

For Lease
41 Spring Hill Road
5,500± SF



41 Spring Hill Road

Saco, ME 04072

Property Highlights

- Fully air conditioned and sprinklered
- Potential for 16,000± SF expansion
- Excellent location 1± mile from I-95/
Maine Turnpike Exit 36



Property Description

We are pleased to offer a Class A office/industrial building for lease in the Saco Industrial Park. The landlord can install drive-in OHDs and remove some office space, if necessary.

Broker Contact

Greg Hastings, SIOR

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Property Overview

Owner	The Pattenson Companies, LLC
Building Size	14,160± SF
Lot Size	4.76± acres
Space Available	5,500± SF
Assessor's Reference	Map 059, Lot 32
Annual Taxes	\$19,378.06 (FY '18-19)
Zoning	Industrial (I-1)
Building Age	2000
Building Construction	Steel frame with drivit, metal and glass facade
Foundation	Concrete slab
Roof	Sloped metal roof
Flooring	Carpet, ceramic tiles, poured concrete
Utilities	Municipal water and sewer, natural gas heat
Drive-in OHD	One (1) drive-in OHD (to be installed)
HVAC	Natural gas-fired roof mounted units
Electrical	3000 Amps, 120/208 Volts, 3 phase power
Lighting	Fluorescent fixtures throughout
Sprinkler System	Yes
Restrooms	Multi-stall, separate men's and women's restrooms
Parking	Paved parking on-site for 100± vehicles

LEASE RATE : \$8.75/SF NNN



