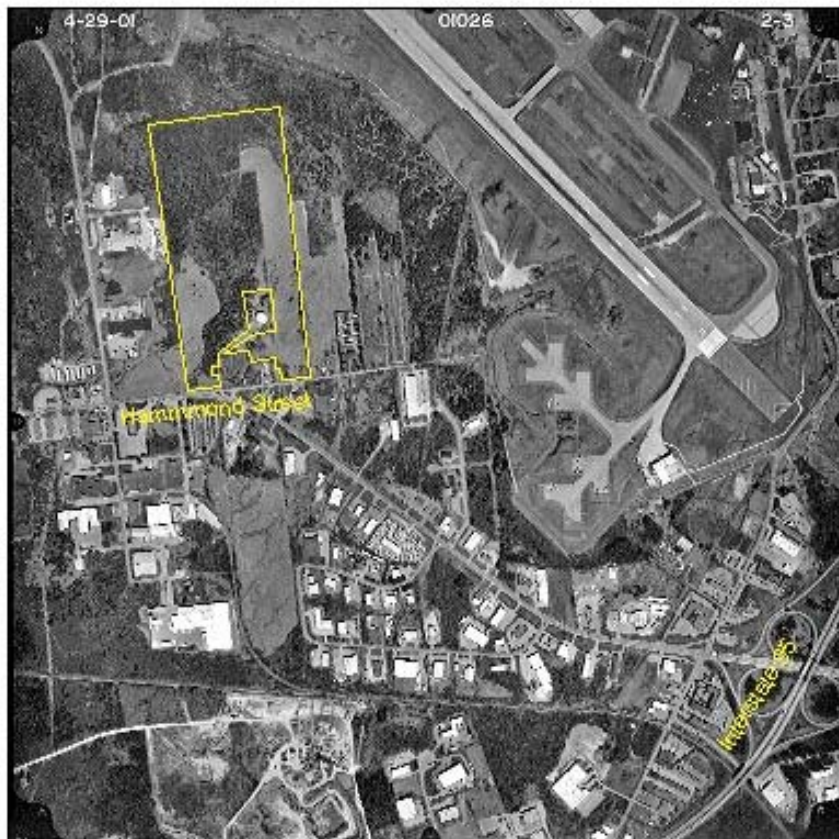


BanAir

CORPORATION

**1381 HAMMOND STREET
BANGOR**

**VACANT INDUSTRIAL / COMMERCIAL PROPERTY
SITE SPECIFICATIONS**



73 Harlow Street
Bangor, Maine 04401
phone: 207-735-4059
fax: 207-945-4447
www.choosebangor.com

Location: Bangor, Maine, Southwest quadrant.

Total Land Area: 82 +/- acres.

Address: 1381 Hammond St.

Adjacent Uses: Commercial and industrial uses, residential use and Bangor International Airport.

Owner: Bangor Airport Civic Development Corporation

Topography: Sloping with a hilltop area.

Surface condition: Grass fields and wooded.

Transportation:

- **Highway:** 2.0 mi. from Interstate 95 / Interstate 395 interchange.
- **Airport:** Adjacent to Bangor International Airport. Four (4) miles from the terminal.
- **Rail Access:** Within 2,500' of Maine Central Railroad line. Within three (3) miles of Bangor & Aroostook Railroad line.
- **Seaport:** Within thirty (30) miles of three ports: Searsport, Bucksport and Winterport. Three (3) miles from the navigable waters of the Penobscot River.

Infrastructure:

- **Public Water Access:** Bangor Water District 12" line located in Hammond St.
- **Public Sanitary Sewer Access:** City of Bangor Sanitary Treatment System 8" line located at Doane St. - 500' from the site or an 8" line located at Hammond St. - 600' from the site.
- **Electrical Access:** Bangor Hydro Electric Company. Current availability up to 12,470 volts, 3 phase. Site near substation for additional capacity.
- **Natural Gas Access:** Bangor Gas Company. 8" main line located in Hammond St. - 3,000' from the site.
- **Road Access:** Hammond St. (Route 2) Accepted city street with paved travelway.

Services:

- **Security:** Bangor Police Department - 65 fully equipped professionals.
- **Fire protection:** Bangor Fire Department - 88 fire fighters; Fire insurance rating - Class 2; Distance to nearest station - Central Station 5 miles.
- **Medical:** Eastern Maine Medical Center and St. Joseph's Hospital are both located in Bangor.

Land Use District: Urban Industry District and General Commercial & Service

- **Urban Industry District Permitted Uses:** Commercial, wholesaling, warehousing or industrial uses.
- **General Commercial & Service District Permitted Uses:** Commercial, retail, wholesaling or service uses.

Bangor Area

Industrial / Commercial Land, 1381 Hammond St., 82 acres

