

For Sale
Industrial/Flex Unit
1,443± SF | \$280,000



10 Mill Brook Road, Unit 13

Saco, ME 04072

Property Highlights

- Constructed in 2019
- Excellent Industrial Park Location
- 12'x14' 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 3 buildings with various size condo units. Mill Brook Business Park is a 70 acre park located on Route One and is approximately two miles from 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

Greg Hastings, SIOR

ghastings@dunhamgroup.com

207.415.1700

Property Overview

Owner	BBK Investments, LLC
Available Space	1,443± SF
Site Size	3.72± acres
Assessor's Reference	Map 45, Block 19, Lot 3-23
Taxes	\$3,259.32 (2020 - 2021)
Deed Reference	Book 18004, Page 786
Zoning	Light Industrial - Business Park District I-3
Year Built	2019
Building Construction	Wood frame with metal siding, concrete slab foundation
Exterior	Brick veneer bases with metal siding
Roof	Asphalt shingles
Stories	One (1) with possibility to build mezzanine space
Ceiling Height	18'±
Drive-in OHD	One (1), 12' x 14' OHD
Flooring	Concrete slab
Heat	Natural gas FHA heater
Lighting	Fluorescent fixtures throughout
Electrical	3-Phase, 200 Amp
Utilities	Municipal water and sewer
Signage	Building façade and directory at the entrance to the property
Parking	4± spaces

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Condo Fees Approximately \$100/month

