

For Lease  
**Industrial Property**  
10,000 - 97,150 SF



## 1 Eagle Drive

Sanford, Maine 04073

### Property Highlights

- Heavy electrical service
- Five (5) loading docks with levelers
- Four (4) drive-in OHDs
- 12 mins from both I-95 Exit 19 & 25 and is 1 mile from the Wells & Kennebunk town lines

### Property Description

We are pleased to offer 10,000 - 97,150± SF for lease in this manufacturing building on 12± acres. The building envelope has been completely renovated, including a new roof. 1 Eagle Drive is located adjacent to Lowe's and Walmart, and sits across the road from the Sanford Seacoast Regional Airport. It has 800'± of frontage on Main Street/Route 109, providing excellent visibility. Located in South Sanford, the property is 12 mins from both Exit 19 and 25 of the Main Turnpike and is 1 mile from the Sanford/Kennebunk border.



### Broker Contact

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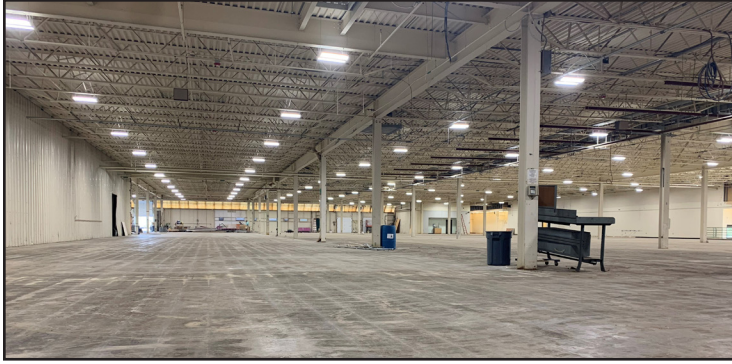


## Property Overview

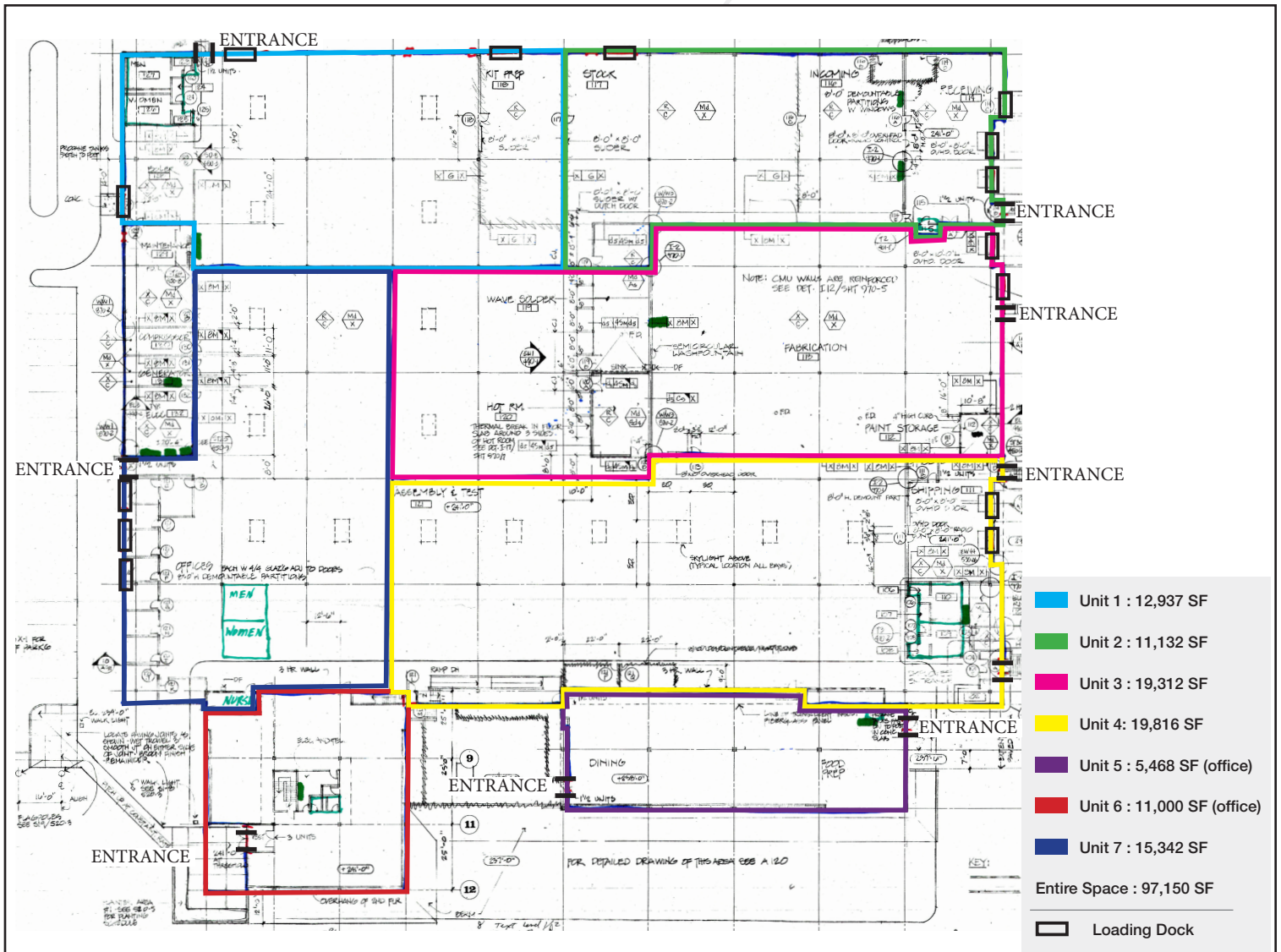
Owner	1 Eagle, LLC
Building Size	97,150± SF
Lot Size	12± acres
Available Space	5,468 - 95,007± SF
Assessor's Reference	Map R19, Lot 2A
Deed Reference	Book 14468, Page 608
Annual Taxes	\$35,521.20 (FY '18-19)
Zoning	Industrial Business (IB)
Building Age	1981, building envelope renovated including new roof in 2020
Building Construction	Steel frame with steel columns, translucent illuminating insulated fiberglass panels on East, South and West walls
Roof	Flat EDPM with interior roof drains
Flooring	Concrete slab with carpeting and vinyl in finished areas
Utilities	Municipal water and sewer, natural gas
Ceiling Height	15' clear height in warehouse/manufacturing areas
Loading Docks	Five (5) with load levelers
Drive-in OHDs	Two (2) 14' x 14' doors, one (1) 8' x 10' door and one (1) 14' x 10' door
Heat/HVAC	New gas fired units. Space can become climate controlled for tenants needs
Fiber Optics	High-speed fiber
Electrical	5,000 Amp, 480 volt, 3-phase, 4 wire
Generator	TBD
Lighting	New LED fixtures throughout
Sprinkler System	Full wet system throughout
Bathrooms	Six (6) half baths, six (6) men's and women's rooms
Parking	Ample, paved parking on-site
Road Frontage	803'± along Main Street (Route 109) and 700'± along Eagle Drive

**LEASE RATE : \$5.50/SF NNN**

# 1 Eagle Drive



## Potential Subdivision





1 Eagle Drive

RÖHM

LOWE'S

Walmart

Sanford Seacoast  
Regional Airport

