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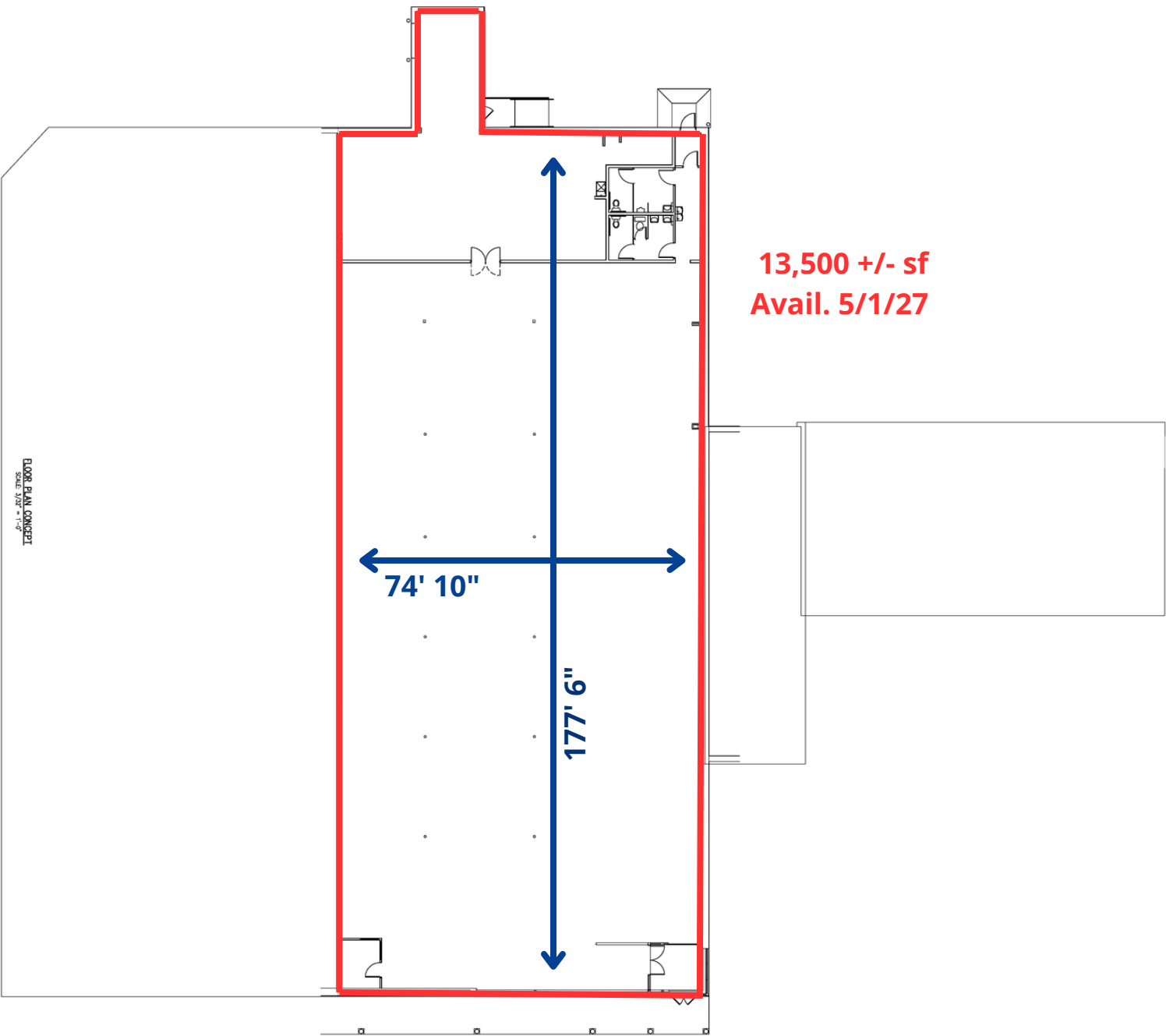
THIRD & UNION - BANGOR, MAINE

PROPERTY DESCRIPTION Highly visible, neighborhood strip center located at the intersection of Hammond & Union Street. Property offers exceptional frontage with ample on building & pylon signage opportunities. Ideal location for retail, office, medical or service-oriented businesses.

SPACE AVAILABLE	13,500 +/- sf with loading dock (Available 5/1/27)
LOT SIZE	2.67 acres
FRONTAGE	316' on Union St
CEILING HEIGHT	9.5 - 10' finished ceiling height
HVAC	Rooftop natural gas units
ELECTRICAL	400 amp, 3 phase
PARKING	188 on-site, paved
EXISTING TENANTS	Goldstar Cleaners, Wilcox Wellness & Fitness, Cornerstone Barbershop, & Ichiban Japanese Restaurant
ZONING	Urban Service District (USD)

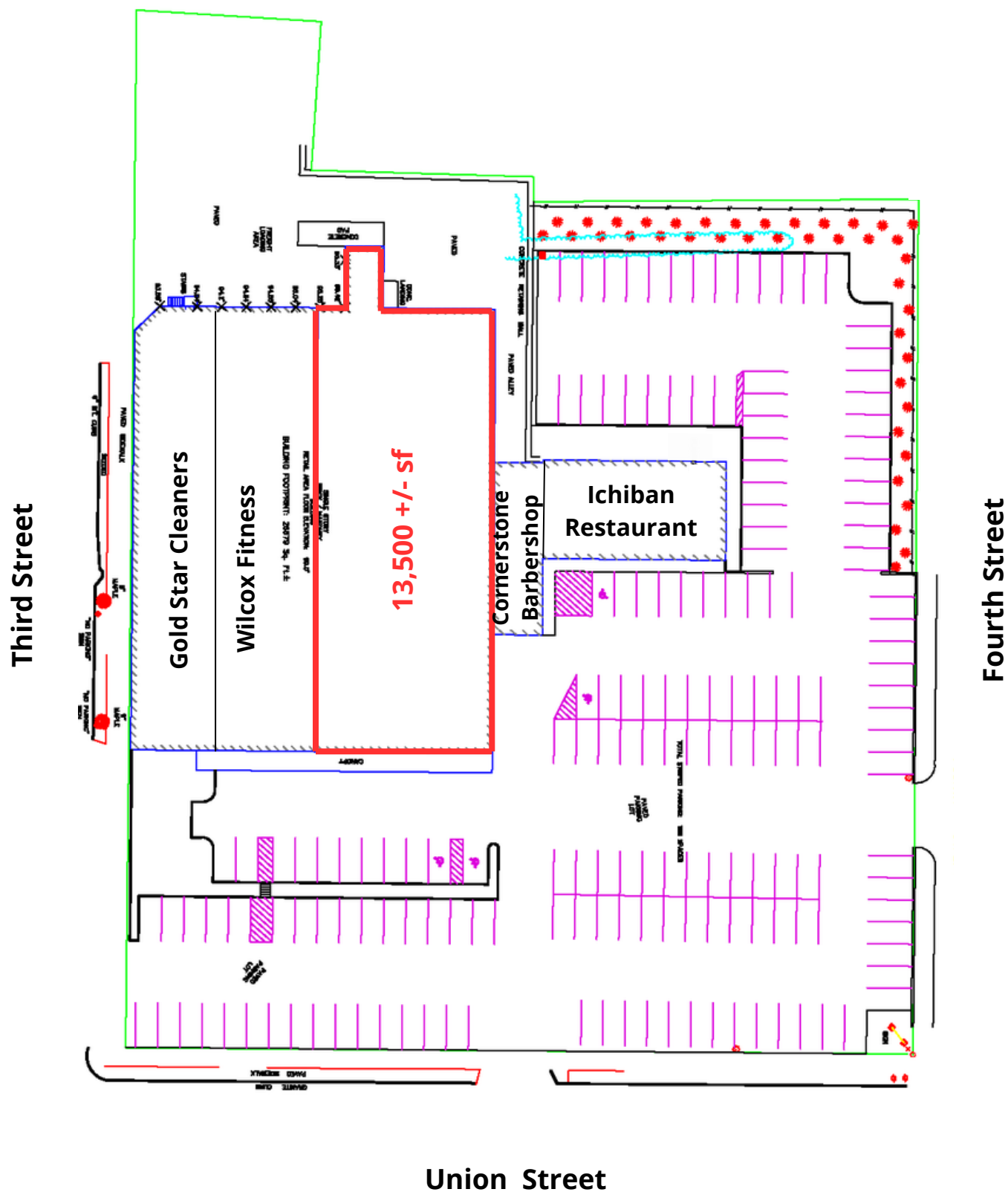
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FLOOR PLAN

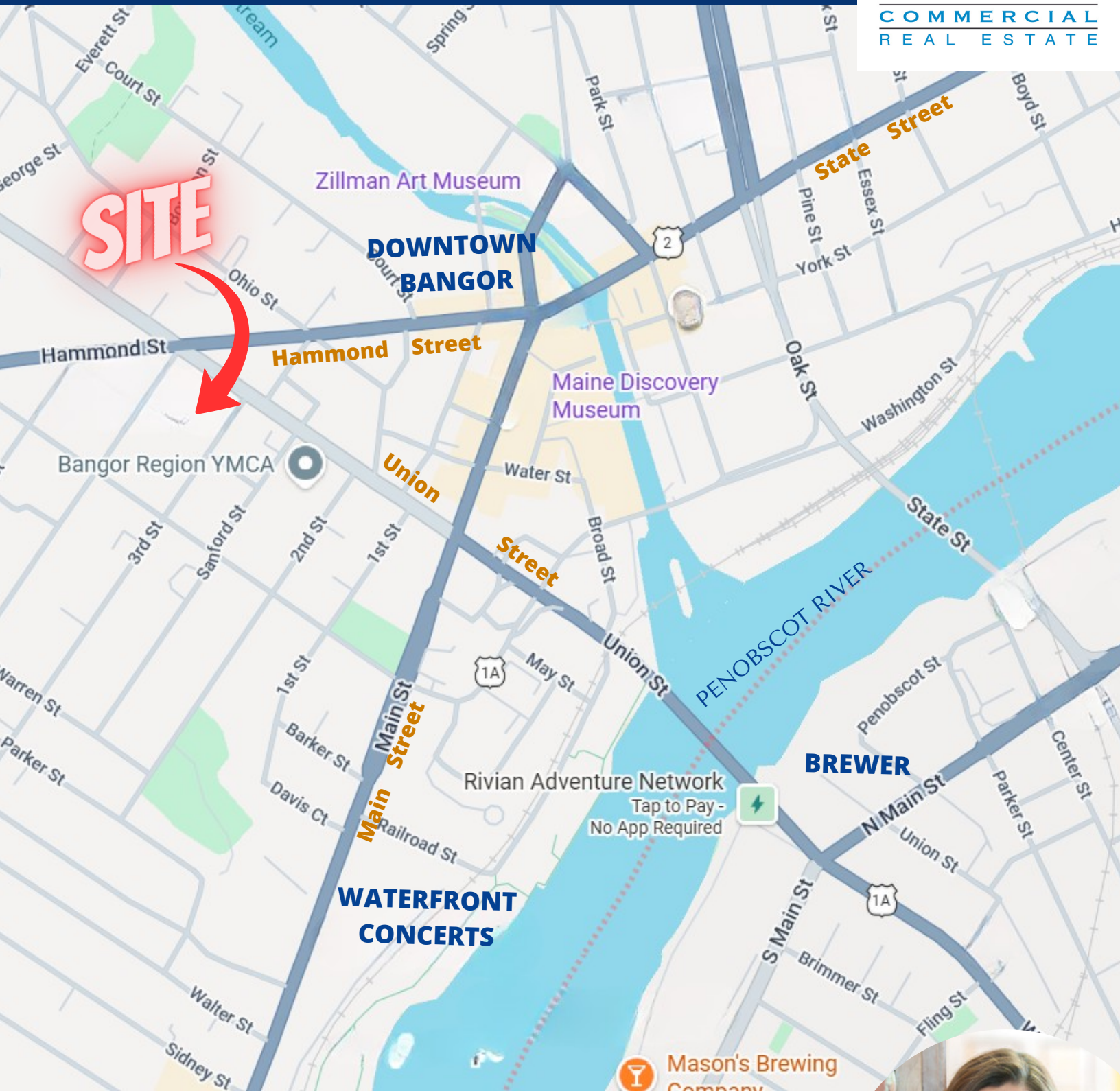


Union Street

SITE PLAN



LOCATION MAP



FOR FURTHER INFO, CONTACT: MOLLY BRIGGS

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