

For Lease Industrial Building

9,000± SF 2.04± acres

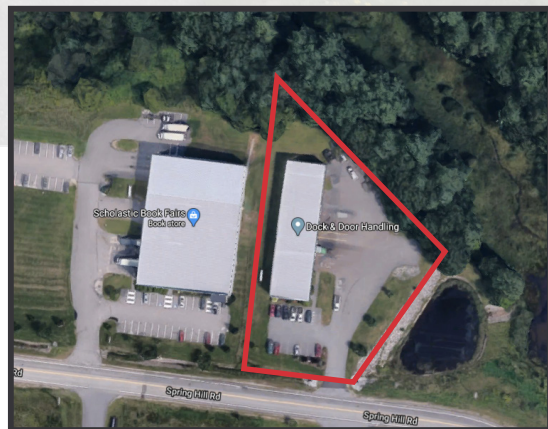


29 Spring Hill Road

Saco, ME

Property Highlights

- 20' - 24' eave height
- Two (2) loading docks with dock levelers
- Two (2) 12' x 14' drive-in OHDs
- 1,200± SF air-conditioned office space



Property Description

We are pleased to offer for lease a 9,000± SF industrial building that is subdividable to 5,500± SF and 3,500± SF spaces. Located in Saco Industrial Park approximately one (1) mile from Maine Turnpike/I95 Exit 36.

Broker Contact

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Property Overview

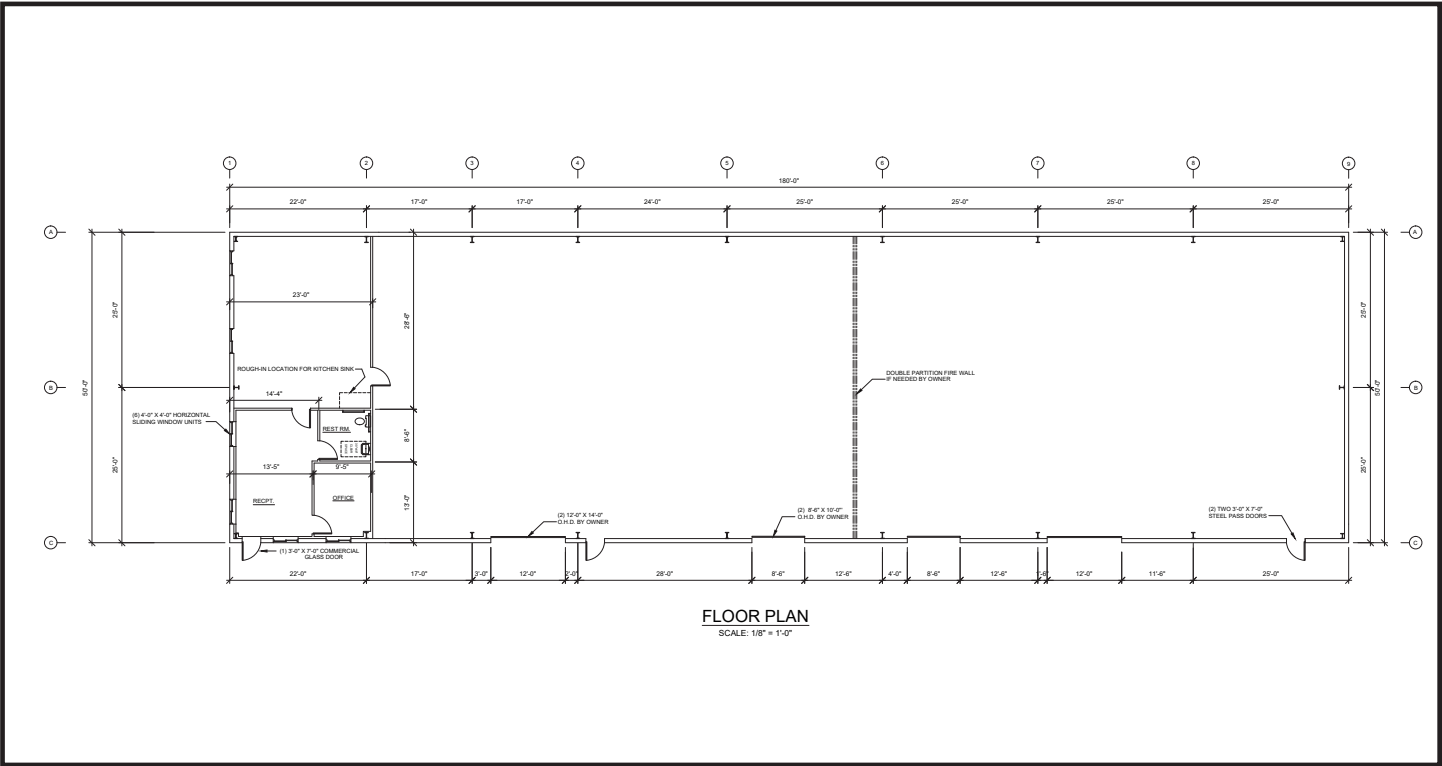
Owner	AJR Property, LLC						
Assessor's Reference	Map 59, Lot 29						
Deed Reference	Book 12951, Page 0038						
Zoning	Industrial (I-1)						
Building Size	9,000± SF (50' x 180')						
Space Breakdown	<table border="0"> <tr> <td>Office</td> <td>1,200± SF</td> </tr> <tr> <td>Warehouse</td> <td>7,800± SF</td> </tr> <tr> <td>Total</td> <td>9,000± SF</td> </tr> </table>	Office	1,200± SF	Warehouse	7,800± SF	Total	9,000± SF
Office	1,200± SF						
Warehouse	7,800± SF						
Total	9,000± SF						
Lot Size	2.04± acres						
Year Built	2003						
Construction	Pre-engineered Varco-Pruden building steel frame with 26 gauge metal wall panels						
Insulation	Roof - 6" thick (R-19) fiberglass roll insulation Walls - 4" thick (R-13) fiberglass roll insulation						
Roof	Single sloped 24 gauge galvalume steel						
Floor	6" reinforced concrete						
Electric	200 amp, 120/208 Volt, single-phase						
Lighting	Office - Fluorescent fixtures Warehouse - LED Fixtures						
Utilities	Municipal water and sewer, LP gas. (Natural gas available in Spring Hill Road)						
Heating	Office - HVAC and electric baseboard Warehouse - LP gas-fired FHA units						
Loading Doors	Two (2) loading doors with load levelers Two (2) 12'x14' drive-in OHDs						
Eave Height	20' - 24'						
Parking	Ample on-site						
Accessibility	Approximately one (1) mile from Maine Turnpike/195 Exit 36						
Miscellaneous	- Storage mezzanine above office space - Electric security gate at entrance to property						
Availability	1st Quarter 2021						

FOR LEASE : \$8.00/SF NNN

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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.