

FOR SALE OR LEASE

Industrial/Manufacturing Property

50,920± SF | \$4,950,000



75 Spring Hill Road, Saco, ME

Property Highlights

- 1800 Amp, 480 Volt Electric Service
- High bay, clear span space
- Multiple bridge cranes and 6 drive in OHDs



Property Description

We are pleased to offer 50,920± SF of industrial/manufacturing space on 11.43± acres for sale or lease in the Saco Industrial Park. This Varco Pruden pre-engineered metal building is designed for heavy manufacturing and offers high bay, clear span space with bridge cranes and multiple drive in overhead doors. Seller needs to leaseback the property until January 31, 2024.

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Property Overview

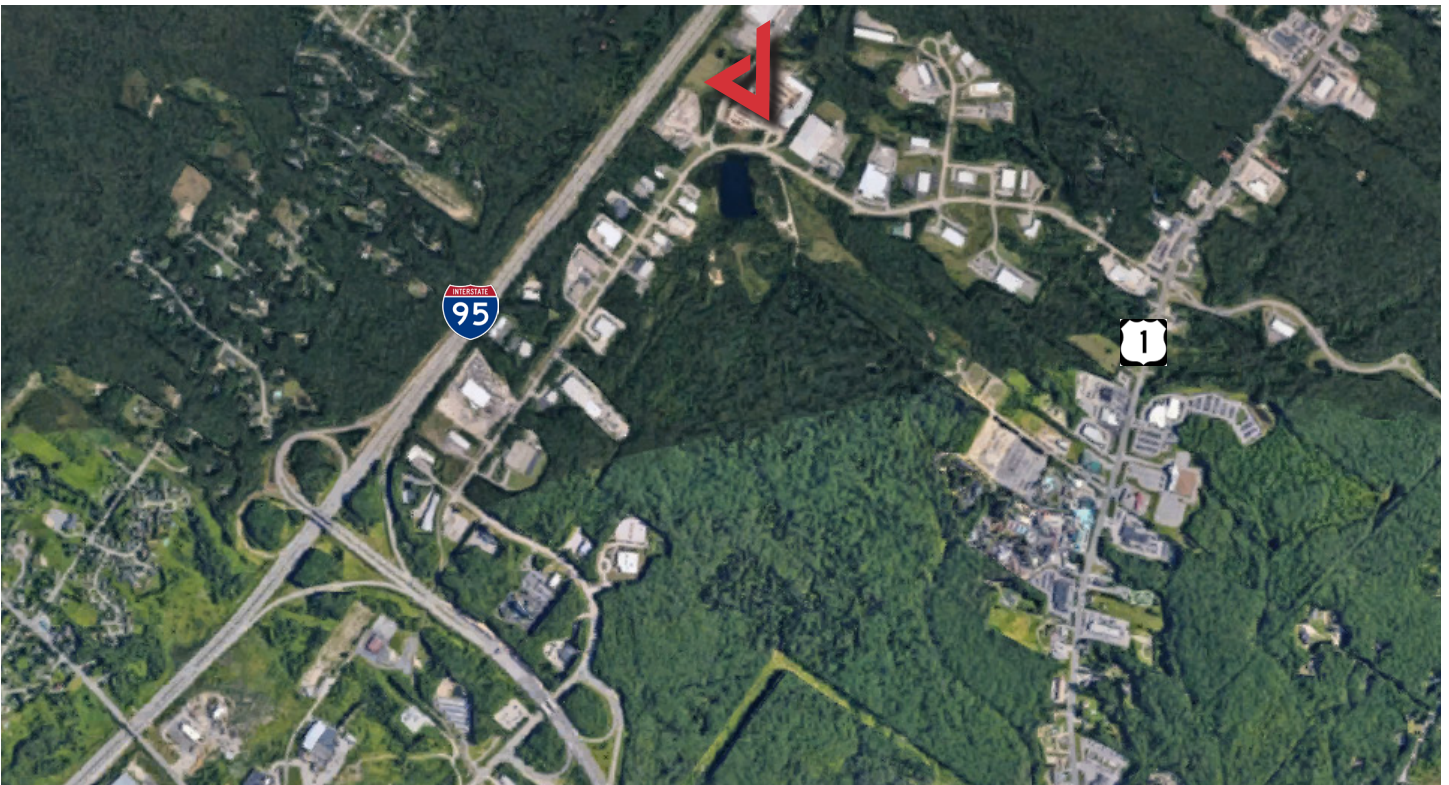
Owner	CJT Enterprises, LLC
Building Size	50,920± SF
Land Area	11.43± acres (4.99± acres and 6.44± acres)
Zoning	Industrial
Assessor's Reference	Map 73, Lot 17
Deed Reference	Book 9740, Page 272 and Book 12607, Page 49
Real Estate Taxes	\$58,012.62 (2022-2023)
Roof	26 gauge standing seam
Siding	26 gauge metal panels
Floor	6" concrete slab
Utilities	Municipal water and sewer. Natural gas.
Heat	Natural gas-fired FHA suspended heaters
Electrical	1200 Amp, 480V, 3-phase and 600 Amp, 480V, 3-phase
Lighting	Fluorescent fixtures
Sprinkler System	Full coverage with wet pipe system
Parking	Ample, on-site
Miscellaneous	4' concrete kicker wall around building Fiberglass batt insulation in walls (4") and ceiling (6") 5,600± SF wood framed pole barn (1979) Exterior yard lighting

Property Breakdown

Main Plant		2003 Addition	
Building Size	28,000± SF (70' x 400')	Building Size	9,600± SF (60' x 160')
Year Built	2000 and 2001	Year Built	2003
Eave Height	30'±	Eave Height	25'±
Overhead Doors	One (1) 14' x 16' One (1) 13' x 16'	Overhead Doors	Two (2) 14' x 16'

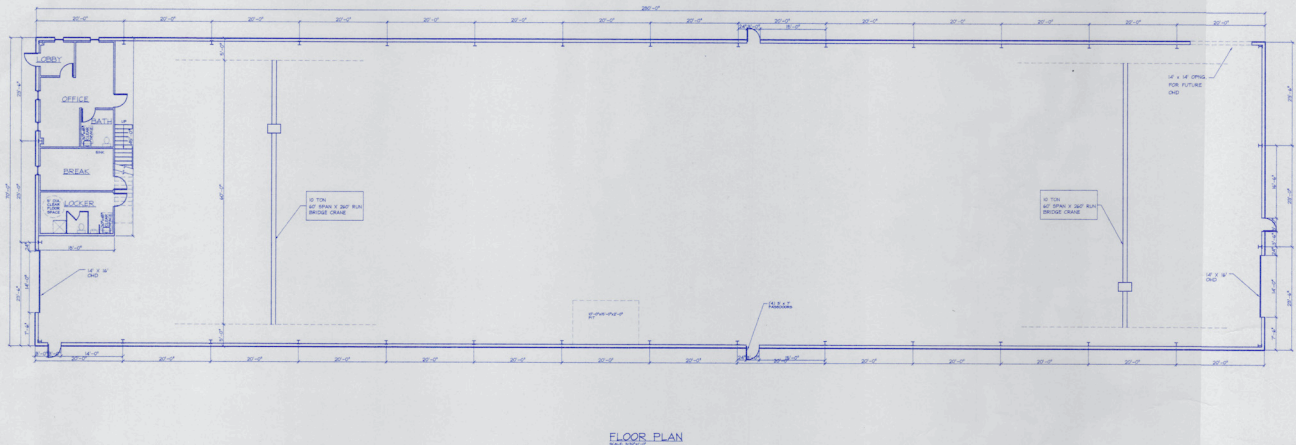
2008 Addition		Office Space	
Building Size	12,000± SF (60' x 200')	Size	2,640± SF on 2 floors
Year Built	2008	Year Built	2000
Eave Height	24'±		
Overhead Doors	One (1) 14' x 16' One (1) 16' x 14'		

FOR SALE: \$4,950,000 - FOR LEASE: NEGOTIABLE



Floor Plans

2000



Current As of 26-00

2001

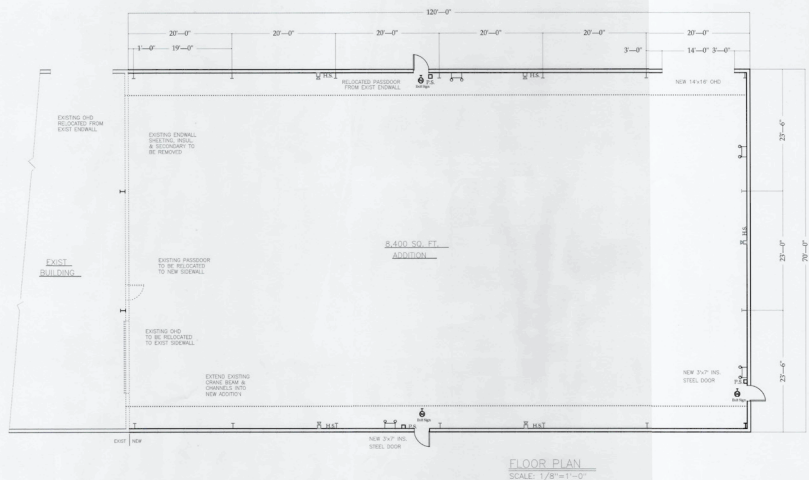
Note: tie alarm to sprinkler system with flow switch.

- 4.28 Alarms
- 4.28.1 General. Alarm systems required to be accessible by 4.1 shall comply with 4.28.2. Visual alarm systems shall be provided in buildings and facilities in each of the following areas: entrances and any other general usage areas (e.g., meeting rooms), hallways, lobbies, and any other areas for common use.
- 4.28.2 Audible Alarms. Audible emergency alarm shall produce a sound that exceeds the prevailing operational sound level in the area by 5 dBA at 10 ft (3 m) or more. Audible alarm signal level with a duration of 60 seconds by 7 dBA, whichever is greater. Sound level for alarm signal shall not exceed 125 dBA.
- 4.28.3 Visual Alarms. Visual alarm signal appliances shall be integrated into the building or facility alarm system. If single station and the alarm is provided from single station visual alarm signal shall be provided. Visual alarm signal shall have the following minimum photometric and luminance features:
- (1) The lamp shall be a non-strobe type or equivalent.
 - (2) The color shall be clear or red or white (i.e., unfiltered or clear filtered white light).
 - (3) The maximum pulse duration shall be 1/10th of one second (10 ms) with a maximum duty cycle of 40 percent. The pulse duration is defined as the time interval between initial and final points of 50 percent of maximum signal.
 - (4) The intensity shall be a minimum of 75 candela.
 - (5) The flash rate shall be a minimum of 1 Hz and a maximum of 5 Hz.
 - (6) The appliance shall be placed 80 in (2032 mm) above the highest floor level within the space or 8 in (203 mm) below the ceiling, whichever is lower.
 - (7) In general, no place in any room or space required to have a visual alarm signal shall be more than 50 ft (15 m) from the signal (in the horizontal plane). In large rooms and spaces exceeding 100 ft (30 m) in area, without disturbance of 1/2 in above the flash rate, such as auditoriums, devices may be placed around the perimeter, spaced at maximum 100 ft (30 m) apart, in line of sighting, appropriate for the room.
 - (8) No place in common corridors or hallways in which visual alarm signaling appliances are required shall be more than 50 ft (15 m) from the signal.

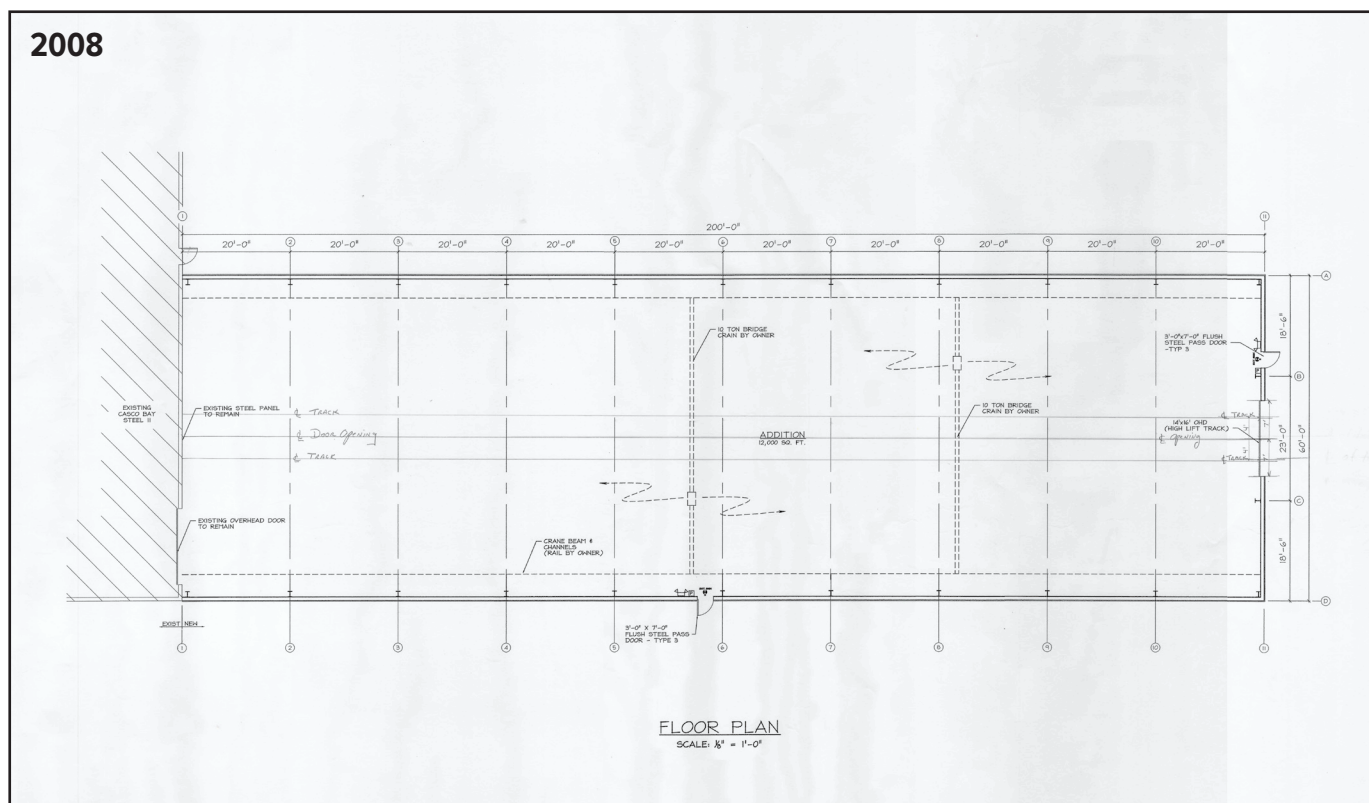
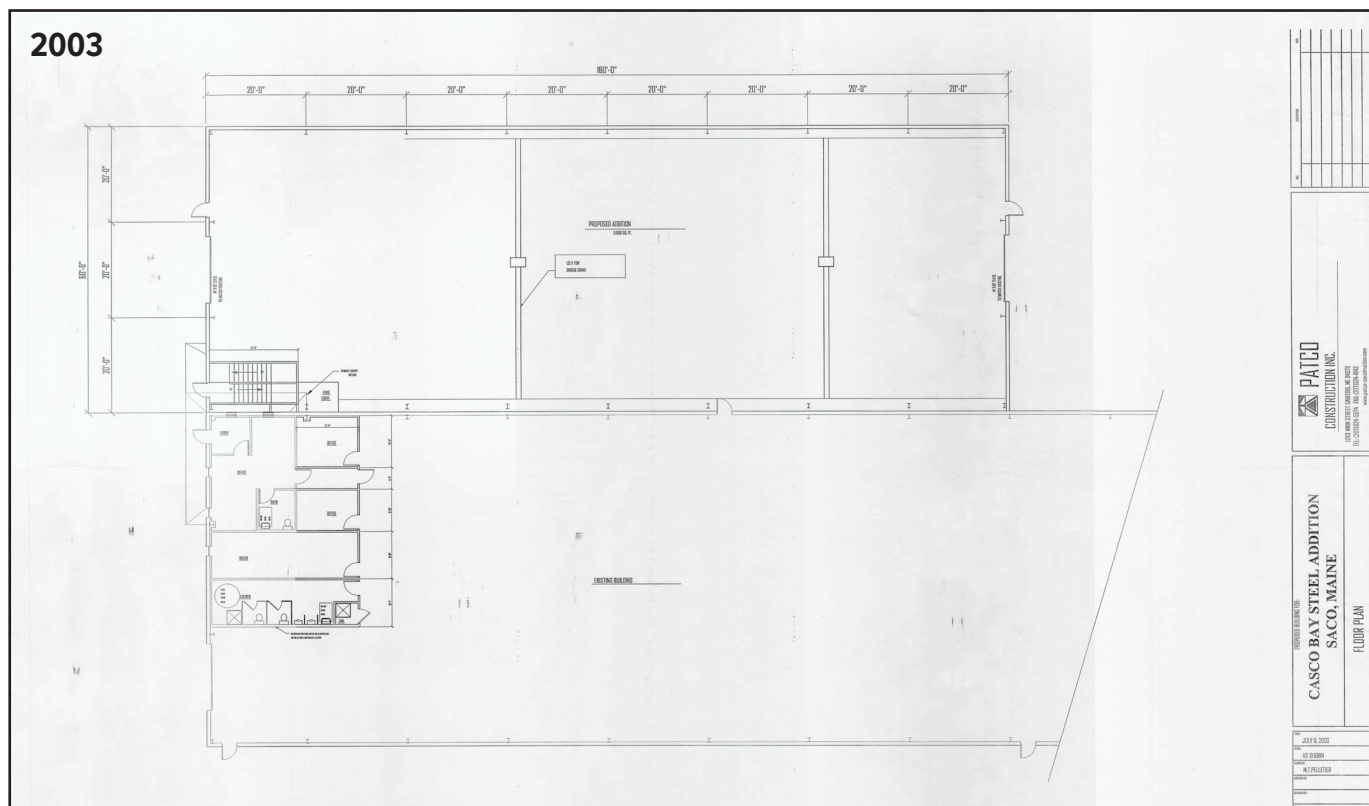
GENERAL NOTES

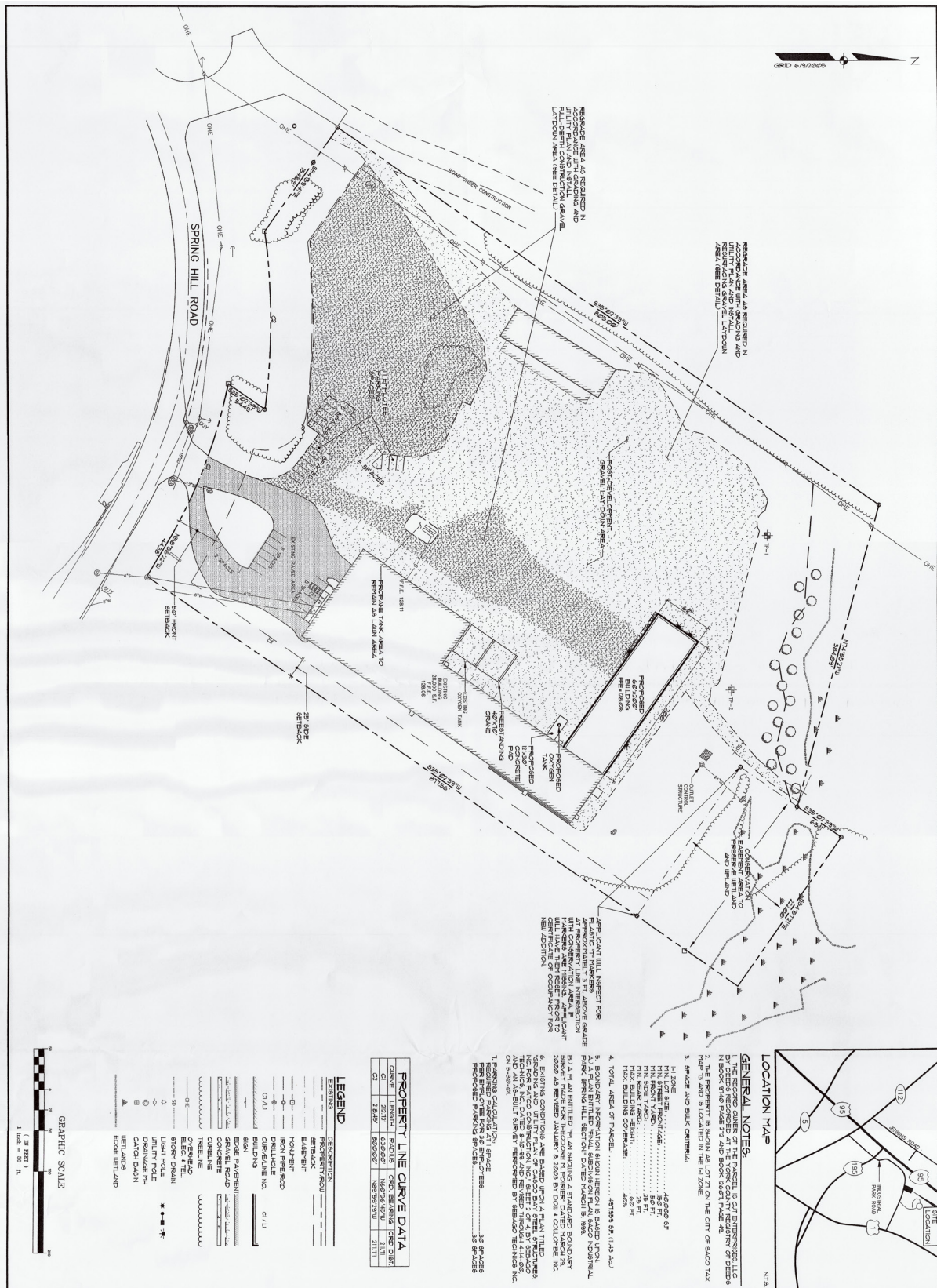
1. Contractor shall work from given dimensions and large scale details only. Do not make the drawings.
2. The building shall be constructed to conform with all applicable codes including, but not limited to, the International Building Code and the 2000 edition of the IRC.
3. If needed, a central utility room shall be provided for power generation and distribution.
4. General conditions shall apply to all building conditions to be constructed prior to construction and repair of all components in the room. General conditions shall proceed with the work only after drawings have been reviewed by the owner.
5. Ceiling or floor conditions shall be satisfactory type noted.
6. The project shall not contain hazardous materials of any kind in any portion of any building structure.
7. All building materials shall be installed in accordance with the manufacturer's instructions.
8. All materials shall be installed in accordance with the manufacturer's instructions.
9. All materials shall be installed in accordance with the manufacturer's instructions.
10. All materials shall be installed in accordance with the manufacturer's instructions.
11. All materials shall be installed in accordance with the manufacturer's instructions.
12. Smoke detector and emergency lighting system to be installed per code and designed to meet the requirements of the applicable code and the manufacturer's instructions.
13. Fire suppression system shall be designed and installed in accordance with applicable code and the manufacturer's instructions.
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- Legend
- Emergency Light
 - Exit Sign
 - Horn/Stroke
 - Pull Station



Floor Plans





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.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.