

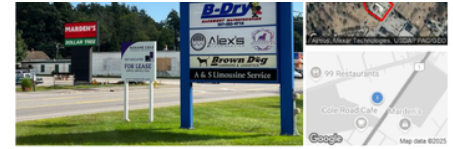
432 Elm Street

432 Elm St, Biddeford, ME, 04005

Industrial: Warehouse/Office For Lease

Prepared on April 10, 2025

1 of 1 Listings



Listing Details | Industrial For Lease

Suite	2	Available Date	1/28/2025
Secondary Uses	Flex/R&D	Days On Market	64 days
Sublease	No	Date Listed	1/28/2025
Total Available Space	3,400 SF	Last Modified	4/10/2025
Min Div/Max Contig	Not present/3,400 SF	Listing ID	38067865
Asking Rate	\$13.00 Annual/SF	Yard	Yes: Paved
Monthly Rate	\$3,683	Heavy Electric	Yes
Industrial/Office Rent		Ceiling Height	12 ft
Lease Type	Gross Lease	Dock High Doors	Not present
Expenses	-	Grade Level Doors	Present
Possession	Now	Industr. Shell Space	13 SF
Divisible	Not present	Heated	Yes
Vacant	Yes	Parking Spaces	-



Listing Details | Industrial For Lease

Suite	J
Secondary Uses	Flex/R&D
Sublease	No
Total Available Space	3,400 SF
Min Div/Max Contig	Not present/3,400 SF
Asking Rate	\$13.00 Annual/SF
Monthly Rate	\$3,683
Industrial/Office Rent	
Lease Type	Gross Lease
Expenses	-
Possession	Now
Divisible	Not present
Vacant	Yes
Vacant Date	1/28/2025

Available Date	1/28/2025
Days On Market	72 days
Date Listed	1/28/2025
Last Modified	4/10/2025
Listing ID	38067865
Yard	Yes: Paved
Standard Electric	Yes
Heavy Electric	Yes
Ceiling Height	12 ft
Dock High Doors	Not present
Grade Level Doors	Present
Industr. Shell Space	13 SF
Heated	Yes
Parking Spaces	-

Description

Available space is 3,400+/- square feet with a large drive-in loading door. Ready for immediate occupancy. Affordable Gross Lease that includes all expenses. Private bathroom in Tenant's space and shared bathrooms in common hallway. On site free parking. Flex, storage or industrial space with park-at-the-door convenience. Adjacent space of approximately 400 SF may be available and is airconditioned and great for office or showroom. Located on US Route 1, Elm Street, Biddeford, directly across from Marden's. Highly visible building with abundant parking at the door that is nearby Five Points area and Maine Turnpike Exit 32, Northbound and Southbound.

Property Features

Location Details

Address	432 Elm St , Biddeford, ME, 04005
Zoning	B-2 (INDUSTRIAL USES ALLOWED)
County	York

Parcels	31050_20-1
Name	432 Elm St.
Nearest MSA	Portland-South Portland-Biddeford

Building Details

Sub Type	Warehouse/Office
Building Status	Existing
Building Size	27,639 SF
Land Size	5.08 Acres / 221,315 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	1962, 2020
Primary Constr. Type	Masonry
Occupancy Type	Multi-tenant
Yard	-
Electricity	Yes

Ceiling Height	20 ft
Dock High Doors	1
Grade Level Doors	8
Rail Doors	Not present
Sprinklers	-
Water	Yes
Sanitary Sewer	Yes
Rail Service	No
Floor Size	28,015 SF
Rentable Space	26,442 SF

Property Listings

1 Listing | 3,400 SF | \$13.00 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Storage	J	3,400 SF	\$13.00 Annual/SF Gross ...	1/28/2025	12 ft	GD	-	Yes	- / - / -

Additional Photos



Industrial For Lease

Buxane Cole Commercial Real Estate, LLC

432 Elm Street
432 Elm St., Biddeford, ME, 04005

MOODY'S

P. O. Box 7432 Portland, ME 041127432 | 207-453-6702

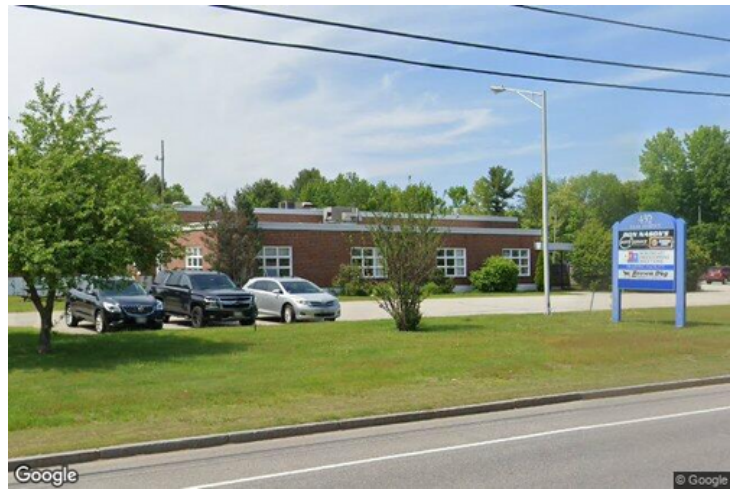
Industrial Warehouse/Office For Lease
Prepared on April 04, 2025
3 of 3 Listings

Listing Details | Industrial For Lease

Suite	J	Available Date	1/28/2025
Secondary Uses	Flex/R&D	Days On Market	66 days
Sublease	No	Date Listed	1/28/2025
Total Available Space	3,400 SF	Last Modified	4/04/2025
Min Dwg/Max Conting	Not present/3,400 SF	Listing ID	38067865
Asking Rate	\$13.00 Annual/SF	Yard	Yes/Paved
Monthly Rate	\$3,683	Heavy Electric	Yes
Industrial/Office/Rent		Ceiling Height	22 ft
Lease Type	Gross Lease	Dock High Doors	Not present
Expenses	-	Grade Level Doors	Present
Possession	Now	Industr. Shell Space	13 SF
Drivable	Not present	Heated	Yes
Vacant	Yes	Parking Spaces	-
Vacant Date	1/28/2025		

Description

Total available space is 3,400/- square feet with a large drive-in loading door. Ready for immediate occupancy. Affordable Gross Lease that includes all expenses. Private bathroom in tenant's space and shared bathrooms in common hallway. On site free parking. Flex, storage or industrial space with park at-the-door convenience. Adjacent space of approximately 400 SF may be available and is air conditioned and great for office or showroom. Located on US Route 1, Elm Street, Biddeford, directly across from Marden's. Highly visible building with abundant parking at the door that is nearly Five Points area and Maine Turnpike Exit 32, Northbound and Southbound.



Contact



Roxane A. Cole
207-653-6702
rcole@roxanecole.com

Roxane Cole Commercial Real Estate, LLC