FOR LEASE

Industrial/Warehouse

3,600± SF | $15.00/SF NNN



11 Mill Brook Road, Saco

Property Highlights

- *One (1) 10'x10' drive-in OHD*
- *14' - 17' ceiling height*
- *Located directly across from the new Saco Elementary School and approximately 2 miles from Maine Turnpike Exit 36*



Property Description

We are pleased to offer 3,600± SF of warehouse/flex space for lease. The building is located in the Mill Brook Business Park, off US Route 1, and directly across the road from the new Saco Elementary School which is slated to open in Fall 2028. This space is ideal for a business that wants to locate near the new school.

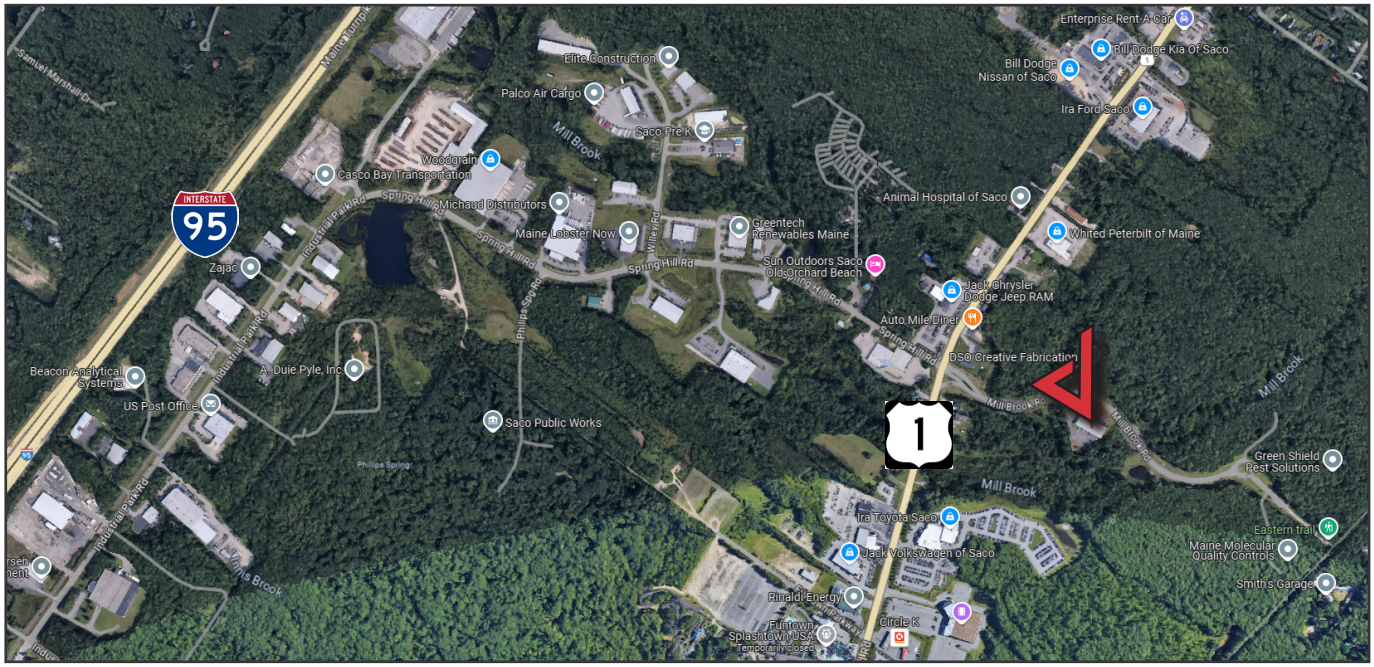
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The Dunham Group | Commercial Real Estate

Property Overview

Landlord	11 Mill Brook, LLC
Building Size	16,000± SF
Available Space	3,600± SF
Lot Size	4.39± acres
Assessor's Reference	Map 45, Lot 19-3
Zoning	Industrial-3
Year Built	2009
Siding	Concrete block and metal
Roof	Sloped metal
Flooring	Concrete and vinyl plank
Utilities	Municipal water/sewer, LP gas
Ceiling Height	14' - 17'±
Loading Doors	One (1) 10'x10' drive-in OHD
Heat	LP gas-fired heater
Electrical	200 Amp, 3-Phase
Lighting	LED fixtures
Sprinkler System	Full coverage with a wet-pipe system
Parking	Ample, on-site
Availability	One month from lease execution

FOR LEASE : $15.00/SF NNN



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.