

10-12 GRAYS LANE - BIDDEFORD

LARGE INDUSTRIAL SPACE FOR LEASE



PROPERTY TYPE: *INDUSTRIAL*

LOCATED JUST OFF ROUTE ONE

SPACE SIZE: *3,560+/- SF*

LESS THAN FIVE MINUTES FROM I-95

ZONING: *B2 - BUSINESS 2 & I1 - INDUSTRIAL*

SIGNIFICANT ECONOMIC GROWTH AREA

PARKING: *AMPLE ON-SITE PARKING*

CLOSE PROXIMITY TO MANY AMENITIES

SIGNAGE: *ON BUILDING*

LEASE RATE: \$4,000/Mo NNN

For more information contact:

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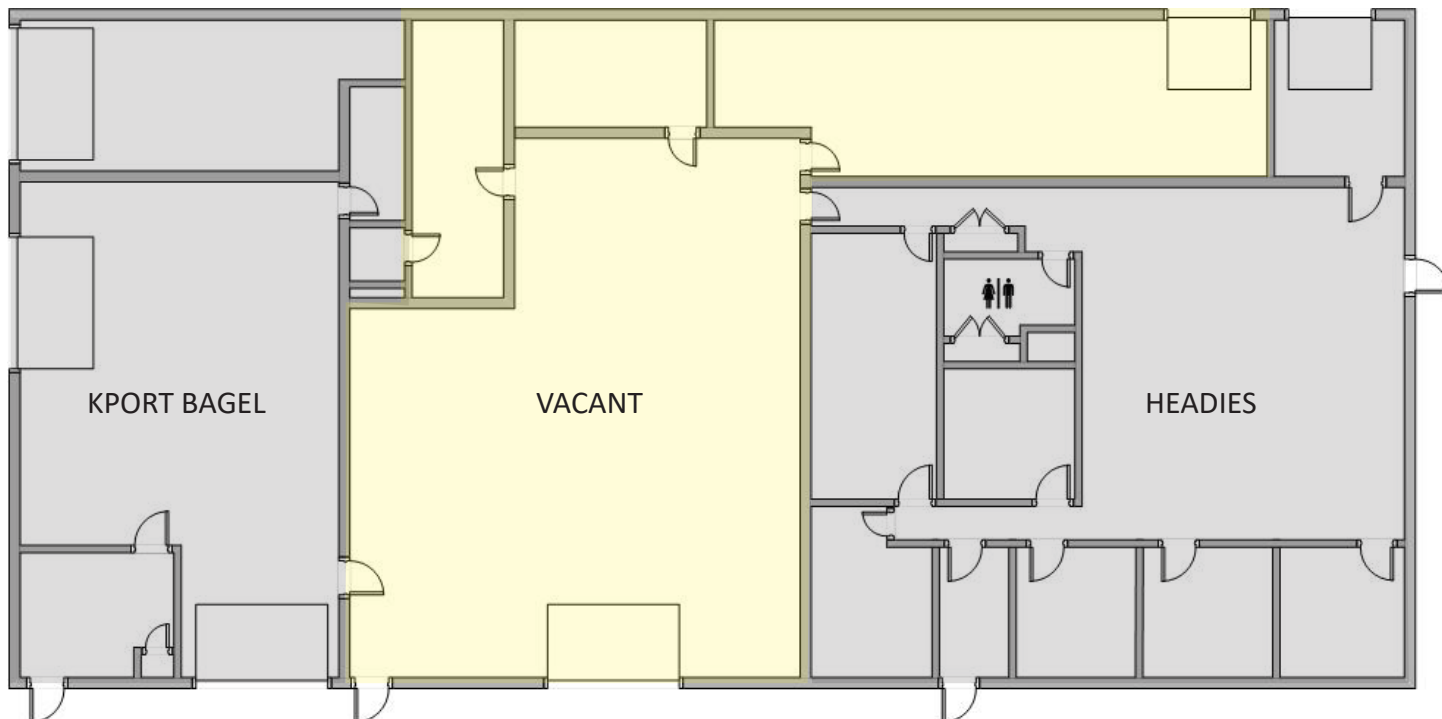
OWNER	Nichols Holdings LLC		
SPACE TYPE	Industrial/Warehouse		
TOTAL BUILDING SIZE	7,560+/- SF		
SPACE BREAKDOWN	LEVEL	SF+/-	RATE
	First	3,560+/- SF	\$4,000/Mo NNN
ESTIMATED NNN FEES	\$1.90/SF		
ZONING	B2 (Business) and I1 (Industrial)		
STREET FRONTAGE	205+/- Ft		
PARKING DESCRIPTION	50+ spaces: 8-10 in paved front lot; 40+ in gravel rear lot (shared)		
SIGNAGE	On building or overhead door per town/state regulations		
TRAFFIC COUNT	14,930 AADT19 (Route One)		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	Circuit Breakers	Tenant	
SEWER	Public	Tenant	
WATER	Public	Tenant	
HEAT SYSTEM	Forced Hot Air	Tenant	
HEAT FUEL	Propane	Tenant	
COOLING	Heat Pumps	Tenant	
ANCHOR TENANTS	Kport Bagel and Headies Medical Dispensary		
# DRIVE-IN BAYS	1		
# LOADING DOCKS	1		
CEILING HEIGHT	18		

OVERVIEW

Large industrial space with private office, kitchenette, loading dock, and one drive-in bay. The building is shared with two other tenants, has plenty of storage space, and offers ample parking.

This property is conveniently located just off the Biddeford Connector less than five minutes to the Maine Turnpike, 20 minutes to Portland, 30 minutes to Portsmouth, NH, and in close proximity to many amenities. The Biddeford/Saco region is in the midst of significant economic growth. Investments upwards of \$200 million have occurred in the past couple of years with more expected.

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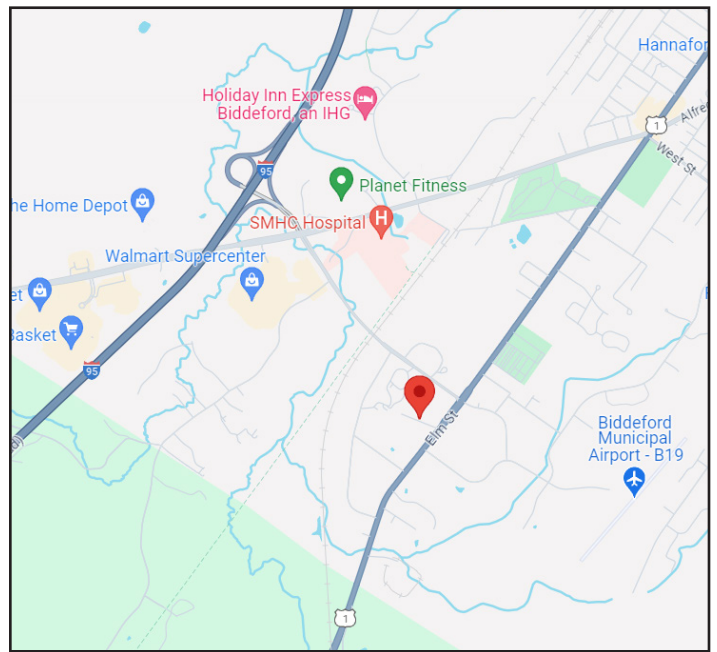
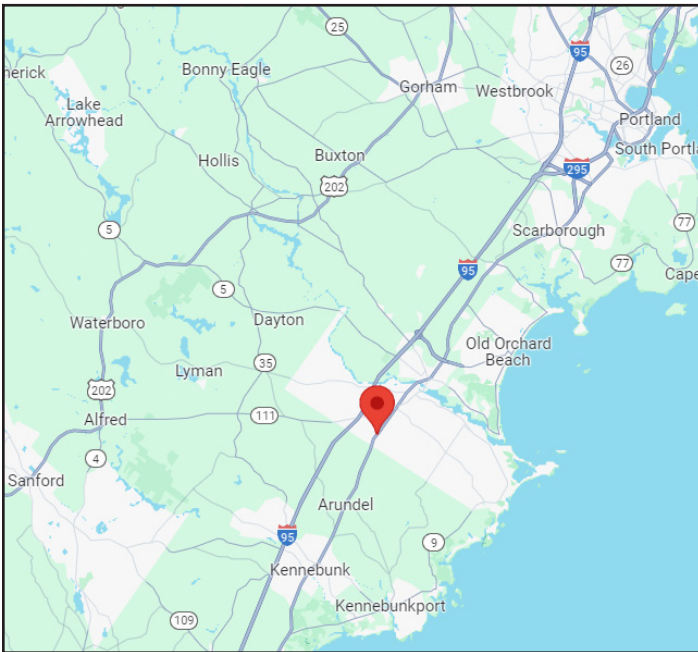
Note: this drawing is not to scale. It is for representational purposes only.

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10-12 GRAYS LN - BIDDEFORD LOCATION



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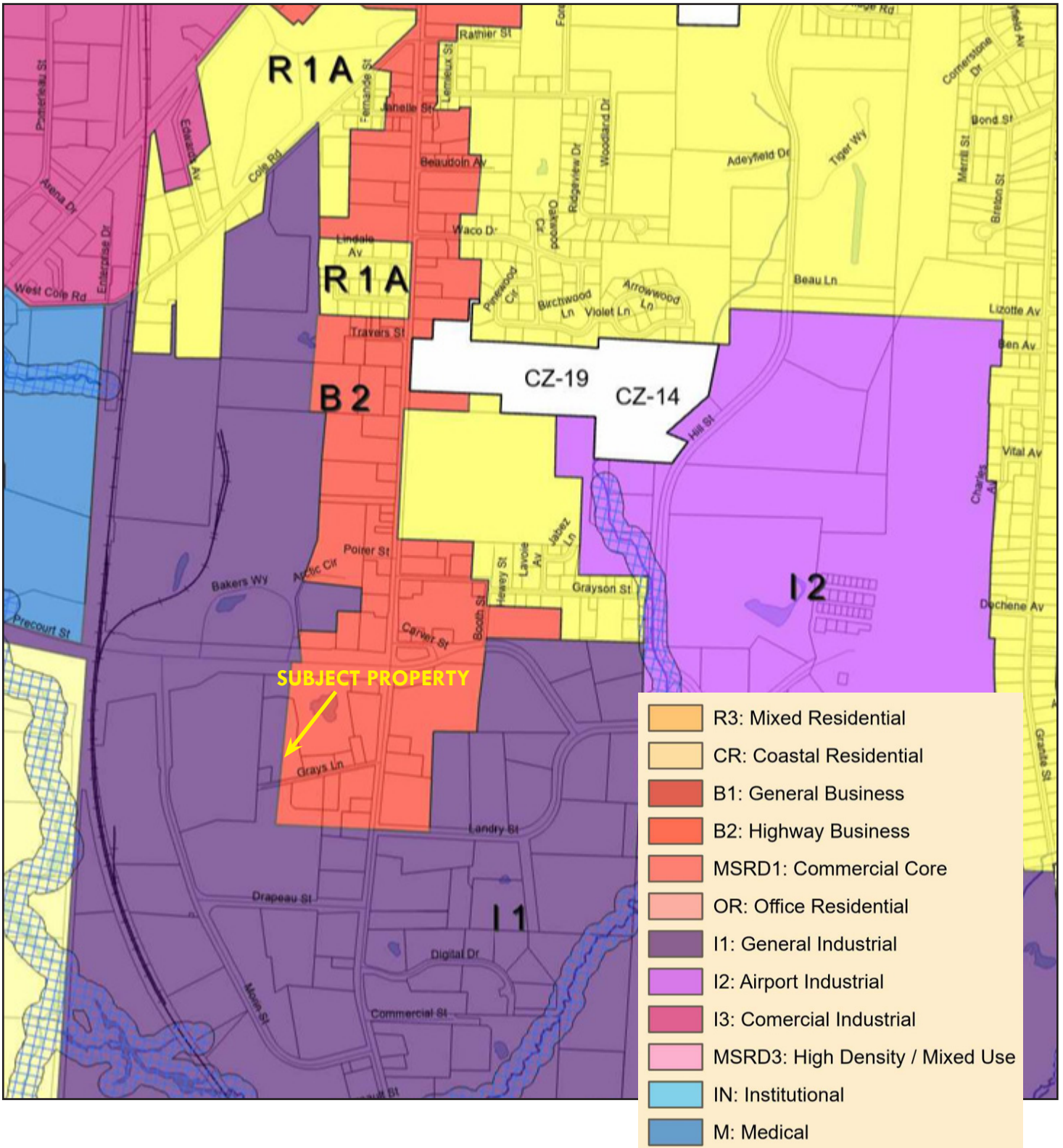


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10-12 GRAYS LN - BIDDEFORD ZONING MAP



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V Attachment 1

City of Biddeford

Table A
Table of Land Uses

[Amended 2-2-2010 by Ord. No. 2009.98; 8-3-2010 by Ord. No. 2010.70; 9-21-2010 by Ord. No. 2010.93; 6-21-2011 by Ord. No. 2013.24; 3-18-2014 by Ord. No. 2014.16; 9-6-2016 by Ord. No. 2016.74; 1-17-2017 by Ord. No. 2016.87; 6-20-2017 by Ord. No. 2018.44; 10-2-2018 by Ord. No. 2018.110; 3-5-2019 by Ord. No. 2019.15; 3-5-2019 by Ord. No. 2019.16; 1-19-2021 by Ord. No. 2021.10]

KEY:

- * Subject to Article VI, Performance Standards, of this ordinance.
- P Permitted use.
- Not permitted.
- C Conditional use. See Article VII for specific standards.
- A Accessory use.

	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Residential uses:												
Accessory dwelling units* 27	78	P	P	P	P	P	P					
Accessory structure*	2	P3	P3	P3	P3	P3	P3	P	P	P	P	P
Boarding, rooming house*	10					C	C					
Bed-and-breakfast*	9		C			C						
Cluster development*	18	C	C	C	C	C	C					
Congregate housing*	19					C	C					
Duplex/2-family	24	C	C	P	P	P	P					
Home occupation*	38	C	C	C	C	C	C	C				
Manufactured housing*												See Article VI, Se
Mobile home park*												See Article VI, Se
Multifamily dwelling*	47					P	P	P				
Planned unit development*	73					C	C					
Single-family dwelling 11	2	P	P	P	P	P	P					
Commercial uses:												
Adult business	3								C17			
Amusement center*	5							C	C			
Art gallery			C					P				
Art studio			C					P				
Auto body shops										C		C
Automobile graveyard, automobile recycling business, junkyard*	7									C		
Automobile repair, sales									P	P		C
Boat building, repair, marine services, sales, boat livery, marina, yacht club								P	P			C
Building materials retail sales								P	P	P		P

V Attachment 1:1

	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Carwash*	14							C	C	C		A
Commercial gardening, commercial greenhouse*	17	C	C	C	C				P			
Commercial recreation*	18							C	C	C		C
Commercial school*	53							P	P			P
Drugstore/medical supply								P	P			P
Financial institution								P	P	C		P
Firewood processing*	33											
Fisheries processing, storage*	34											
Funeral parlor								P	P	P		P
Gasoline service station*	36							P	P	P		C
Hotel/motel*	40							P	P	P		P
Indoor theater								P	P	P		P
Kennel, veterinary hospital*	42								P	P		P
Marijuana caregiver retail store	77									C	C	C
Marijuana store, adult use	77									C	C	C
Marijuana cultivation facility	77									C	C	C
Marijuana testing facility	77									C	C	C
Marijuana products manufacturing facility	77									C	C	C
Neighborhood convenience store/service		C4	C4	C4	C4	P	P	P	P			P
Off-street loading and parking lot and facilities, commercial parking garage	49					C	P	P	P9	P		A
Offices, business and professional*	52							P	P	P	P	P
Planned unit developments*	73							C	C			
Publishing, printing								P	P	P	P	P
Restaurant*	56							P	P	P		P
Retail store								P	P	P		P
Sawmill*	33											
Services								P	P	P		P
Shopping center								C	C	C		C
Telecommunications facilities	71											C
Wholesale business									P	P	P	P
Industrial uses:												

V Attachment 1:2

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	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Air transportation related use											C	
Air transportation dependent use*										C	C	
Airport	4									C	C	
Bulk oil terminal*	41									C		
Contractor's storage yard										C	C	
Demolition disposal*	23											
Experimental research and testing laboratory	29								C	C	C	C
Light manufacturing*	41								C	P	P	P
Light trucking dependent industry*	41								C	P	P	C
Manufacturing*	41									C	C	C
Planned unit developments*	73									C	C	C
Resource recovery facility												
Recycling facilities	76									C	C	
Redemption centers									C	P		
Storage of bulk gaseous fuels*	41									P	P	P
Transportation facilities										P		C14
Trucking, distribution terminal*									C	P	P	C
Warehousing and storage*	60								P	P	P	A
Self-storage facilities*	60							C16	C25, 26	P		C
Educational, institutional public uses:												
Addiction treatment facility 22												
Church, synagogue*		C	C	C	C	C	C		C			
Civic, convention centers								C	C			C
Community centers, clubs						C	C	C	C			C
Day-care center, adult	22	C	C	C	C	C	C	C	P	P	P	P
Day-care home, adult	22	C	C	C	C	C	C		C			
Day-care home, children's	22	C	C	C	C	C	C		C			
Day-care center, children's	22	C	C	C	C	C	C	C	C	C	C	C
Essential services	27	C	C	C	C	C	C	C	C	C	C	C
Fire, police station						C	C	P	P			P
Group homes, hospice	19	C	C	C	C	P	P	P	P			
Hospital*	39											
Municipal use	47.1	C	C	C	C	C	C	P	P	P	P	P
Museum, library			C					P	P			C
Nursing home*	39	C				P	P					

V Attachment 1:3

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	Article VI Section ^a	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3
Public and private schools*	53			C	C	P	P		C			
Public facility		C	C	C	C	C	C	P	P	C	C	P
Rehabilitation facility												
University/college*		C	C									C
University uses*		C										C
Water supply system	27	C	C	C	C	C	C	C	C	C	C	C
Outdoor, resource-based uses:												
Agriculture*	3, 31											
Agricultural products processing and storage*	3, 31									P		
Animal breeding or care	42											
Campground*	13											
Cemetery	14.1	C	C	C	C	C	C					
Extractive industry*	30								P2	P2		
Farm stands* 13	31											
Timber harvesting	64		C									
Golf course excluding miniature golf		P	P	P	P							
Parks and recreation*		P	P	P	P	P	P	P	P	P	P	P
Marijuana use classifications												
Marijuana caregiver retail store	77									C	C	C
Marijuana store, adult use	77									C	C	C
Marijuana cultivation facility	77									C	C	C
Marijuana testing facility	77									C	C	C
Marijuana products manufacturing facility	77									C	C	C

NOTES:

^a This column has been provided to serve as an aid in finding specific performance standards, but does not address all standards that may apply. Please consult Article VI for subsequent All uses cited above are subject to specific lot and setback, height, and performance requirements, as well as specific notes below:

1. Multifamily use shall not exceed 10 units per structure.
2. Requires Planning Board approval.
3. Accessory structures shall be limited to:
 - (a) Private detached garages for the storage of no more than three automobiles.
 - (b) Private greenhouses less than 200 square feet in floor area.
 - (c) Private swimming pools.
 - (d) Storage sheds, provided that they are uninhabitable and less than 200 square feet in area.
 - (e) Decks, porches, patios, gazebos, summerhouses, and other structures intended for outdoor use, provided they are uninhabitable.
4. No closer than 1,000 feet to another similar facility.
5. (Reserved)
6. (Reserved)

V Attachment 1:4



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.