

FOR LEASE

6 Barra Road, Biddeford



2,704+/- SF COMMERCIAL SPACE AVAILABLE

Cardente Real Estate is pleased to offer for lease 6 Barra Road in Biddeford. Built in 2005 for Key Bank, the .79+/- acre property is ideally located at the intersection on Route 111 and Barra Road and seconds from I-95. Highlights include excellent visibility and signage from Route 111, three drive-thru lanes, top notch construction and finish, and ideal positioning next to the Dunkin Donuts development and across the street from Southern Maine Medical Center. The building is 2,704+/- square feet with an additional 700+/- square feet of canopy for the drive-thru. The property is a prime bank site, but could also be a great retail site with very little reconfiguration. Contact the Broker for additional information, or to arrange a showing.



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For further information, please contact:

Cardente Real Estate T. 207.775.7363 F. 207.773.0066



cobb@cardente.com



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Property Details

Property Address: 6 Barra Road, Biddeford, ME

Landlord: Keybank National Association

Building Size: 2,704 +/- square feet

700 +/- square foot canopy

Lot Size: .79 +/- acres

Construction: Brick/Masonry

IT:

HVAC: Central HVAC with Natural Gas & Forced Hot Air

Bathrooms: Two (2) ADA unisex bathrooms

Ceiling Height: 12 feet to drop ceiling

Fully Cat 5 + cabled throughout with air conditioned IT room

Electric: (2) 400 amp 3-phase power





Leasing Details

Square Footage: 2,704+/- SF

Occupancy: Immediate

Lease Rate: \$32.00/SF NNN

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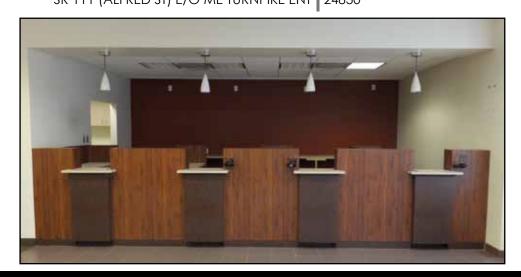


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Traffic Count

SR 111 (ALFRED ST) E/O ME TURNPIKE ENT 24830



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