

FOR SALE/LEASE

Industrial & Land

42,704± SF | 6.73± acres | \$4.2M



11-12 Lund Road Saco, ME

Turn-key 42,704± SF Refrigerated Distribution Facility with Parking and Expansion Land
Located off the New I-95 Exit 35.

BROKER CONTACT

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Property Description

Rare opportunity to acquire or lease Southern Maine's only available refrigerated and freezer distribution facility. Situated on a combined 6.73± acres, this industrial property includes a 42,704± SF warehouse and distribution facility at 12 Lund Road along with an additional 2.5± acre graveled parcel at 11 Lund Road, offering valuable expansion, storage, or future development potential. Strategically located in Saco's Business Industrial District with immediate access to the newly opened Exit 35 on I-95, the property provides exceptional regional connectivity throughout Maine and New England. Features include nine loading docks, 20'-23' clear heights, on-site diesel fueling, municipal utilities, and extensive refrigerated and freezer infrastructure. The combination of a highly functional industrial facility, surplus land, and unparalleled highway access makes this a unique opportunity for food distributors, cold storage operators, logistics providers, and industrial investors.

Property Highlights

- **42,704± SF Refrigerated & Freezer Distribution Facility** – The only freezer warehouse currently available in Southern Maine.
- **Prime I-95 Access** – Immediate access to the newly opened Exit 35, providing excellent connectivity throughout Maine and New England.
- **Industrial-Ready Infrastructure** – Nine loading docks, 20'-23' clear heights, on-site diesel fueling station, and municipal water and sewer.
- **6.73± Acres with Expansion Potential** – Includes a 4.23± acre improved site and an additional 2.5± acre graveled parcel for outdoor storage, fleet parking, or future development.

12 Lund Road

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|----------------------|---|
| Owner | Lund Saco JP LLC & Lund Saco VG LLC |
| Assessor's Reference | Map 69, Lot 14 |
| Deed Reference | Book 18347, Page 475 |
| Lot Size | 4.23± acres |
| Building Size | 42,704± SF warehouse/distribution with refrigerated/freezer space |
| Year Built | 1978, recent renovations 2023 |
| Zoning | B-I (Business Industrial District) |
| RE Taxes | \$66,940.22 (25-26) |
| Construction | Steel frame, pre-fab metal siding |
| Utilities | Municipal water and sewer |
| HVAC | Oil-fired forced hot air in office area |
| Clear Height | 20-23' in warehouse area |
| Loading Docks | Nine (9) |

11 Lund Road

| | |
|----------------------|-------------------------------------|
| Owner | Lund Saco JP LLC & Lund Saco VG LLC |
| Assessor's Reference | Map 69, Lot 8-1 |
| Deed Reference | Book 18347, Page 473 |
| Lot Size | 2.5± acres |
| Zoning | B-I (Business Industrial District) |
| RE Taxes | \$5,819.16 (25-26) |

FOR SALE : \$4,200,000 - FOR LEASE : SEE BROKER

11-12 Lund Road



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.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition** to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.