

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

## BANAIR 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

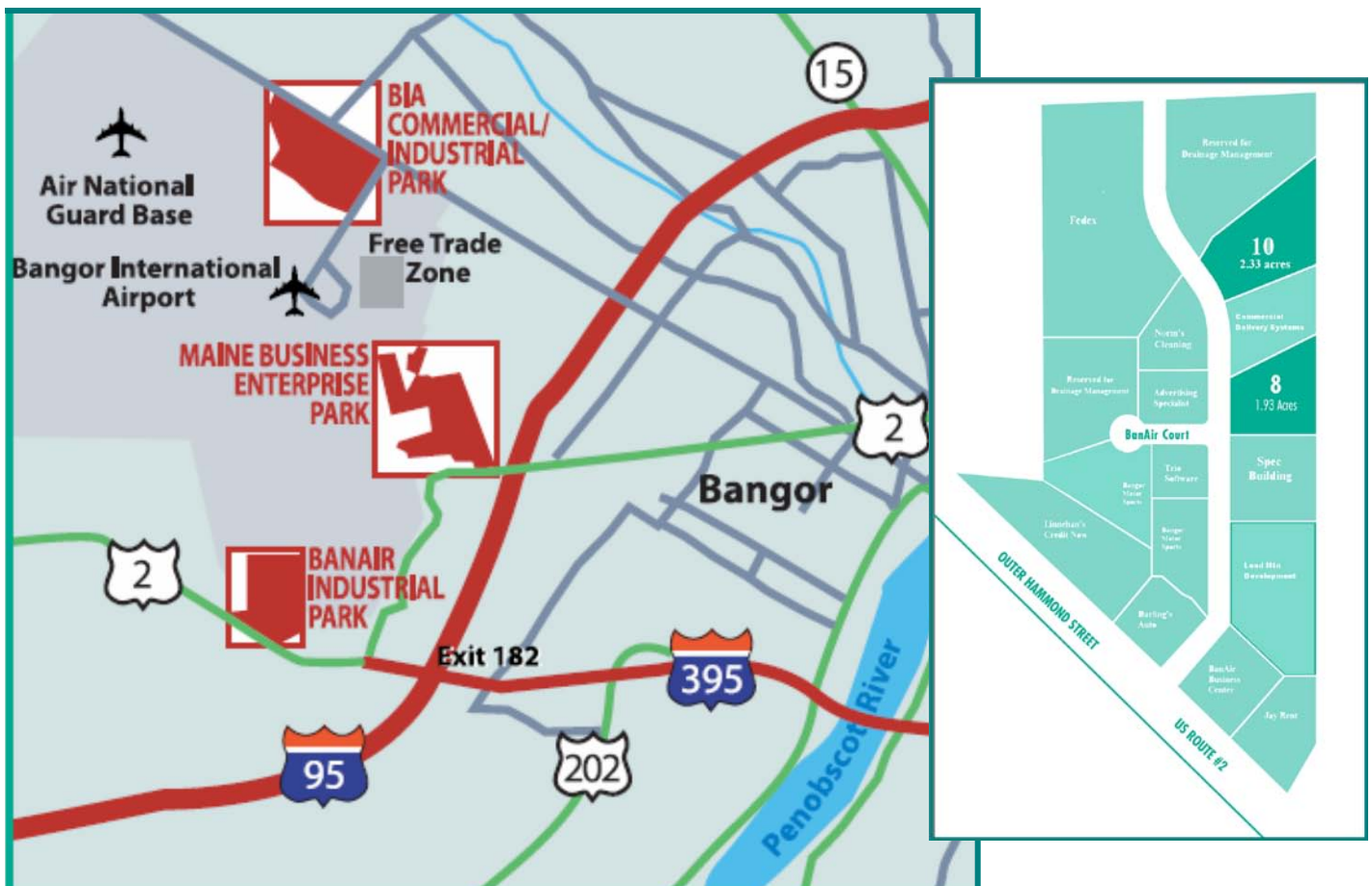
In a telecommunication hub with state-of-the-art, redundant fiber optic cable

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.

# BANAIR INDUSTRIAL 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)

**TOTAL ACRES** 31.5  
**AVAILABLE ACRES** 4.23  
**RANGE OF LOT SIZES** 1.93 to 2.33  
**LAND USE** Urban Industry District (UID). Permitted Uses—Commercial, wholesaling, warehousing or industrial.  
**ADJACENT USES** General commercial and industrial uses.  
**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. Substation netw with redundant transmission loop.  
**NATURAL GAS** 8 inch line on US Route #2 runs to park entrance.  
**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.

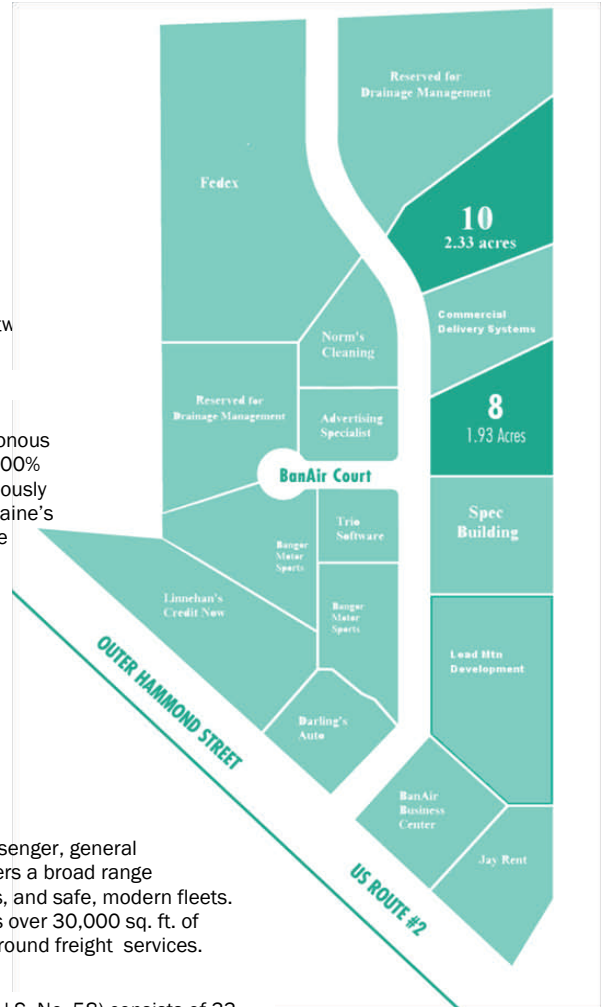
**PROXIMITY TO HIGHWAY** 1 mile from I-95 and I-395.  
**PROXIMITY TO RAIL** Within one-half mile from Maine Central Railroad/ Springfield Terminal spur line. Three miles from Montreal, Maine & Atlantic Railroad line.


**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.

**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** Located in the area's major industrial/commercial area. Lots 8 and 10 are part of Bangor's designated Pine Tree Development Zone which allows qualified businesses to receive a host of economic incentive benefits.



Available lots =   
 Occupied = 