

**FOR LEASE**  
**Industrial/Warehouse**  
5,250± SF | \$10.00/SF NNN



## 64 Industrial Park Road, Saco

### Property Highlights

- 800 Amp, 3-Phase electrical service
- Less than 1± mile from Maine Turnpike Exit 36
- One (1) loading dock and one (1) drive-in OHD



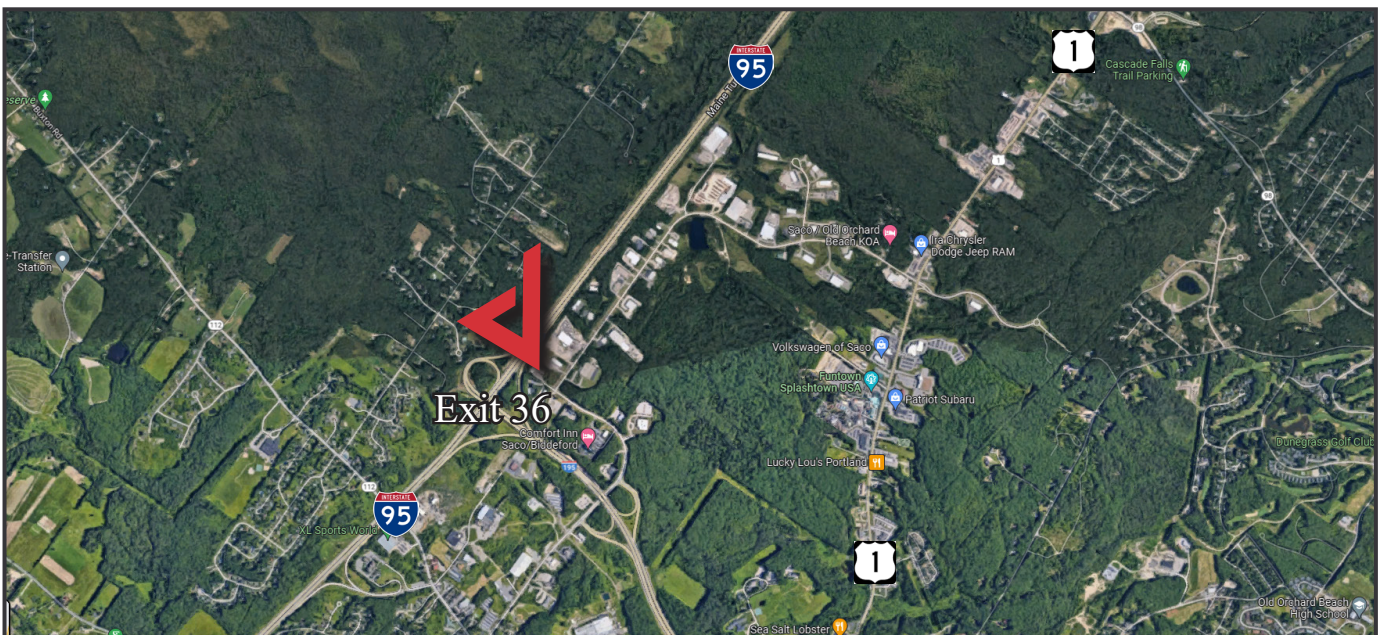
### Property Description

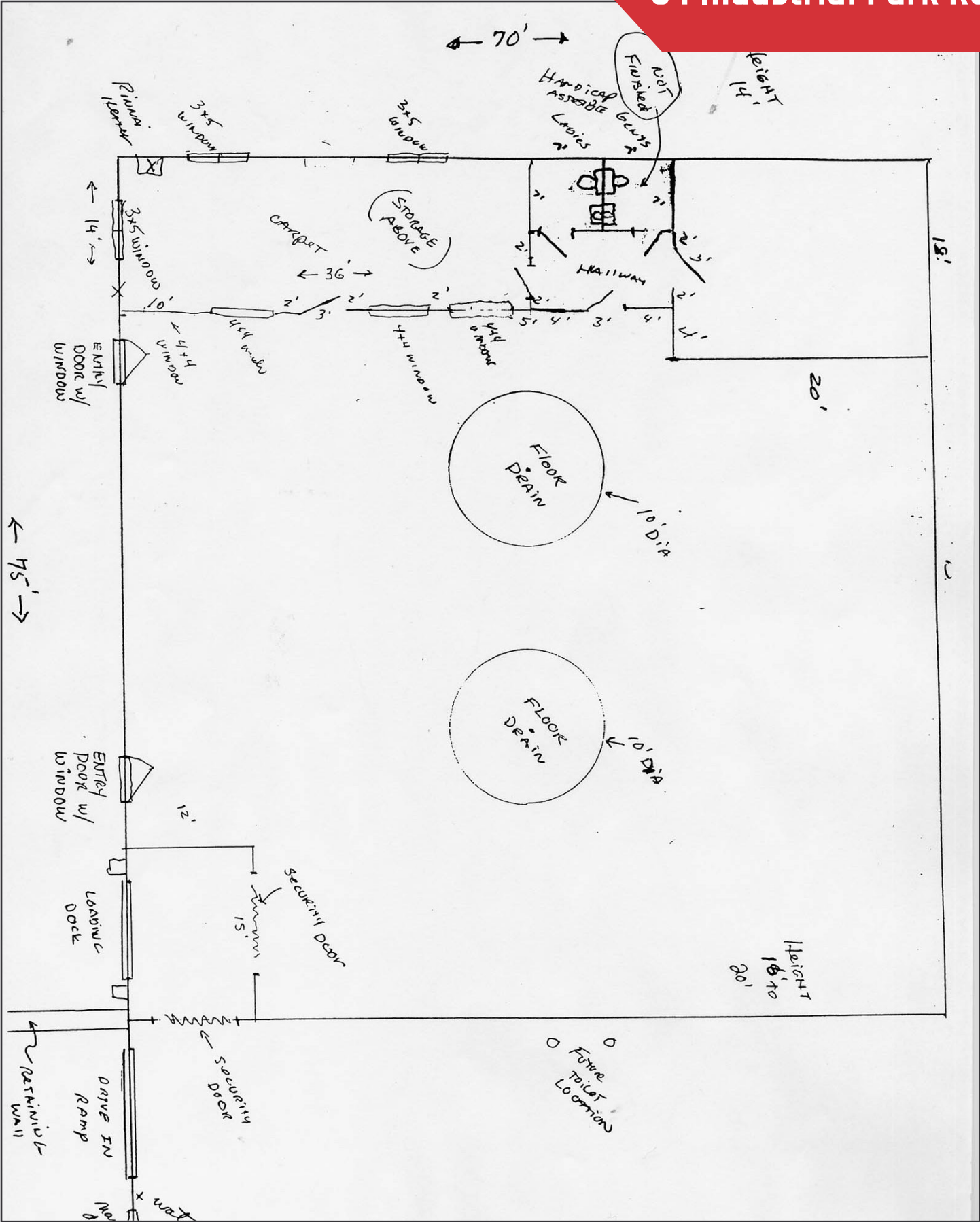
We are pleased to offer 5,250± SF industrial space with a shared loading dock and a drive in overhead door. The space is available for occupancy immediately.

## Property Overview

Owner	CP Technologies	
Assessor's Reference	Map 70, Lot 14	
Zoning	Industrial	
Building Size	18,500± SF	
Available Space	5,250± SF	
Year Built	2000	
Construction	Pre-engineered steel	
Roof	Sloped metal roof	
Floors	Concrete slab	
Ceiling Height	14'±	
Utilities	Municipal water and sewer, LP gas	
Lighting	Office: Fluorescent fixtures	Warehouse: HPS fixtures
Electrical	800 amp, 120/208 volt, 3-phase	
Heat	Office: LP monitor-type heater	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	Floor drains and compressed air lines in warehouse area	

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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.