



PROPERTY OFFERING

**208 MAINE AVE.
BANGOR**



For more information please contact:

Stephen A. Bolduc, Executive Manager

BanAir Corporation

73 Harlow Street, Bangor, Maine 04401

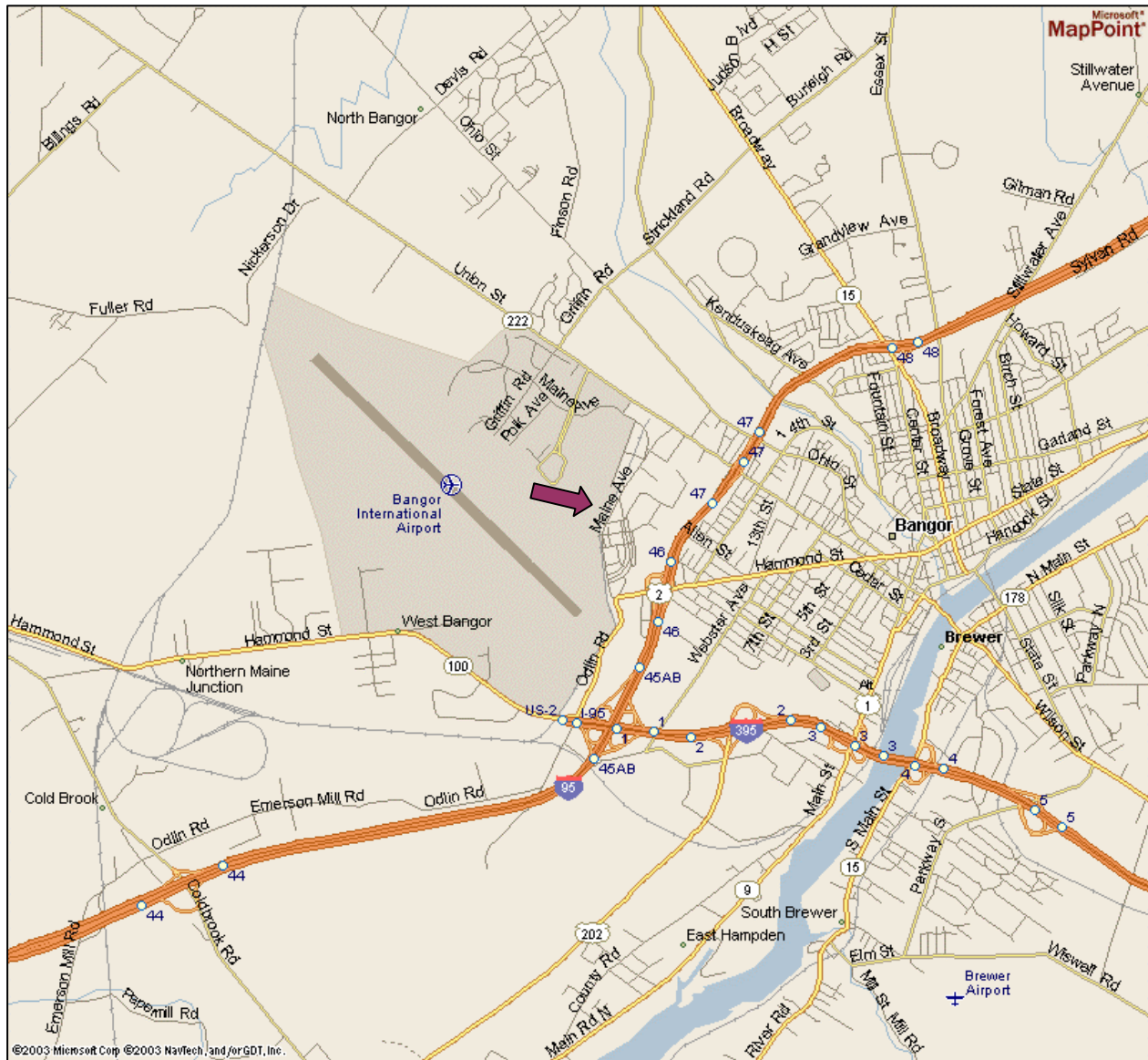
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www.choosebangor.com

PROPERTY LOCATION

The area around 208 Maine Ave. is highly commercialized with a mix of retail, industrial and office buildings. Major businesses include the Airport Mall, General Electric Power Systems, the University College, Bangor Savings Bank and Bangor International Airport's General Aviation terminal.





Building Specifications

Property: 208 Maine Ave., Bangor, Maine

Property Owner: City of Bangor

Location: Conveniently located on well-traveled street in the Bangor International Airport Complex within two miles of 3 Interstate 95 interchanges.



Building Size: 8,900 sq. ft.

Construction Features: Single story. Exterior walls - red brick and block. Suspended acoustical tile ceiling throughout – approximately 9' 0". Public water and sewer. Floors fully carpeted. Fluorescent lighting fixtures

Electrical: 208V, 400 amp, 3 phase electrical service entrance.

Heating & Air Conditioning: Base board hot water system. New boiler installed in 2008. Central air-conditioning.

Restrooms: One (1) Men's', one (1) Women's'.





Fire Safety System: Fire safety and emergency lighting system.

Parking: Paved parking for 35 vehicles.

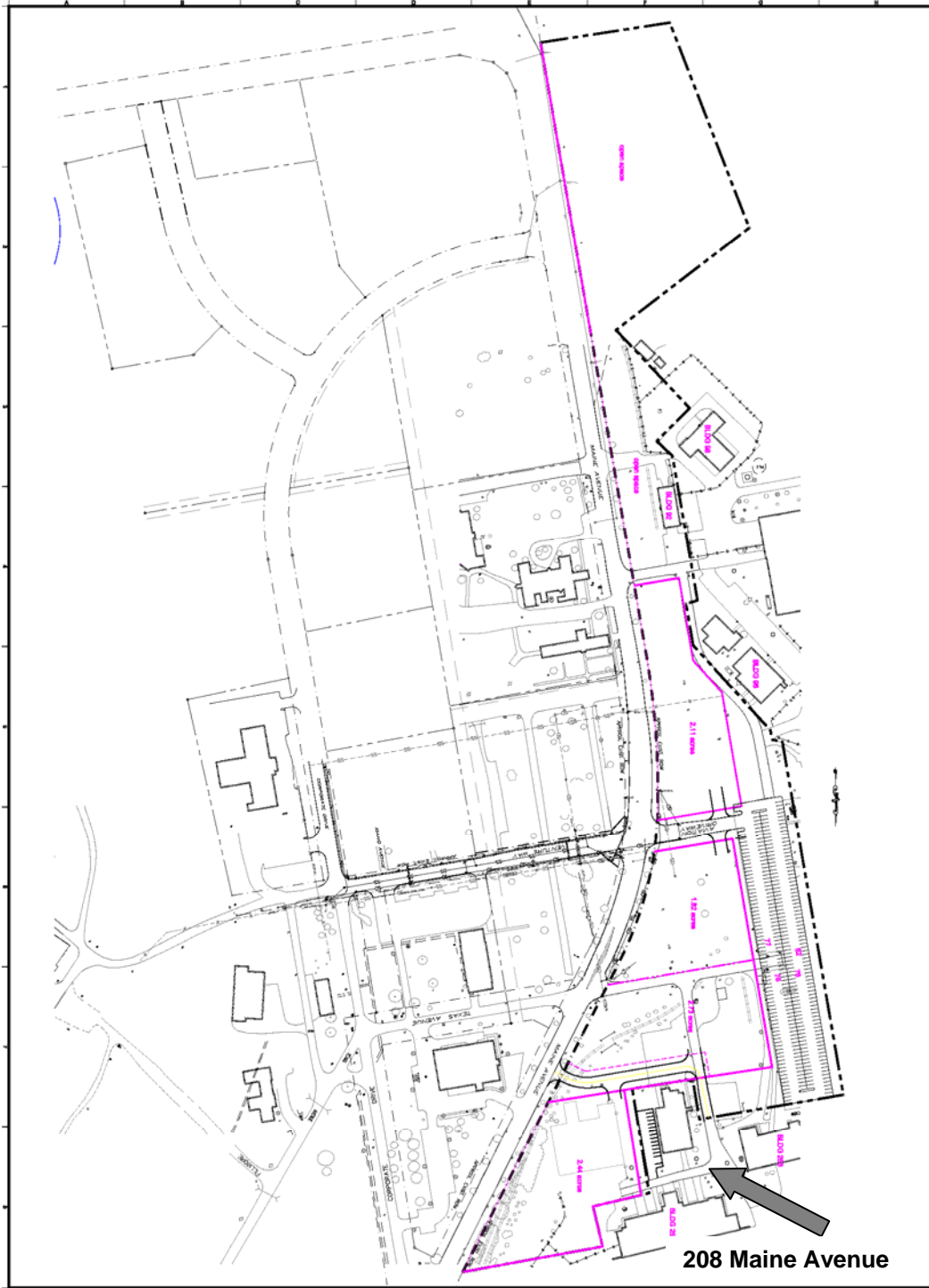
Land Use District: Airport Development District.



This report has been prepared by Bangor's Dept. of Community and Economic Development. Every effort has been made to insure its accuracy, but the Dept. of Community and Economic Development makes no representation as to the accuracy or completeness of the information contained herein.



May 23, 2008 - 4:30pm
P:\2007-01 Maine Business Park - West Side\7. Design\Concept Plans.dwg

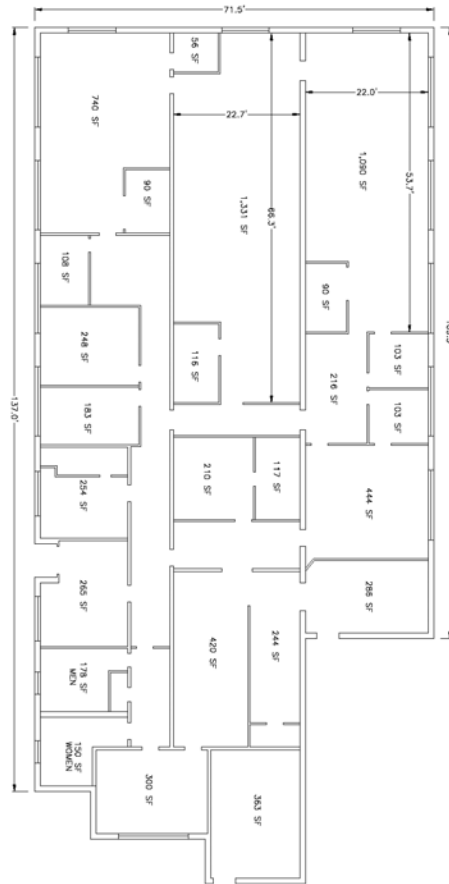


208 Maine Avenue

<p>AMES A/E ARCHITECTS & ENGINEERS</p> <p>Bangor Office 110 North St., PO Box 2810 Bangor, ME 04412-02810 T: 207-647-0188</p> <p>Pinebluff Office 403 The Hill, Also Post Mountain Pinebluff, ME, 03263 T: 803-431-2228</p>	<p>CONCEPT ONE</p>		<p>MAINE BUSINESS ENTERPRISE PARK (WEST SIDE)</p> <p>BANGOR MAINE</p>
	<p>REV. DATE DESCRIPTION</p> <p>ISSUED BY: _____</p> <p>CHECKED BY: _____</p>	<p>DATE: _____</p> <p>DESCRIPTION: _____</p>	

FLOOR PLAN

BUILDING #258 - FLOOR PLAN
SCALE: 1/8"=1'



NOTES:
 1. ALL DIMENSIONS SHOWN ARE AS SHOWN UNLESS OTHERWISE NOTED.
 2. THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 3. BANAIER AIRPORT, INC. COMPLETED BY J. STEVENS ARCHITECTS, 154 SPRINGFIELD, FARMINGTON, ME.