

For Lease Industrial Building

9,000± SF | 2.04± acres

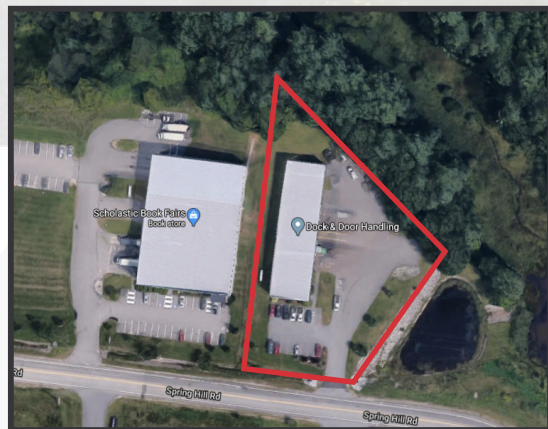


29 Spring Hill Road

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	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/I95 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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