

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.

The Dunham Group | Commercial Real Estate

Broker Contact

Greg Hastings, SIOR

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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	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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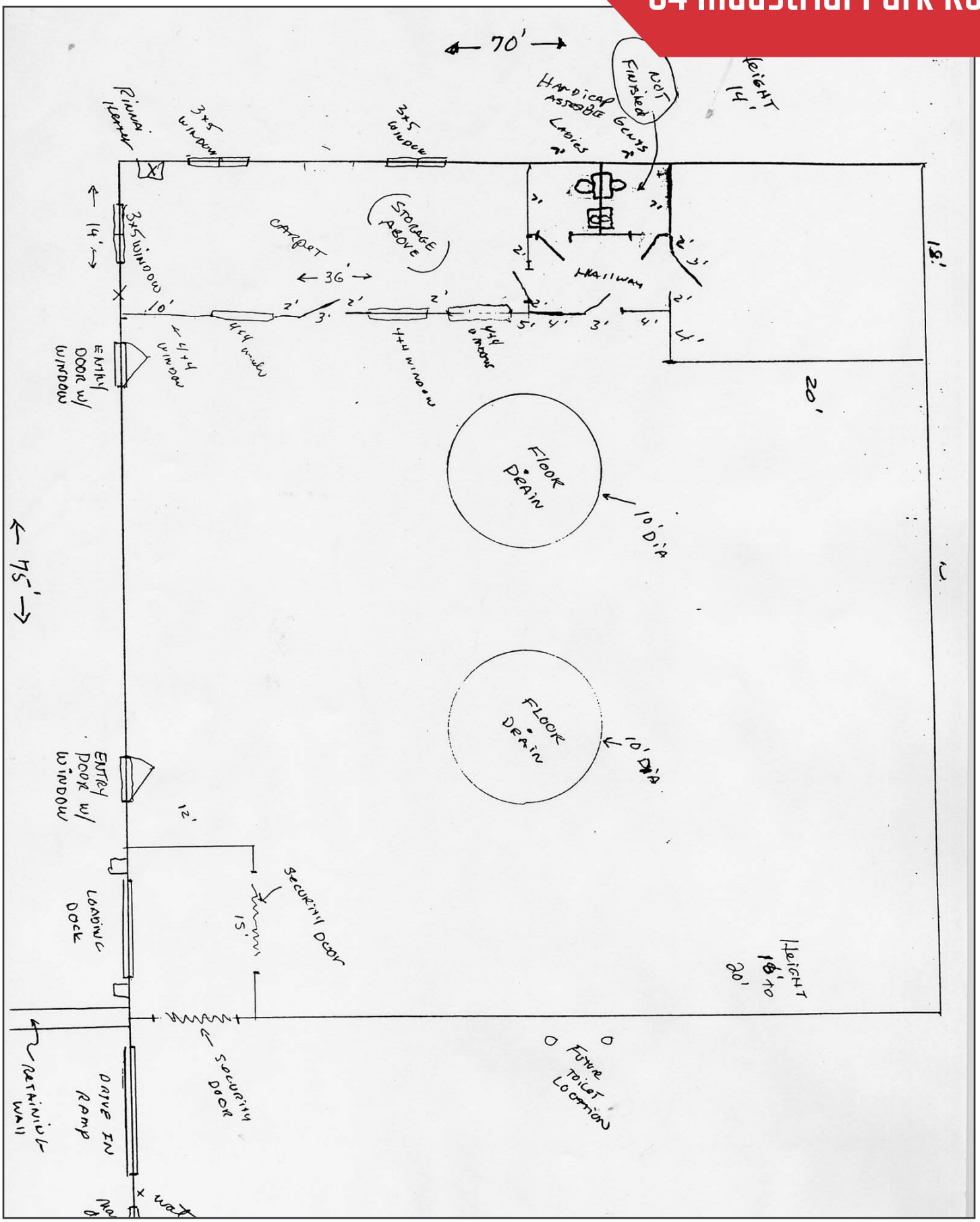








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