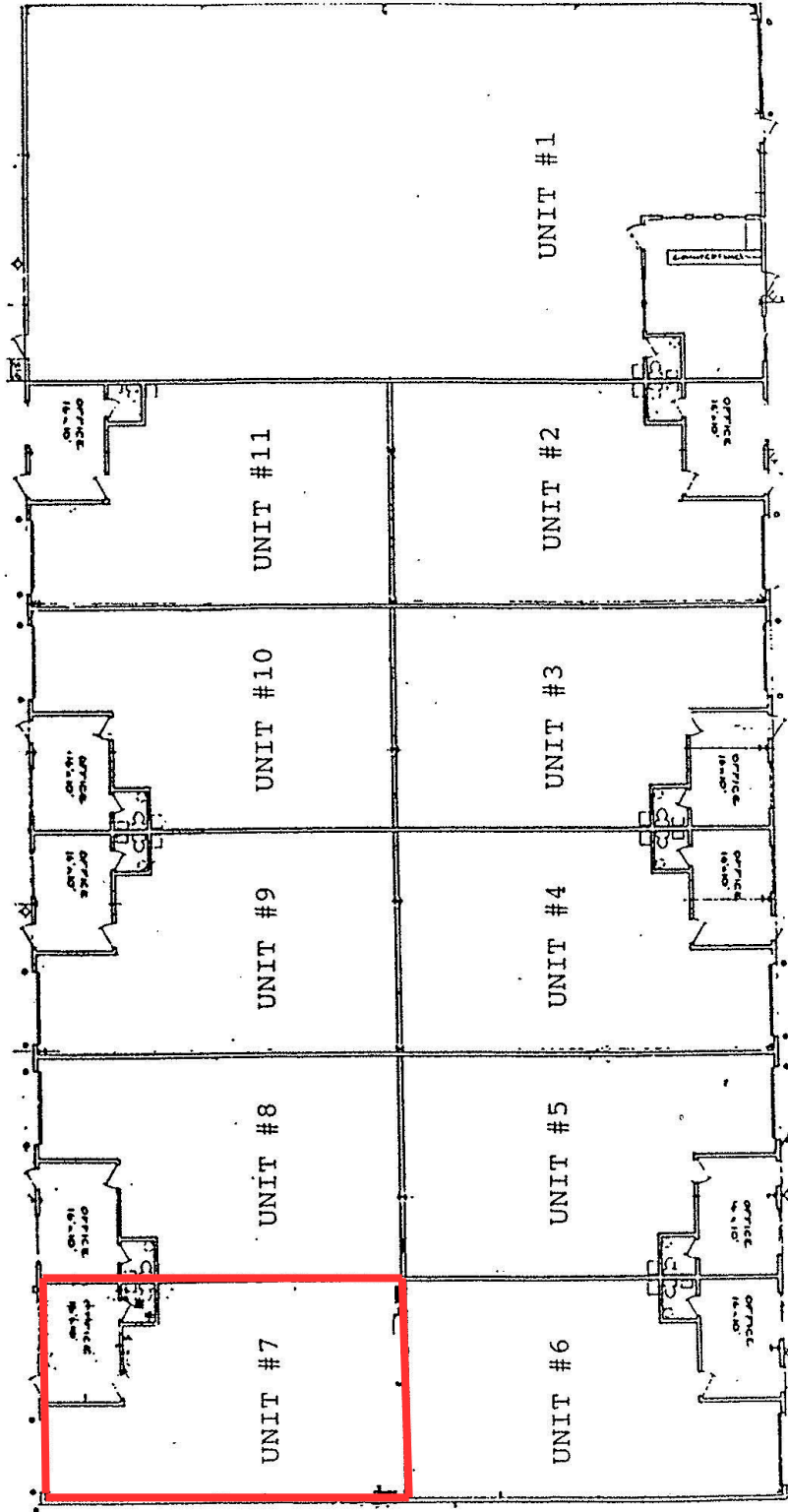
**SPRINKLERS** Yes

**ZONING** Urban Industry District (UID)

**LEASE PRICE** \$1,500/month plus oil heat and electricity

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/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.

# SPACE AVAILABLE



**1,500 +/- sf**

**FOR FURTHER INFO, CONTACT: MOLLY BRIGGS**

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