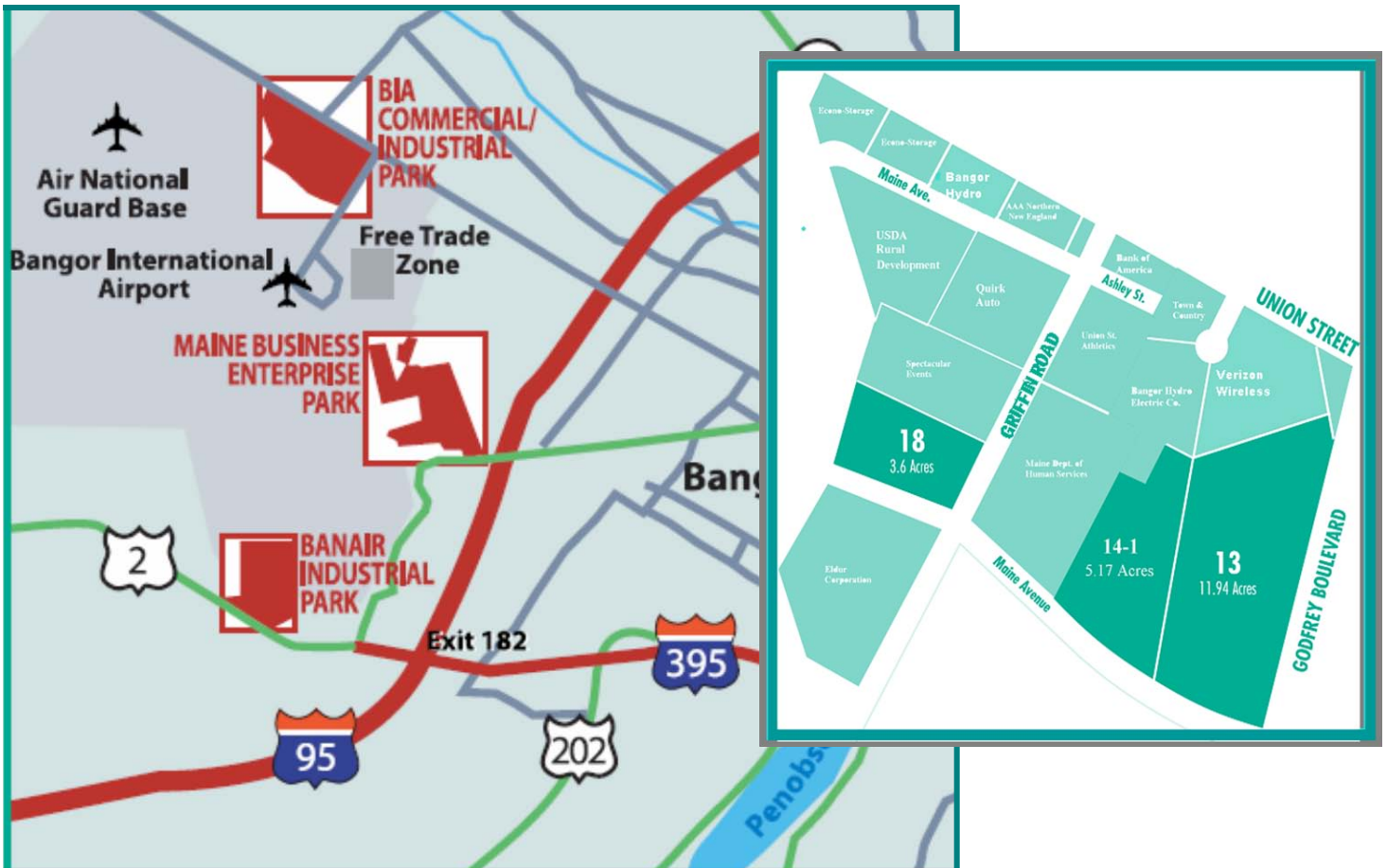


Build with us... Bangor's finest commercial and industrial property

BIA COMMERCIAL/ INDUSTRIAL PARK

This ready-to-develop building site is:

- 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 two miles of three Interstate 95 interchanges
- 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.


BIA COMMERCIAL/INDUSTRIAL PARK

CONTACT

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

TOTAL ACRES	80.52
AVAILABLE ACRES	20.71
RANGE OF LOT SIZES	3.6 to 11.94
LAND USE	Industry and Service (I&S). Permitted Uses— Manufacturing, assembling, warehousing, distribution centers, information processing and communications facilities, research and testing facilities.
ADJACENT USES	General commercial, office and retail uses, GE Power Systems, Bangor International Airport.
PUBLIC WATER	8-12 inch line, all are fire flow capacity.
PUBLIC SANITARY	Average Daily Demand 8MGD, capacity 18MGD.
ELECTRICITY	Three-phase power up to 12,470 volts. Substatic network with redundant transmission loop.
NATURAL GAS	8 inch line on Maine Ave and Griffin Road.
PROXIMITY TO HIGHWAY	1 mile from I-95.
PROXIMITY TO RAIL	Three miles from Montreal, Maine & Atlantic Railroad line.
PROXIMITY TO SEAPORT	Three ocean ports within 30 miles of Bangor offering service to European ports.
PROXIMITY TO AIRPORT	Adjacent to Bangor International Airport.
AIRPORT SERVICES	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.
TELECOMMUNICATIONS	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.
FOREIGN TRADE ZONE	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.
OTHER AMENITIES	High visibility area with close proximity to retail and service centers.



Available lots = 
Occupied = 