

FOR SALE OR LEASE



110 Hildreth St.
Heritage Industrial Park
Bangor, Maine

BanAir
CORPORATION

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Exterior: South Side



Interior: Front to Rear

BUILDING SPECIFICATIONS

Building Type: Manufacturing / warehousing / distribution.

Location: Conveniently located in the Heritage Industrial Park, a commercial – industrial business district, within two miles of the Interstate 95 – Interstate 395 interchange.

Construction: Single story, metal building with steel frame. Built in 1968. Renovated 1973.

Building Size (sq. ft.): 42,522, one (1) story with an office mezzanine.

Floor Area (Sq. Ft.)		
First floor Office	24' X 90'	2,176
Office Mezzanine	24' X 90'	2,176
Warehouse / Manufacturing Area	90' X 421'	38,170

Ceiling Height (ft.) 24' – 30'

Column Spacing : Clear – span, other than one set of support columns.

Roof: Metal, pitched

Flooring: Reinforced concrete floor. First floor office area tiled. Office area carpeted

Heating: Oil-fired boiler with baseboard in office area; Oil-fired unit heaters in manufacturing / warehouse area.

Electrical Entrance: 440 V, three phase, 2,000 AMP.

Loading : Four (4) 10' X 12' loading docks. Three (3) 12' X 14' drive-in overhead doors. One 10' X 12' drive-in overhead door. Six (6) rail docks.

Fire Suppression System: Wet sprinkler system serves entire building.

Site Improvements

Site: 2.84 acres

Water & Sewer Service: Municipal

Parking: 65 paved parking spaces

Transportation:

Highway - within two miles of the Interstate 95 – Interstate 395 interchange: the intersection of major north-south / east-west highways.

Airport - Within five (5) miles of Bangor International Airport

Railway –Served by Springfield Terminal / Guilford Transportation rail spur. One (1) mile from junction with the Montreal, Maine & Atlantic Railway.

Seaport – Within thirty (30) miles of three seaports: Searsport, Bucksport and Winterport.

Real Estate Taxes: \$21,996 on real property, 2011.

Previous Use: Electronics Manufacturing. Wood products manufacturing. Beverage distribution and warehouse.

Property Owner: City of Bangor.

Adjacent Uses: General commercial, industrial and warehousing uses.

Services:

Security – Bangor Police Department – 76 fully equipped professionals

Fire Protection – Bangor Fire Department – 95 professionals;

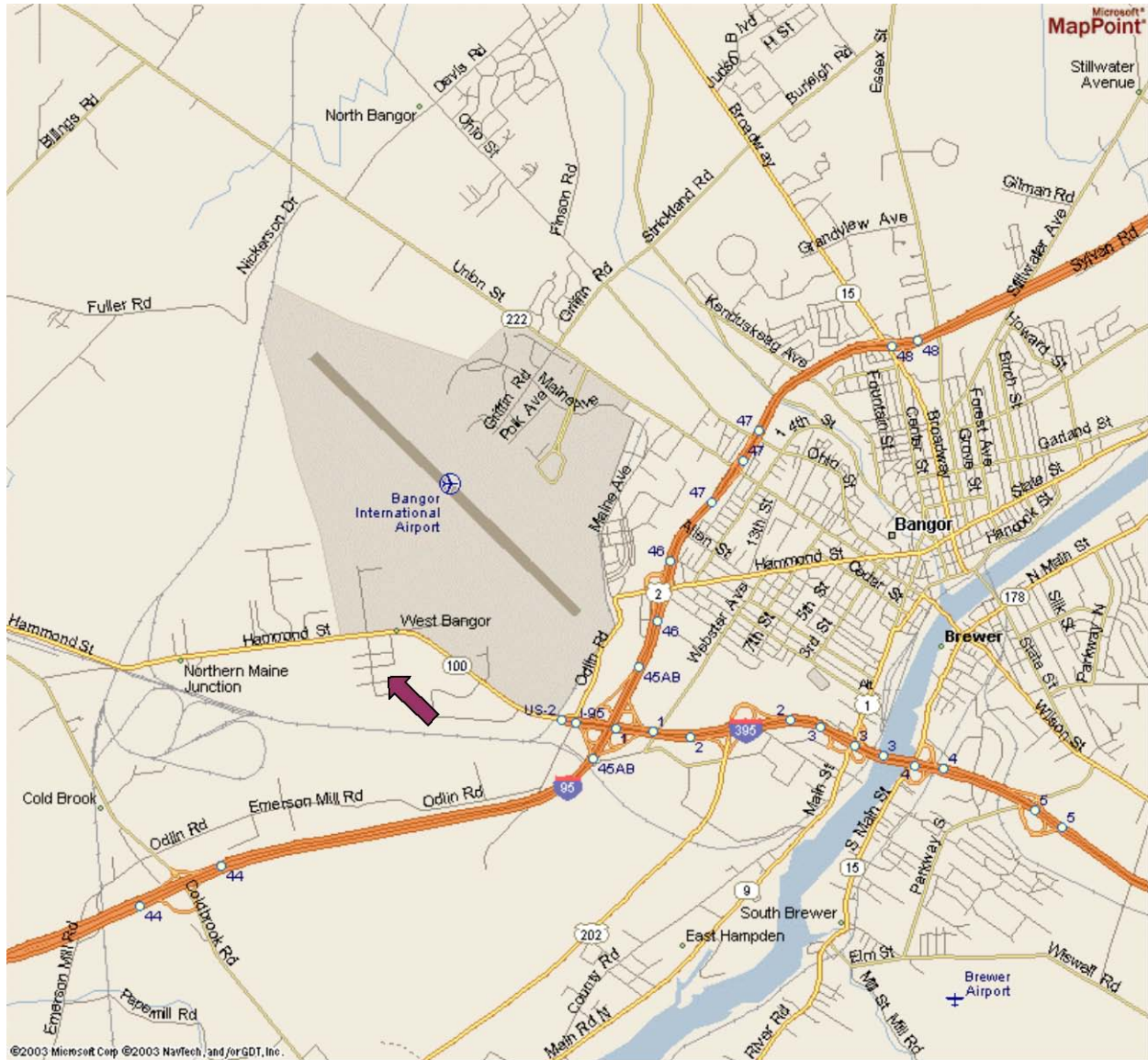
Medical – Eastern Maine Medical Center, St. Joseph’s Hospital

Land Use District: Urban Industrial District (UID). Permitted uses – commercial, wholesaling, warehousing or industrial uses.

This report has been prepared by the BanAir Corporation. Every effort has been made to insure its accuracy, but the BanAir Corporation makes no representation as to the accuracy or completeness of the information contained herein.

Bangor Area

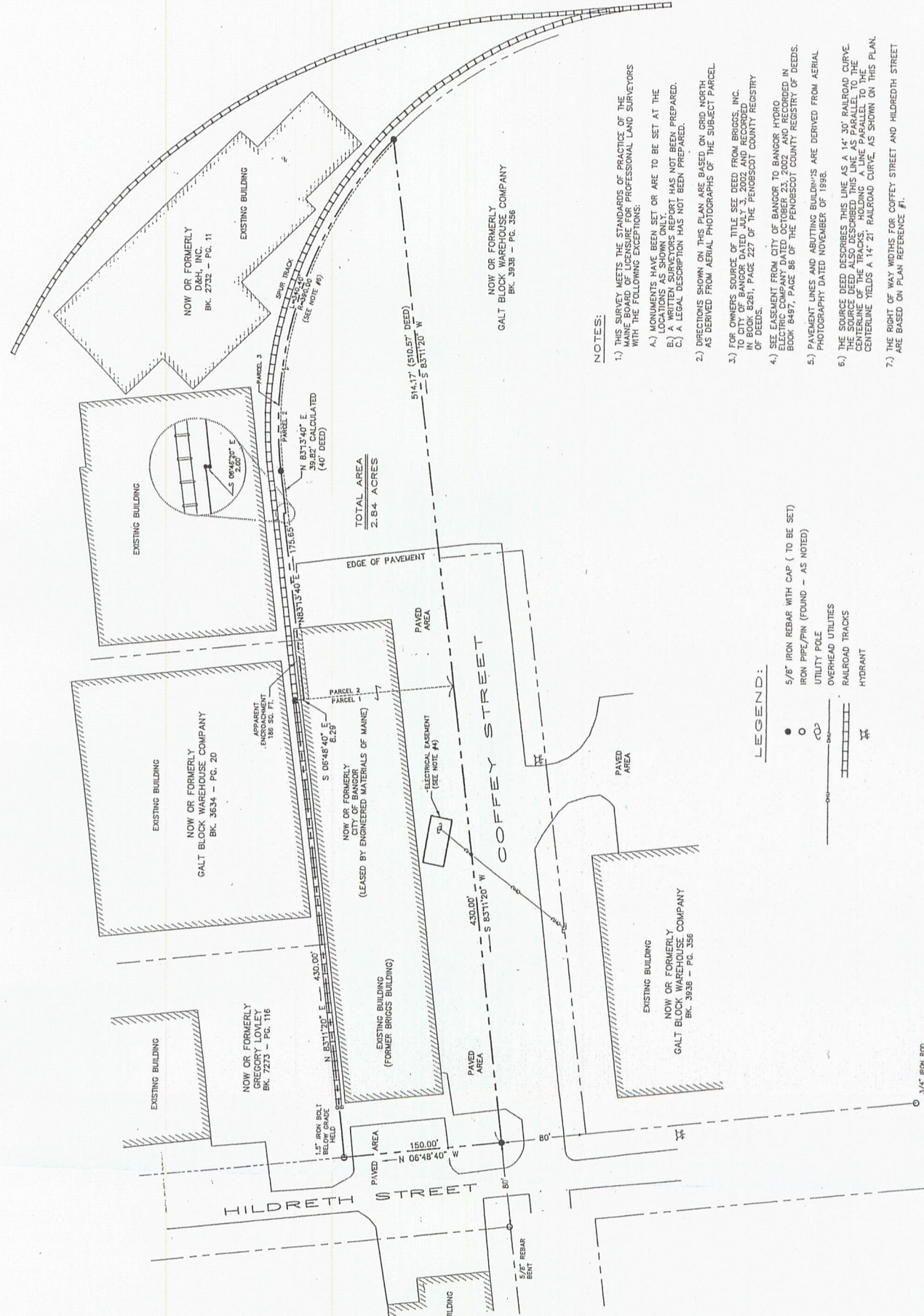
Building Location, 110 Hildreth St.



BANGOR, MAINE
Surprisingly Metro. Refreshingly Real.



PERIMETER SURVEY



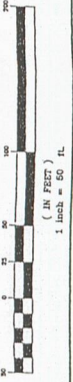
NOTES:

- 1.) THIS SURVEY MEETS THE STANDARDS OF PRACTICE OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:
 - A.) MONUMENTS HAVE BEEN SET OR ARE TO BE SET AT THE LOCATIONS AS SHOWN ONLY.
 - B.) OWNER'S REPORT HAS NOT BEEN PREPARED.
 - C.) A LEGAL DESCRIPTION HAS NOT BEEN PREPARED.
- 2.) DIRECTIONS SHOWN ON THIS PLAN ARE BASED ON GRID NORTH AS DERIVED FROM AERIAL PHOTOGRAPHS OF THE SUBJECT PARCEL.
- 3.) FOR OWNERS SOURCE OF TITLE SEE DEED FROM BRIGGS, INC. IN BANGOR DATED JULY 3, 2002 AND RECORDED IN BOOK 84281, PAGE 227 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
- 4.) SEE EASEMENT FROM CITY OF BANGOR TO BANGOR HYDRO ELECTRIC COMPANY DATED OCTOBER 23, 2002 RECORDED IN BOOK 8497, PAGE 86 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
- 5.) PAVEMENT LINES AND ABUTTING BUILDINGS ARE DERIVED FROM AERIAL PHOTOGRAPHY DATED NOVEMBER OF 1998.
- 6.) THE SOURCE DEED DESCRIBES THIS LINE AS A 14' 30" RAILROAD CURVE. THE SOURCE DEED ALSO DESCRIBED THIS LINE AS PARALLEL TO THE CENTERLINE OF THE TRACKS, HOLDING A LINE PARALLEL TO THE CENTERLINE YIELDS A 14' 21" RAILROAD CURVE, AS SHOWN ON THIS PLAN.
- 7.) THE RIGHT OF WAY WIDTHS FOR COFFEY STREET AND HILDRETH STREET ARE BASED ON PLAN REFERENCE #1.

LEGEND:

- 5/8" IRON REBAR WITH CAP (TO BE SET)
- IRON PIPE/PIN (FOUND - AS NOTED)
- UTILITY POLE
- OVERHEAD UTILITIES
- RAILROAD TRACKS
- HYDRANT

GRAPHIC SCALE



PLAN REFERENCES:

- 1.) LOT PLAN BANGOR REAL ESTATE DEVELOPMENT CO., BANGOR, MAINE, RECORDED IN PLAN BOOK VOL. 16, PAGE 35 AT THE PENOBSCOT COUNTY REGISTRY OF DEEDS.

