

**FOR LEASE**  
**Industrial/Warehouse**  
8,250± SF | \$8.25/SF NNN



## 64 Industrial Park Road, Saco

### Property Highlights

- 600 Amp, 3-Phase electrical service
- Less than 1± mile from Maine Turnpike Exit 36
- Loading dock and drive-in overhead door



### Property Description

We are pleased to offer 8,250± SF industrial space with a loading dock and a drive in overhead door. The space is available for occupancy by February 2024.

### Broker Contact

Greg Hastings

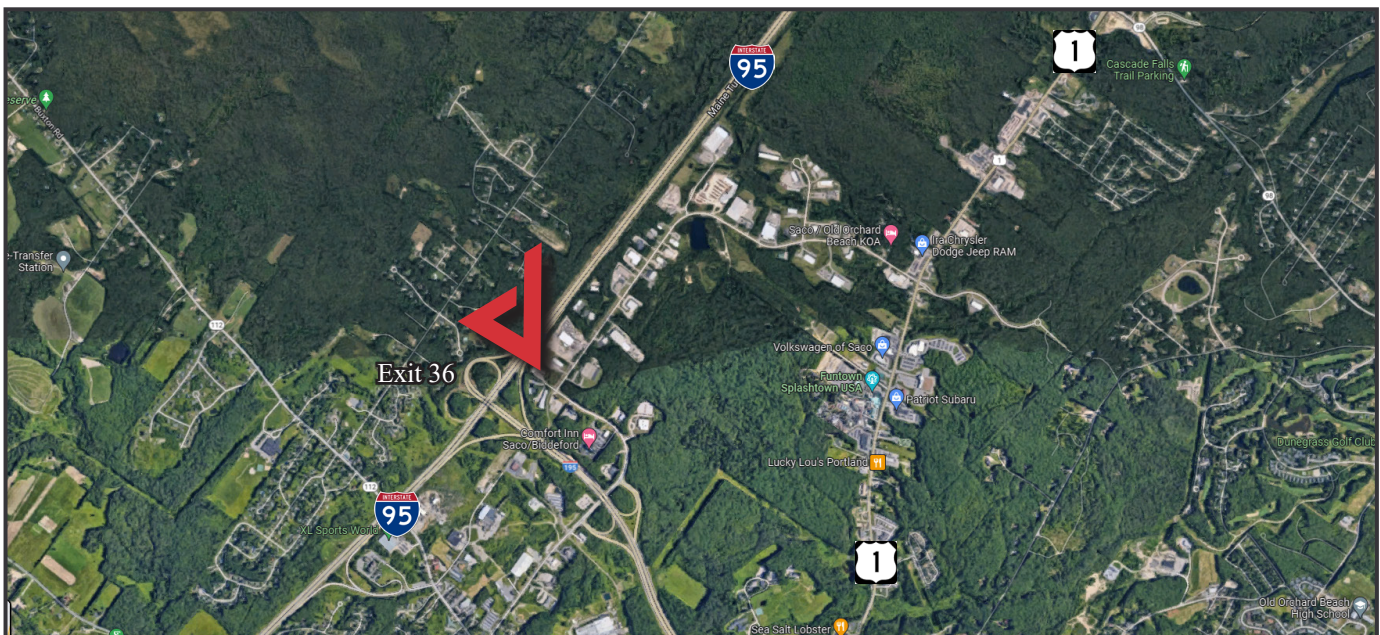
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## Property Overview

Owner	CP Technologies
Assessor's Reference	Map 70, Lot 14
Zoning	Industrial
Building Size	18,500± SF
Available Space	8,250± SF
Year Built	1987 and 2000
Construction	Pre-engineered steel frame with metal siding
Roof	Sloped metal roof
Floors	Concrete slab
Ceiling Height	14 - 18'±
Utilities	Municipal water and sewer, LP gas
Lighting	Fluorescent fixtures
Electrical	600 amp, 120/208 volt, 3-phase
Heat	Warehouse : LP gas-fired FHA heater, ceiling fans
Loading Doors	- One (1) 8' x 9' shared loading dock - One (1) 12' x 12' shared drive-in OHD
Sprinklers	Full coverage with wet pipe system
Parking	Paved parking in front of space
Miscellaneous	Less than one (1) mile from the Maine Turnpike/I-95, Exit 36
Availability	February 2024

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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.