

MLS #: 1629426

Status: Active

Directions: From Bangor, Hammond St. Route #2 to Freedom Parkway. Property on the right.

County: Penobscot

Property Type: Commercial Info Exch

Private Detail Report

Lease Amount: \$9

Original List Price: \$9



**69-1 Freedom  
Parkway  
Hermon, ME  
04401**

**Lease Amt/Terms:  
\$9 PSF Annual  
MLS#: 1629426**



## General Information

Sub-Type: General Commercial

Year Built +/-: 1977

Sqft Fin Total+/-: 5,150

## Land Information

Zoning: Industrial

## Interior Information

Manufacturing SqFt: 1,750

Office SqFt +/-: 700

Primary Use: General Commercial

Suite/Floor Level: 1

Total # Buildings: 1

Total # Floors: 1

Total # Units: 2

Total SqFt +/-: 5,150

Warehouse SqFt: 2,700

Year Built +/-: 1977

## Property Features

|                          |   |                           |   |                              |   |
|--------------------------|---|---------------------------|---|------------------------------|---|
| <b>Existing Lease:</b>   | Gross; NNN  | <b>Heat System:</b>       | Forced Air  | <b>Electric:</b>             | Circuit Breakers                          |
| <b>Location:</b>         | Industrial Park; Near Airport; Near Turnpike/Interstate   | <b>Heat Fuel:</b>         | Electric; Gas Natural   | <b>Utilities:</b>            | Utilities On: Yes                         |
| <b>CM/IND Misc Info:</b> | Clear Height +/-: 13; Confidential Listing: No; Confidentiality Statement: No; Gross Building Area +/-: 5,150; Manufacturing SqFt: 1,750; Office SqFt +/-: 700; Warehouse SqFt: 2,700 | <b>Cooling:</b>           | Other   | <b>Gas:</b>                  | Natural - On Site                         |
| <b>Property Uses:</b>    | Commercial; Distribution; Manufacturing; Special Purpose; Warehouse   | <b>Floors:</b>            | Concrete; Laminate; Other; Vinyl  | <b>Sewer:</b>                | Public Sewer                              |
| <b>Office Type:</b>      | Mixed Use   | <b>Building Features:</b> | Drive-In Bays: 1; Internet Access Available; Loading Dock - Adjustable; Storage | <b>Water:</b>                | Public                                    |
| <b>Property Status:</b>  | Existing  | <b>Lighting:</b>          | Fluorescent   | <b>Showing Instructions:</b> | Call Listing Broker; Email Listing Broker |
| <b>Construction:</b>     | Steel Frame   | <b>Parking:</b>           | 5 - 10 Spaces; Off Street; On Site  |                              |   |

## Tax/Deed Information

Full Tax Amt

Map/Block/Lot: 23//56

Tax ID: 69-1FreedomParkwayHermon04401

## Remarks

**Remarks:** Great opportunity to lease prime industrial, manufacturing or commercial space at Freedom Industrial Park located in Hermon, Maine. Situated next to Bangor and minutes from Interstate 95 and the Bangor International Airport. This existing space manufactured oils, tinctures and baked goods for the cannabis medical marijuana industry. Boasts drive in warehouse space, office space and finish space with epoxy coated flooring. Floor plan provided. The warehouse has 2 overhead doors 12' x 12' and 1 overhead door 12' x 10' Additional loading dock with 8' x 8' overhead door. Office area has main entry and 2 large offices. 2nd Floor additional- 1,045 sf. - Overhead storage 55 x 19 x 6 to 7' height. 1st FLOOR - OFFICE ---- 700 sf. 1st FLOOR - WAREHOUSE ---- 2700 sf. 4 Large drive-in bay doors, loading dock. 2nd FLOOR - FINISHED ----1750 sf. Clean space epoxy coated floor 2nd FLOOR - 1,045 sf. - Additional Overhead storage 55 x 19 x 6 to 7' height.

**Showing Instructions:** Call Listing Broker; Email Listing Broker

## Listing/Agent/Office Information

|                  |  |   |                           |                   |                              |
|------------------|--|---|---------------------------|-------------------|------------------------------|
| Lease Agreement: | <b>Exclusive Right To Lease</b>            | Lease Agreement Date: <b>06/27/2025</b> | Lease Agreement End Date: | <b>12/31/2025</b> |                              |
| Days On Market:  | <b>0</b>                                   | Withdrawal Date:                        | Pending Date:             |                   |                              |
|                  |  |   | Terminated Date:          |                   |                              |
| <b>LA:</b>       | <b>Name</b>                                | <b>Primary</b>                          | <b>Cell</b>               | <b>Fax</b>        | <b>E-mail</b>                |
|                  | Stephen Sprague (019281 )                  | 207-319-8129                            | 207-319-8129              |                   | Stephensprague@eradawson.com |
| <b>LO:</b>       | ERA Dawson-Bradford Co. (1122)             | 207-947-6788                            |                           | 207-941-9866      |                              |
| <b>CLA:</b>      | Catharine {Aimi} Icenogle Baldwin (018396) | 207-266-7021                            | 207-266-7021              |                   | aimibaldwin@eradawson.com    |
| <b>CLO:</b>      | ERA Dawson-Bradford Co.(1122)              | 207-947-6788                            |                           | 207-941-9866      |                              |

Prepared by ERA Dawson-Bradford Co. on Monday, July 07, 2025 3:36 PM.

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