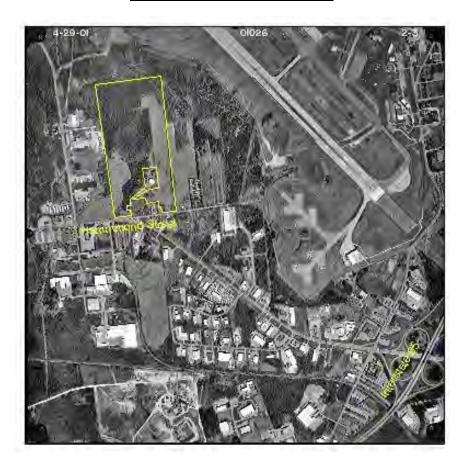


# 1381 HAMMOND STREET BANGOR

# 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

