

FOR LEASE

82 SYLVAN ROAD
BANGOR, MAINE



Located near the Bangor Mall and close to Eastern Maine Medical Center, Eastern Maine Community College, area restaurants, hotels, and shopping centers, this site is perfect for a multitude of retail, office, educational, medical, and commercial uses. The building and signage are highly visible from Interstate 95 and the property is easily accessible via right turn from the off-ramp of Exit 187. There is large parking lot on site with spaces for over 100 vehicles.

For more information contact:

Tim McClary, Commercial Lease Administrator

(o) 207.848.5704

(c) 207.745.3307

(e) tmcclary@hrsservices.net

www.elliscommercial.com

SITE SPECS

82 SYLVAN ROAD
BANGOR, MAINE



AVAILABLE:	10,400+/- SF
ZONING:	Commercial
TRAFFIC COUNT:	17,000 +/- VPD with direct view from I-95
ACCESS:	Exit 187 off I-95, Hogan Road & Sylvan Road
PARKING:	114 +/- Parking Stalls
WATER/SEWER:	Public
SIGNAGE:	Large pylon sign with excellent visibility from I-95
EXTERIOR:	TBD
INTERIOR FINISH:	TBD
FIRE SUPPRESSION:	Sprinkler
HVAC & ELECTRICAL:	TBD Based on need
LEASE RATE:	Negotiable

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AERIAL

82 SYLVAN ROAD
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ellis COMMERCIAL
DEVELOPMENT
LEASING & MANAGEMENT



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