



OFFICE BUILDING FOR LEASE

**49 FLORIDA AVE.
BANGOR**



For more information please contact:

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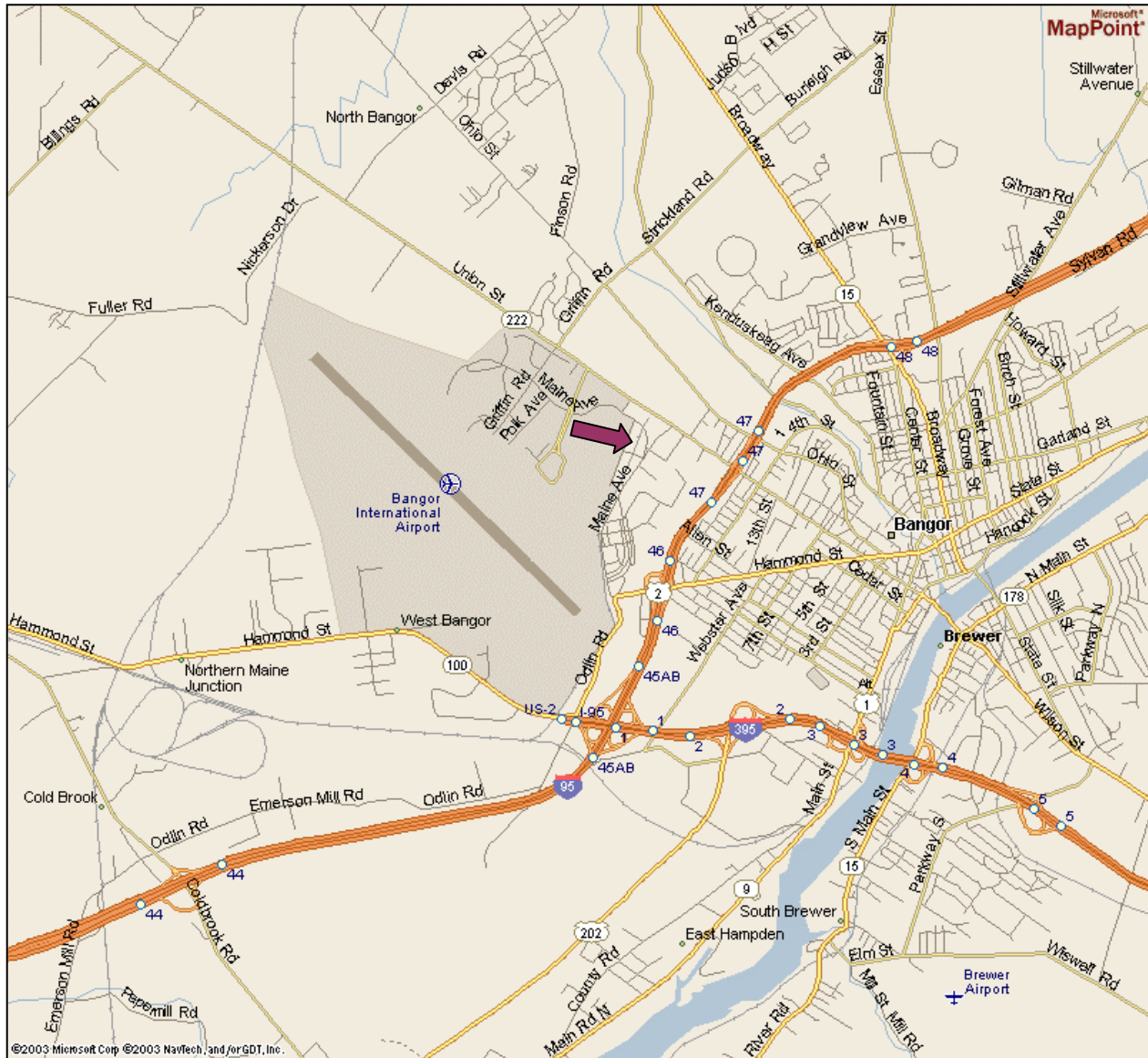
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PROPERTY LOCATION

The area around 49 Florida Ave. is a mix of commercial, industrial and office buildings. Major businesses in the immediate vicinity include: General Electric Power Systems, Bangor Gas, Jenny Marshall Catering and Hannaford Bros.





Building Specifications

Property: 49 Florida Ave., Bangor, Maine

Property Owner: City of Bangor



Location: Conveniently located in the Bangor International Airport Complex within two miles of 3 Interstate 95 interchanges.

Building Size: 4,320 sq. ft.

Construction Features: Single story. Exterior walls - concrete and block with siding. Suspended acoustical tile ceiling throughout offices and hallway – approximately 9' 0". Public water and sewer. Floors fully carpeted in offices and hallway. Fluorescent lighting fixtures

Floor Plan: 10 separate offices, reception area, 2 storage areas and a kitchen.

Electrical: 208V, 200 amp, 3 phase electrical service entrance.

Heating & Air Conditioning: Oil-fired, base board hot water system. New boiler installed in 2008. Central air-conditioning serving the entire building.



Restrooms: One (1) Men's', one (1) Women's'. Fully handicapped accessible.

Fire Safety System: Fire safety and emergency lighting system.

Parking: Paved parking for 11 vehicles.

Land Use District: Airport Development District.

This report has been prepared by the BanAir Corporation. Every effort has been made to insure its accuracy, but the BanAir Corporation makes no representation as to the accuracy or completeness of the information contained herein.

Office 4



Office 7



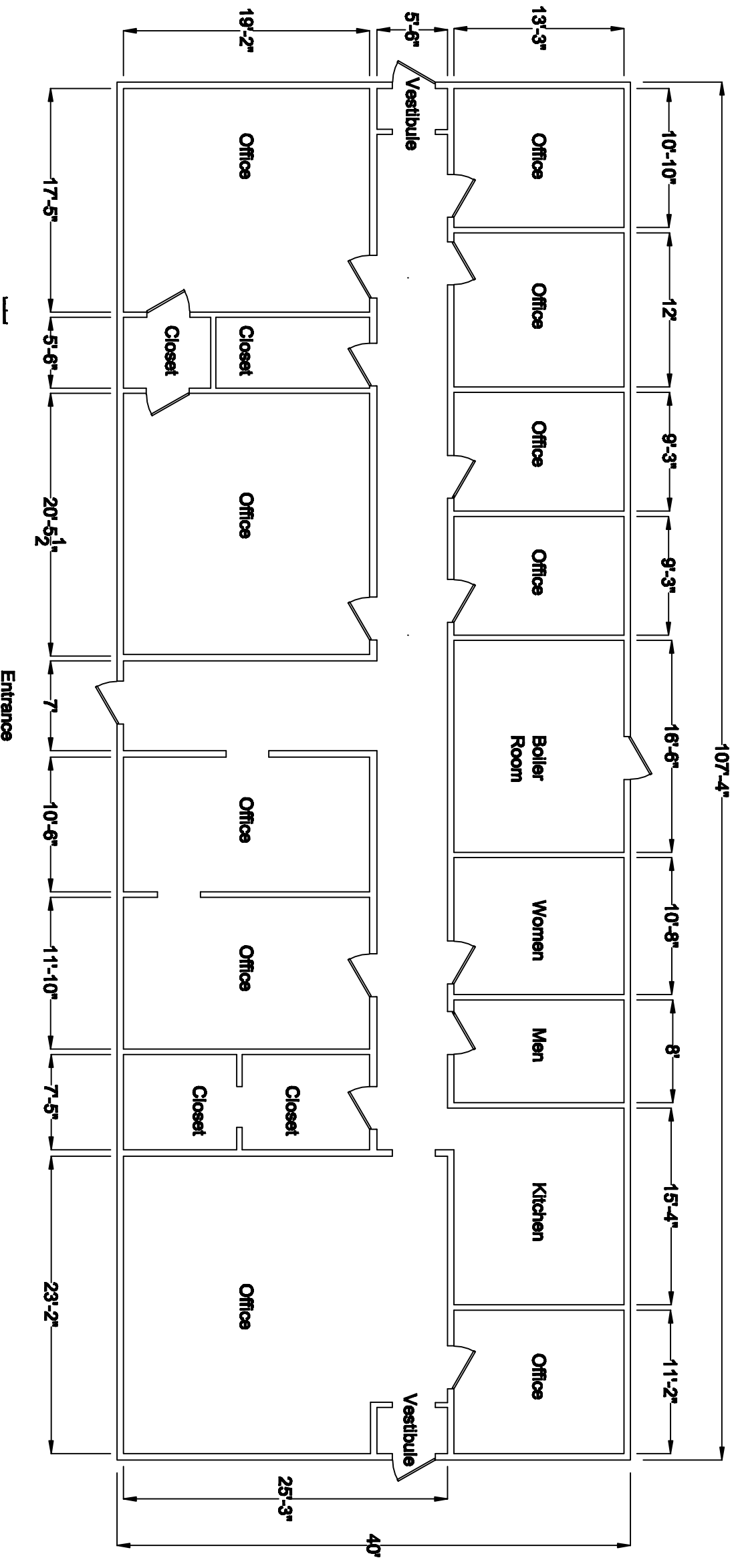


Hallway



Building Entrance





49 Florida Avenue

Floor Plan

1 inch = 10 feet