

# FOR LEASE

## Industrial Space

4,912± SF | \$12.00/SF NNN



## 30 Spring Hill Road, Saco

### Property Highlights

- 4,912± SF available for lease
- 22' eave height
- 600 Amp, 3-phase electrical service
- 2" domestic water line



### Property Description

We are please to offer 4,912± SF for lease at 30 Spring Hill Road located in Saco Industrial Park. The space offers 1,000± SF of air-conditioned office space, 3-phase electrical service, one loading dock and one drive-in overhead door.

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## Property Overview

|                       |                                                                              |
|-----------------------|------------------------------------------------------------------------------|
| Owner                 | 30 Spring Hill Road, LLC                                                     |
| Building Size         | 9,550± SF                                                                    |
| Lot Size              | 2.24± acres                                                                  |
| Zoning                | Industrial                                                                   |
| Available Space       | 4,912± SF                                                                    |
| Space Breakdown       | 1,000± SF Office space<br>3,912± SF Warehouse space                          |
| Assessor's Reference  | Map 59, Lot 28                                                               |
| Annual Taxes          | \$17,654.86 (FY 2025-26)                                                     |
| Building Age          | 2004                                                                         |
| Building Construction | Steel frame with metal siding (Varco Pruden building)                        |
| Roof                  | Single slope metal                                                           |
| Flooring              | Concrete slab                                                                |
| Utilities             | Municipal water and sewer, natural gas, 2" domestic water line in front unit |
| Ceiling Height        | 22' eave height                                                              |
| Loading Docks         | One (1) dock door                                                            |
| Drive-in OHD          | One (1) 12' x 14'                                                            |
| Heat/HVAC             | Gas-fired FHA heat in warehouse and HVAC in office                           |
| Electrical            | 600 Amp, 120/208V, 3-phase service to the building                           |
| Lighting              | LED fixtures                                                                 |
| Sprinkler System      | Full coverage with wet-pipe system                                           |
| Parking               | Ample, paved parking                                                         |
| Availability          | April 2026                                                                   |

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