

FOR LEASE

Industrial Building

12,450 SF | \$10.75/SF NNN



6 Willey Road, Saco

Property Highlights

- *Climate-controlled industrial space*
- *25' clear height*
- *Room for tenant expansion*
- *5 minutes from I-95*

Property Description

We are pleased to offer this 12,450± SF industrial building for lease in the highly-coveted Saco Industrial Park. The building offers climate-controlled industrial space with 25' clear heights, one loading dock, one drive-in door, and office space. The site offers 32 parking spaces with additional lay-down area. Saco Industrial Park is located 5 minutes and less than 3 miles from I-95. The site is situated on 3.28± acres and is in the I-1 zone, which includes uses of distribution, manufacturing, food-processing, warehousing, industrial, flex, R&D and light assembly.



TC Haffenreffer | tc@dunhamgroup.com | 207.956.0091
Sylas Hatch | shatch@dunhamgroup.com | 207.485.5511
207.773.7100 | dunhamgroup.com



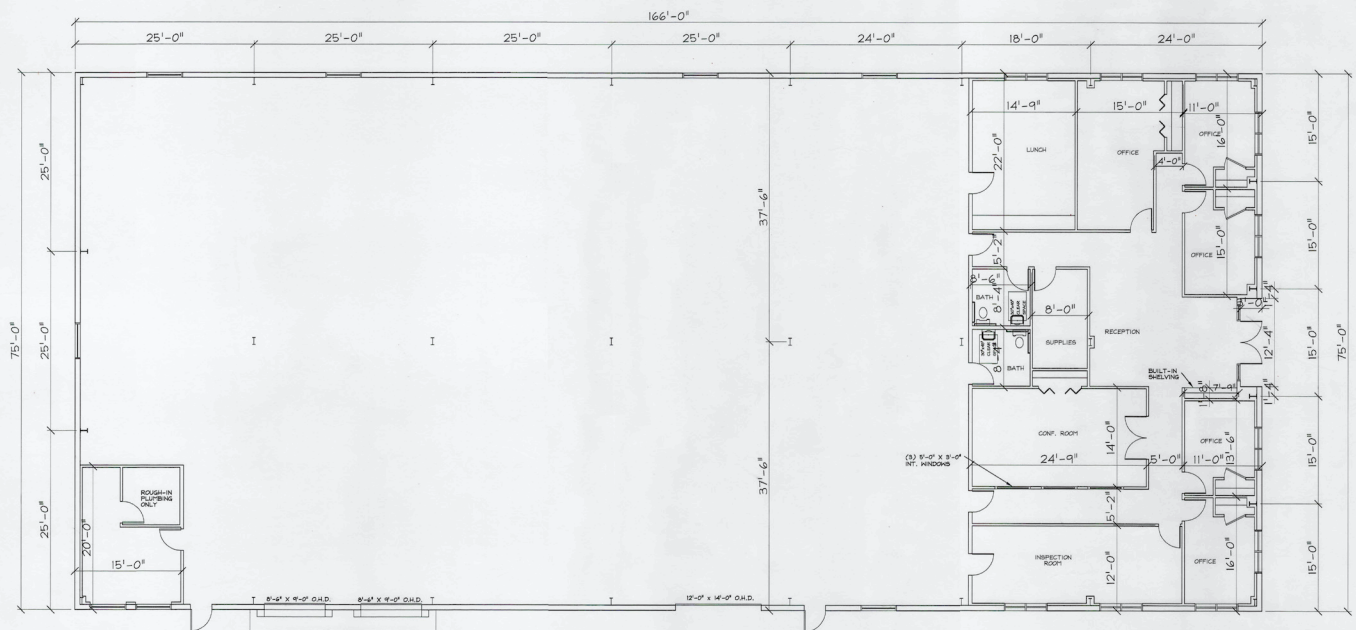
Property Overview

Owner	ODPI, Inc.
Building Size	12,450± SF
Lot Size	3.28± acres
Available Space	12,450± SF
Space Breakdown	9,300 SF warehouse, 3,150 SF office
Assessor's Reference	Map 73, Lot 22
Zoning	I-1
Year Built	2002
Construction	Steel frame, metal roof, metal/concrete cinder siding
Flooring	Concrete
Ceiling Heights	20-25'±
Loading Docks	One (1) - second optional
Drive-in OHDs	One (1)
Utilities	Public water and sewer, propane
HVAC	Full HVAC, climate controlled
Electrical	800 Amp, 3-Phase
Lighting	LED & low pressure sodium
Sprinkler System	Wet
Bathrooms	Two (2)
Parking	32 spaces

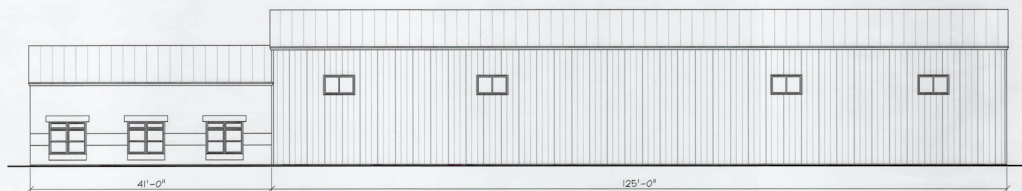
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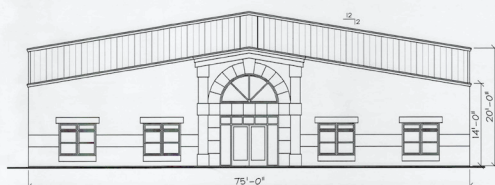
FLOOR PLAN
SCALE: 1/16" = 1'-0"



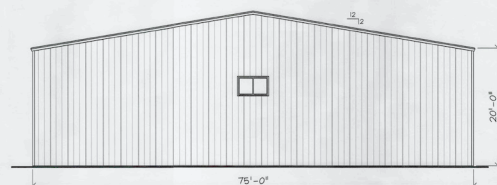
SIDE WALL ELEVATION
SCALE: 1/8" = 1'-0"



SIDE WALL ELEVATION
SCALE: 1/8" = 1'-0"



FRONT END WALL ELEV.
SCALE: 1/8" = 1'-0"



REAR END WALL ELEV.
SCALE: 1/8" = 1'-0"

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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.