

For Lease  
**Industrial Building**

20,400± SF | 2.22± acres



## 33 Spring Hill Road

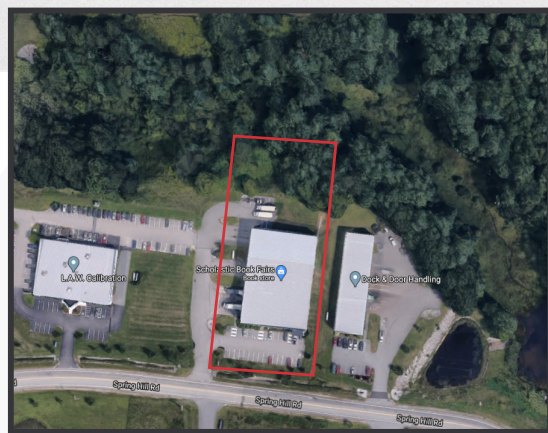
Saco, ME

### Property Highlights

- 24' -30' eave heights in warehouse area
- Five (5) loading docks and One (1) drive-in OHD
- 400 Amp, 120/208 Volt, 3-Phase electrical service
- Municipal water and sewer. Natural gas is available in Spring Hill Road

### Property Description

We are pleased to offer for lease a high-bay distribution building with five (5) loading docks and one (1) drive-in OHD. The property is located approximately one mile from the Maine Turnpike/I-95 Exit 36 in the Saco Industrial Park.



### Broker Contact

**Greg Hastings, SIOR**

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## Property Overview

Owner	Spring Hill Development, LLC
Assessor's Reference	Map 59, Lot 30
Deed Reference	Book 9937, Page 109
Zoning	Industrial (I-1)
Building Size	20,400± SF (120' x 170')
Space Breakdown	Office - 1,600± SF Warehouse - 18,800± SF Total - 20,400± SF
Lot Size	2.22± acres
Year Built	2000
Construction	Pre-engineered Varco Pruden building with steel frame and metal siding
Roof	Single slope roof
Floor	Concrete slab
Electric	400 Amp, 120/208 Volt, 3-phase
Lighting	Office - Fluorescent fixtures Warehouse - LED fixtures
Utilities	Municipal water and sewer. LP gas (natural gas is available)
Heating	Office - HVAC Warehouse - LP gas-fired FHA heaters
Loading Doors	Five (5) 8'6" x 9'6" dock doors. Three (3) doors have load levelers
Drive-in Door	One (1) 12'x14'
Eave Height	24'-30'
Sprinkler System	Full coverage with a wet-pipe system
Bathrooms	Two (2)
Accessibility	Approximately one (1) mile from Maine Turnpike/I95 Exit 36
Miscellaneous	1,600± SF storage mezzanine (125# PSF) above office space

**FOR LEASE : \$8.00/SF NNN**

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