

# FOR LEASE

## Storage & Garage Space/Land

1,000 - 5,000± SF | 1 - 5± acres



## 46 Red Mill Road, Casco, ME

### Property Highlights

- 10 Wood-Frame Buildings with Office and Storage Space
- Excellent Access Off ROW via Route 302/ Roosevelt Trail
- Near Sebago Lake, 20 Minutes from Bridgton
- Cleared and Level Site
- Commercial Zoning

### Property Description

We are pleased to offer for lease this versatile commercial property at 46 Red Mill Road in Casco. The property offers a combination of land, cold storage, and heated storage/garage space, making it well suited for contractors, equipment storage, boat storage, warehousing, and other commercial uses. Available building spaces range from approximately 1,000 - 5,000± SF. Laydown and outdoor storage areas are also available in approximately 1 - 5± acre sections, with terms negotiable based on tenant needs.

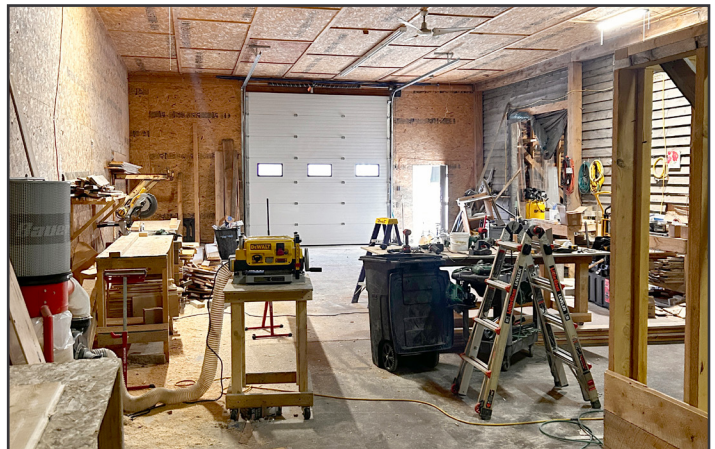
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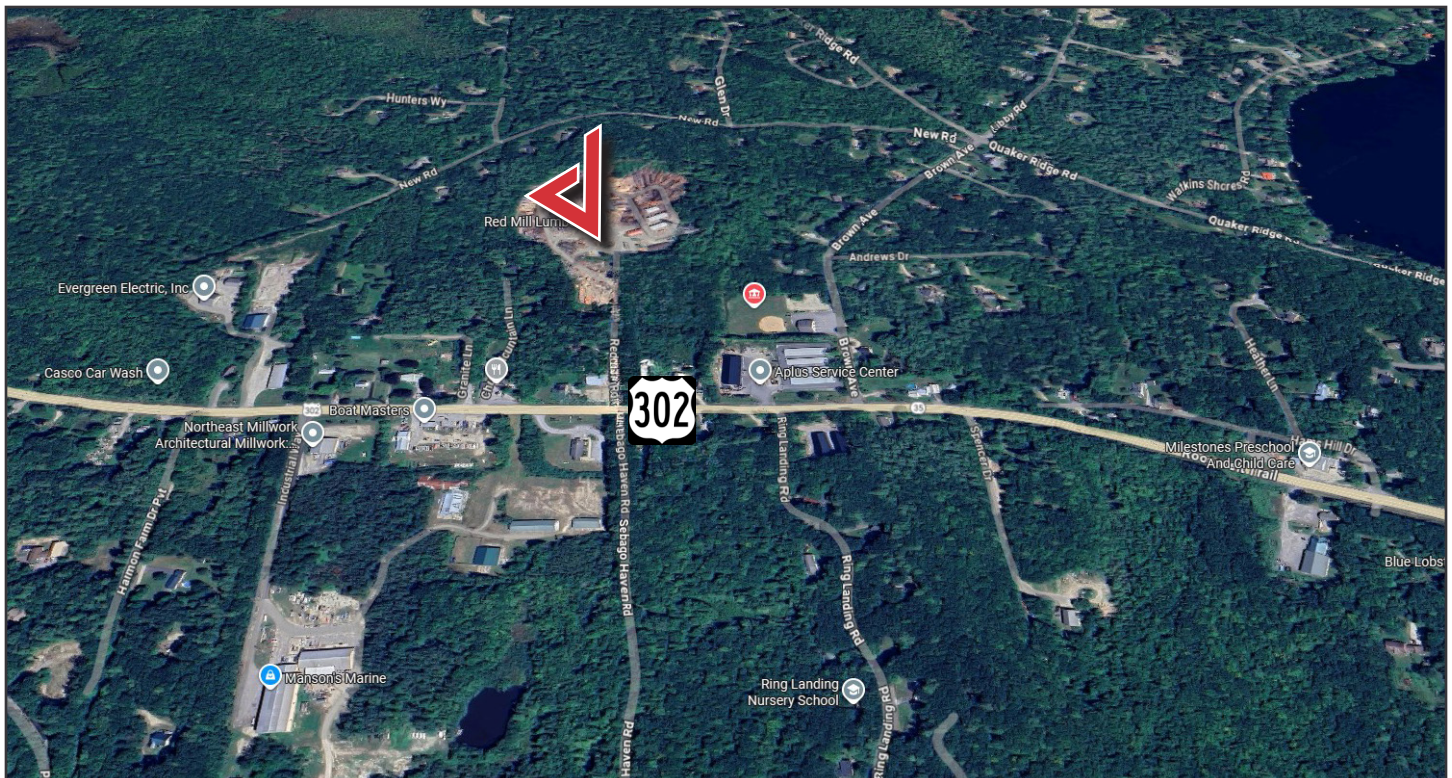
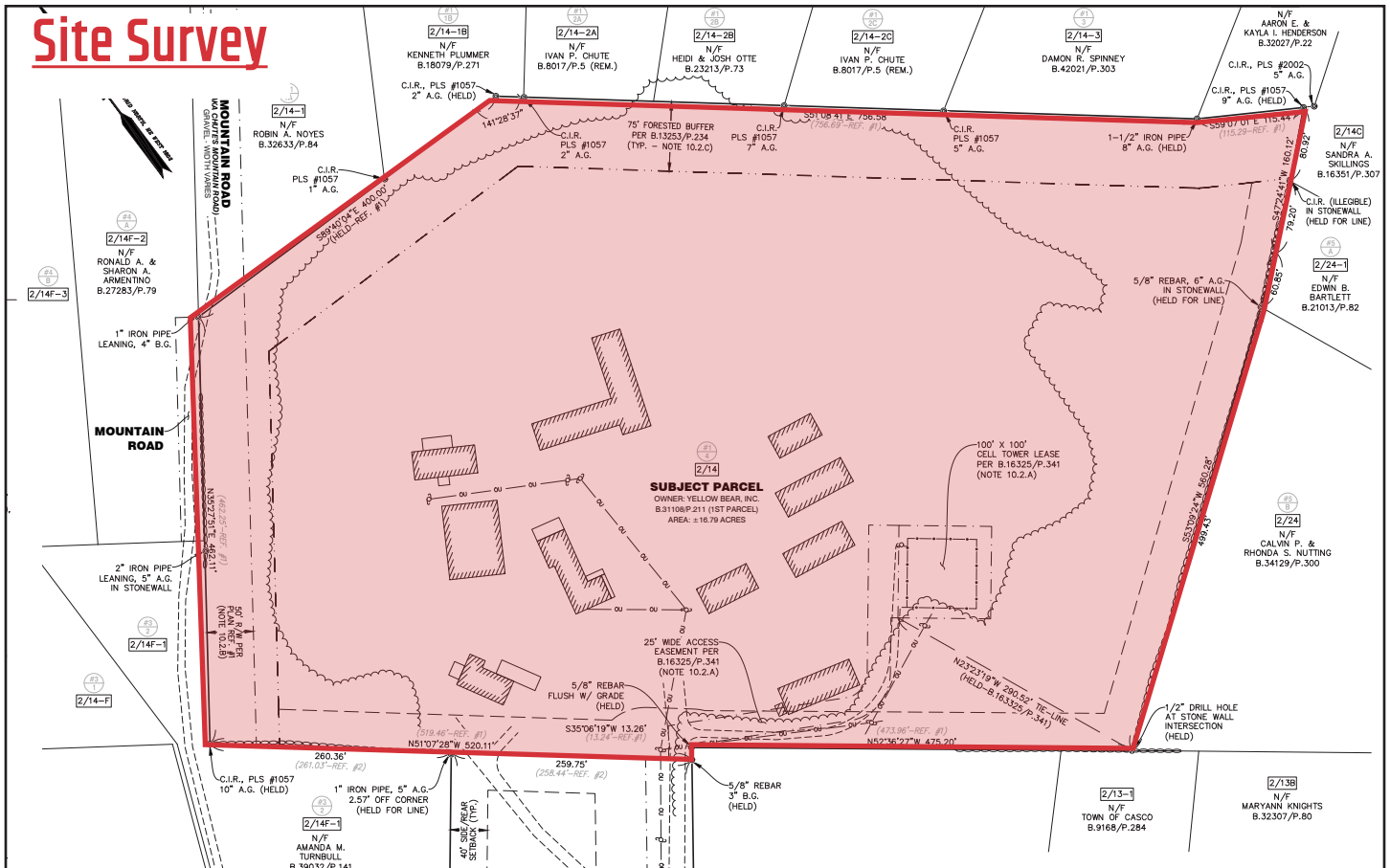


## Property Overview

|                      |                                                                                                              |
|----------------------|--------------------------------------------------------------------------------------------------------------|
| Owner                | Yellow Bear, Inc.                                                                                            |
| Assessor's Reference | Map 2, Lot 14                                                                                                |
| Space Available      | Storage/Garage Space : 1,000 - 5,000± SF<br>Land/Laydown : 1 - 5± acres                                      |
| Lot Size             | 16.79± acres                                                                                                 |
| Zoning               | Commercial                                                                                                   |
| Utilities            | 3-phase electricity                                                                                          |
| Availability         | For lease options, see owner for details: <a href="mailto:info@redmilllumber.com">info@redmilllumber.com</a> |

**FOR LEASE : \$6.00 - \$8.00/SF NNN**





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.