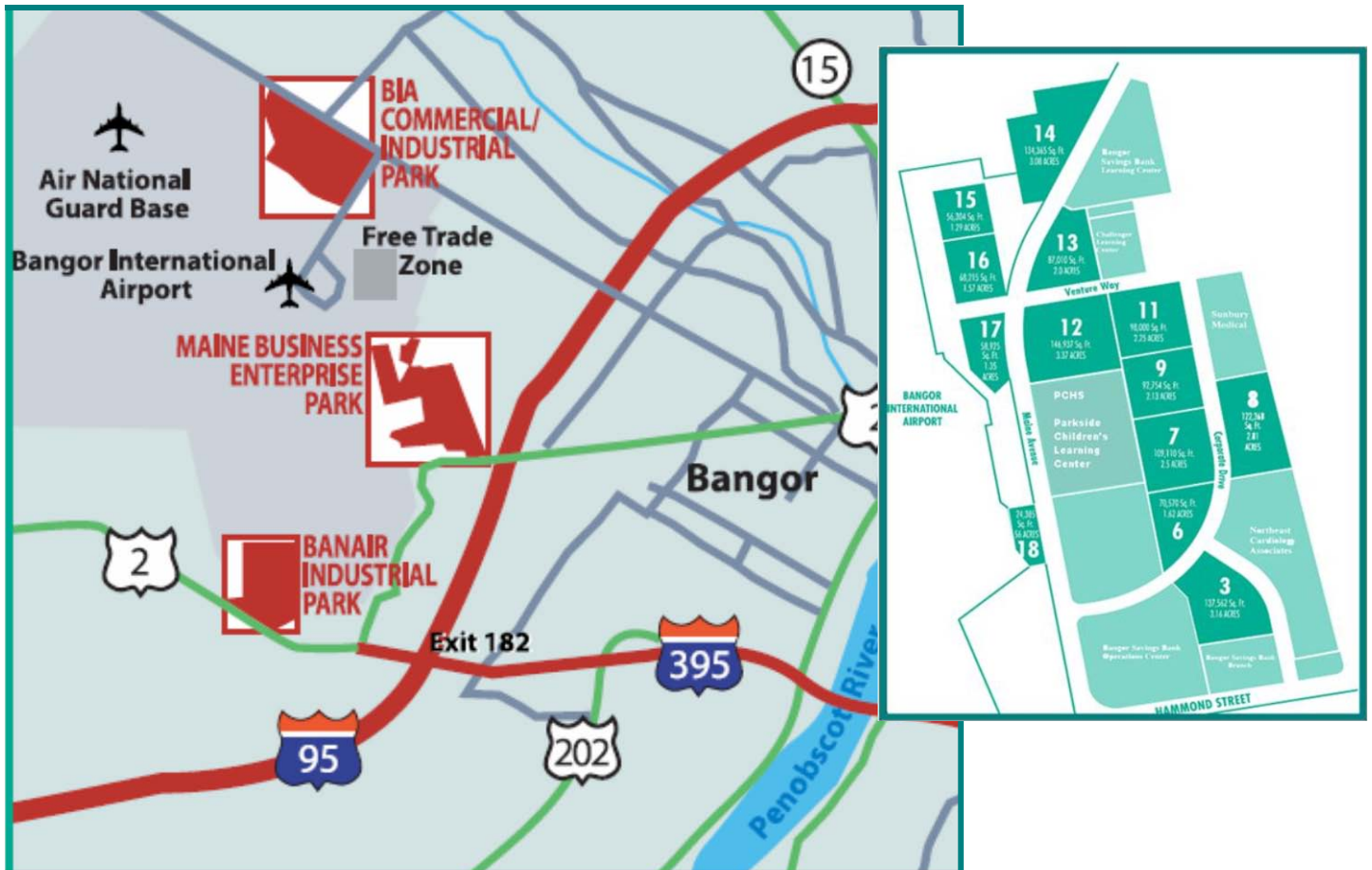


# Build with us... Bangor's finest commercial and industrial property

## MAINE BUSINESS ENTERPRISE PARK

This ready-to-develop building site is:

- In a campus-like setting, owned and operated by the City of Bangor
- Environmentally approved with utilities in place
- Within easy commuting distance of a 167,000-employee workforce
- In a telecommunication hub with state-of-the-art, redundant fiber optic cable
- Adjacent to Bangor International Airport, a CAT III, 24/7 full service airport
- Within 1.5 miles of three Interstate 95 interchanges, one interchange within 750 feet
- Within 30 miles of three ocean ports with service to European ports
- Near the Foreign Trade Zone offering duty-free importing



# BANGOR, MAINE

**Surprisingly Metro. Refreshingly Real.**


# MAINE BUSINESS ENTERPRISE PARK

## CONTACT

BanAir Corporation  
 73 Harlow Street, Bangor, Maine 04401  
 Telephone: 207.735-4059 Fax: 207.945.4447 Email: [steve.bolduc@bangormaine.gov](mailto:steve.bolduc@bangormaine.gov)

<b>TOTAL ACRES</b>	46.15
<b>AVAILABLE ACRES</b>	27.69
<b>RANGE OF LOT SIZES</b>	1.29 to 3.37
<b>LAND USE</b>	Preferred Uses– Professional offices, technology based research and testing facilities, service business, manufacturing, processing and medical.
<b>ADJACENT USES</b>	General commercial, office and retail uses, bank operation Center, Bangor International Airport, Bangor Community College.
<b>PUBLIC WATER</b>	8-12 inch line, fire flow capacity.
<b>PUBLIC SANITARY</b>	Average Daily Demand 8MGD, capacity 18MGD.
<b>NATURAL GAS</b>	8 inch line on Maine Ave and Venture Way to Corporate Drive.
<b>ELECTRICITY</b>	Three-phase power up to 12,470 volts. Substation network with redundant transmission loop.
<b>TELECOMMUNICATIONS</b>	Maine has the first statewide high bandwidth Asynchronous Transfer Mode, entirely redundant, fiber-optic-based 100% digitally switched network enabling users to simultaneously transfer voice, data, and video at very high speeds. Maine's service and reliability ratings are among the best in the country, based on FCC service quality data.
<b>PROXIMITY TO HIGHWAY</b>	Three I-95/I-395 interchanges within 1.5 miles, one within 750 feet of the site.
<b>PROXIMITY TO RAIL</b>	Four miles from Montreal, Maine & Atlantic Railroad line.
<b>PROXIMITY TO SEAPORT</b>	Three ocean ports within 30 miles of Bangor offering service to European ports.
<b>PROXIMITY TO AIRPORT</b>	Adjacent to Bangor International Airport.
<b>AIRPORT SERVICES</b>	Bangor International Airport (BGR) is a full-service passenger, general aviation, and commercial airport open 24/7. BGR offers a broad range of convenient, affordable jet service, easy connections, and safe, modern fleets. BGR facilitates the origination of cargo shipments, has over 30,000 sq. ft. of warehouse space located on the field, and offers air-ground freight services.
<b>FOREIGN TRADE ZONE</b>	Available through BanAir Corporation. Bangor's FTZ (U.S. No. 58) consists of 33 acres in the airport complex. The site includes a central import processing building with 25,000 square feet of heated warehouse or light manufacturing space.
<b>OTHER AMENITIES</b>	Campus-like atmosphere, wide streets, mature trees, wooded areas, and walking paths. Fitness Center within walking distance. Development protected by development covenants.



Available lots =   
 Occupied = 