

FOR SALE

Industrial/Flex Condo

1,443± SF | \$285,000



10 Mill Brook Road, Unit 13, Saco

Property Highlights

- *Constructed in 2019*
- *Excellent industrial park location*
- *One (1) 12' x 14' drive-in OHD*

Property Description

We are pleased to offer Unit 13, a 1,443± SF industrial condominium, for sale in The Mill Brook Business Center. This newly developed property consists of three (3) buildings with various size condo units. Mill Brook Business Park is a 70± acre park located on Route One and is approximately 2 miles from The Maine Turnpike/I-95, Exit 36. The Park borders the Eastern Trail which provides walking and biking opportunities. Unit 13 is already constructed and available for occupancy in 30-60 days.



Broker Contact

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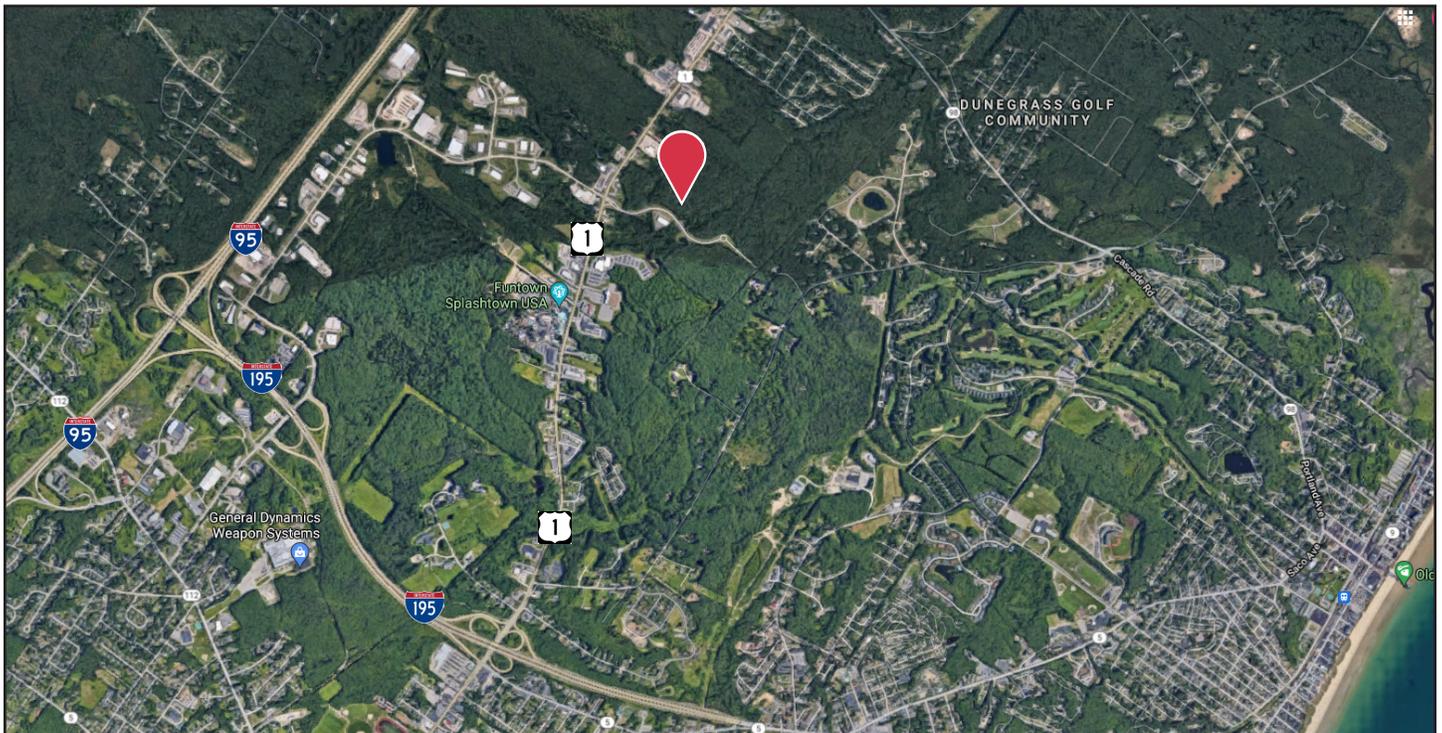
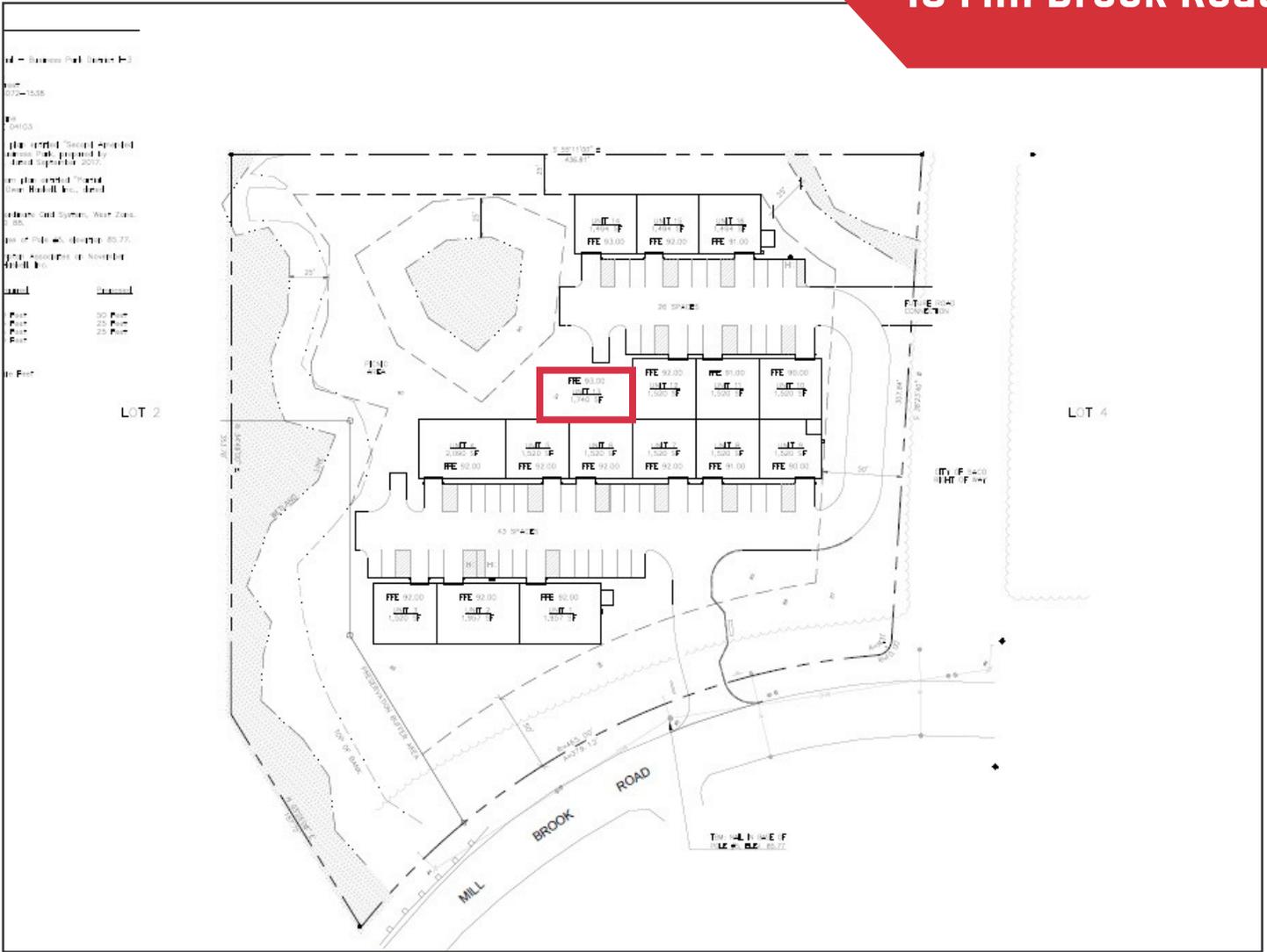


Property Overview

Owner	R&S Home Improvements LLC
Available Space	1,443± SF
Lot Size	3.72± acres
Assessor's Reference	Map 45, Block 19, Lot 3-23
Deed Reference	Book 18920, Page 213
Annual Taxes	\$3,328.54 (FY '21 - '22)
Zoning	Light Industrial & Business Park District I-3
Year Built	2019
Building Construction	Wood frame
Siding	Brick veneer bases with metal siding
Foundation	Concrete slab
Roof	Asphalt shingles
No. of Floors	One (1) with possibility to build mezzanine space
Ceiling Height	18'±
Drive-in OHD	One (1) 12' x 14'
Flooring	Concrete slab
Heat	Natural gas FHA heater
Lighting	Fluorescent fixtures throughout
Electrical	3-phase, 200 amp
Utilities	Municipal water and sewer
Signage	Building facade and directory at the entrance to the property
Parking	4± spaces

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.