

FOR SALE

Industrial/Manufacturing Property

50,920± SF | \$5,500,000



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 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 for 12-18 months.

Tom Dunham, SIOR | tdunham@dunhamgroup.com | 207.671.7100
Greg Hastings, SIOR | ghastings@dunhamgroup.com | 207.415.1700
207.773.7100 | dunhamgroup.com



Property Overview

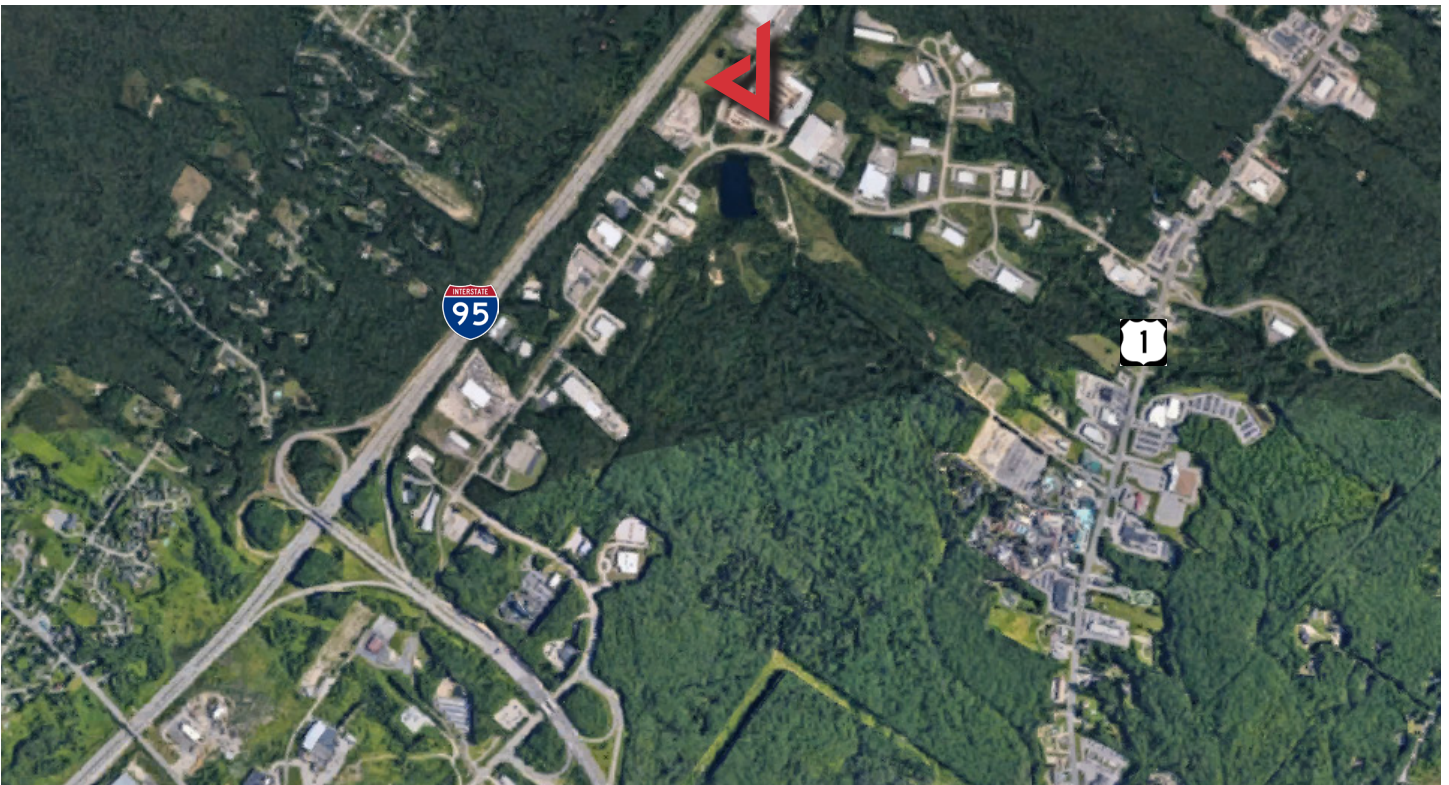
Owner	CJT Enterprises, LLC
Building Size	50,920± SF
Land Area	11.43± acres (4.99± acres and 6.44± acres)
Zoning	Industrial
Assessor's Reference	Map 73, Lot 17
Deed Reference	Book 9740, Page 272 and Book 12607, Page 49
Real Estate Taxes	\$58,012.62 (2022-2023)
Roof	26 gauge standing seam
Siding	26 gauge 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: \$5,500,000



FLOOR PLAN

Current As of 26-00

Note: tie alarm to Sprinkler system with flow switch.

4.28.3 General. Alarm systems required to be accessible by 4.1 shall comply with 4.28. At a minimum, visual signal appliances shall be provided in buildings and facilities in each of the following areas: restrooms and any other general usage areas (e.g., meeting rooms),

4.28.2" **Audible Alarms:** Available emergency alarms shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by at least 15 dBA or exceeds any maximum sound level with a duration of 60 seconds by 5 dBA, whichever is louder. Sounded levels for alarm signals shall not exceed 120 dBA.

- (1) The lamp shall be a xenon strobe type or equivalent.
- (2) The color shall be clear or nominal white (i.e., unfiltered or clear filtered white light).
- (3) The maximum pulse duration shall be: two-tenths of one second (0.2 sec) with a maximum duty cycle of 40 percent. The pulse duration is defined as the time interval between initial and final points of 10 percent of maximum signal.
- (4) The intensity shall have a minimum of 75 candle.

(6) The appliance shall be placed 80 in (2032 mm) above the highest floor level within the space or 6 in (152 mm) below the ceiling.

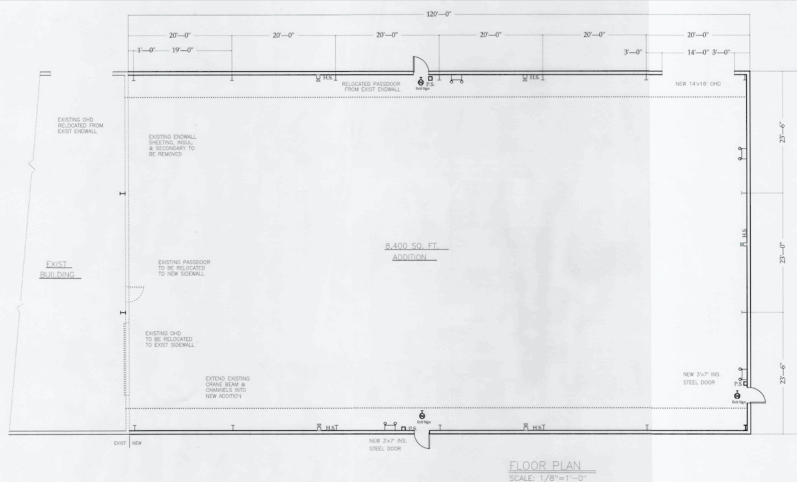
(7) In general, no place in any room or space required to have a visual signal appliance shall be more than 50 ft (15 m) from the signal (in the horizontal plane). In large rooms and spaces exceeding 100 ft (30 m) across, without obstructions 5 ft (2 m) above the finish floor, such as auditoriums, devices may be placed around the perimeter, spaced a maximum 100 ft (30 m) apart, in lieu of suspending appliances from the ceiling.

GENERAL NOTES

- Consider what you have just done and think about the following.
- 1 The building that is used to contain water in the reservoir is made of concrete. Why is concrete used? (It is strong and does not leak. It is also used for the walls of the reservoir and the walls of the dam.)
 - 2 All water in a reservoir with concrete is held in place by the dam.
 - 3 Concrete contains water. Why is it so important to have a reservoir with concrete? (It is so important because it is so strong and does not leak. It is also used for the walls of the reservoir and the walls of the dam.)
 - 4 Concrete contains water. Why is it so important to have a reservoir with concrete? (It is so important because it is so strong and does not leak. It is also used for the walls of the reservoir and the walls of the dam.)
- Calling water out of the reservoir is very important to the dam.
- 1 The project that is used to contain water in the reservoir is made of concrete. Why is concrete used? (It is strong and does not leak. It is also used for the walls of the reservoir and the walls of the dam.)
 - 2 All water in a reservoir with concrete is held in place by the dam.
 - 3 Concrete contains water. Why is it so important to have a reservoir with concrete? (It is so important because it is so strong and does not leak. It is also used for the walls of the reservoir and the walls of the dam.)
 - 4 Concrete contains water. Why is it so important to have a reservoir with concrete? (It is so important because it is so strong and does not leak. It is also used for the walls of the reservoir and the walls of the dam.)
- All the water in the reservoir is held in place by the dam.
- 1 All the water in the reservoir is held in place by the dam.
 - 2 All the water in the reservoir is held in place by the dam.
 - 3 All the water in the reservoir is held in place by the dam.
 - 4 All the water in the reservoir is held in place by the dam.
- For free materials and digital resources visit www.ck12.org
- © 2012 CK12 Foundation, www.ck12.org. All rights reserved. CK12, the CK12 logo, and all other trademarks contained herein are trademarks of CK12 Foundation. All other trademarks contained herein are the property of their respective owners.
- Legend
- Emergency Kit
 - Kid Signs
 - Post/Sign
 - 7.8
 - Pen/Marker

Legend

- | | |
|---|-----------------|
|  | Emergency Light |
|  | Exit Sign |
|  | Horn/Strobe |
|  | Poll Station |



This architectural drawing shows a floor plan for a proposed addition and an existing building. The plan is oriented with a north arrow pointing towards the top right. The existing building is shown on the left, with a staircase and several rooms. The proposed addition is shown on the right, with a large open space and a smaller room labeled 'EXIST. MECH. ROOM'. The plan includes dimensions for various sections and a detailed view of the existing building's layout.

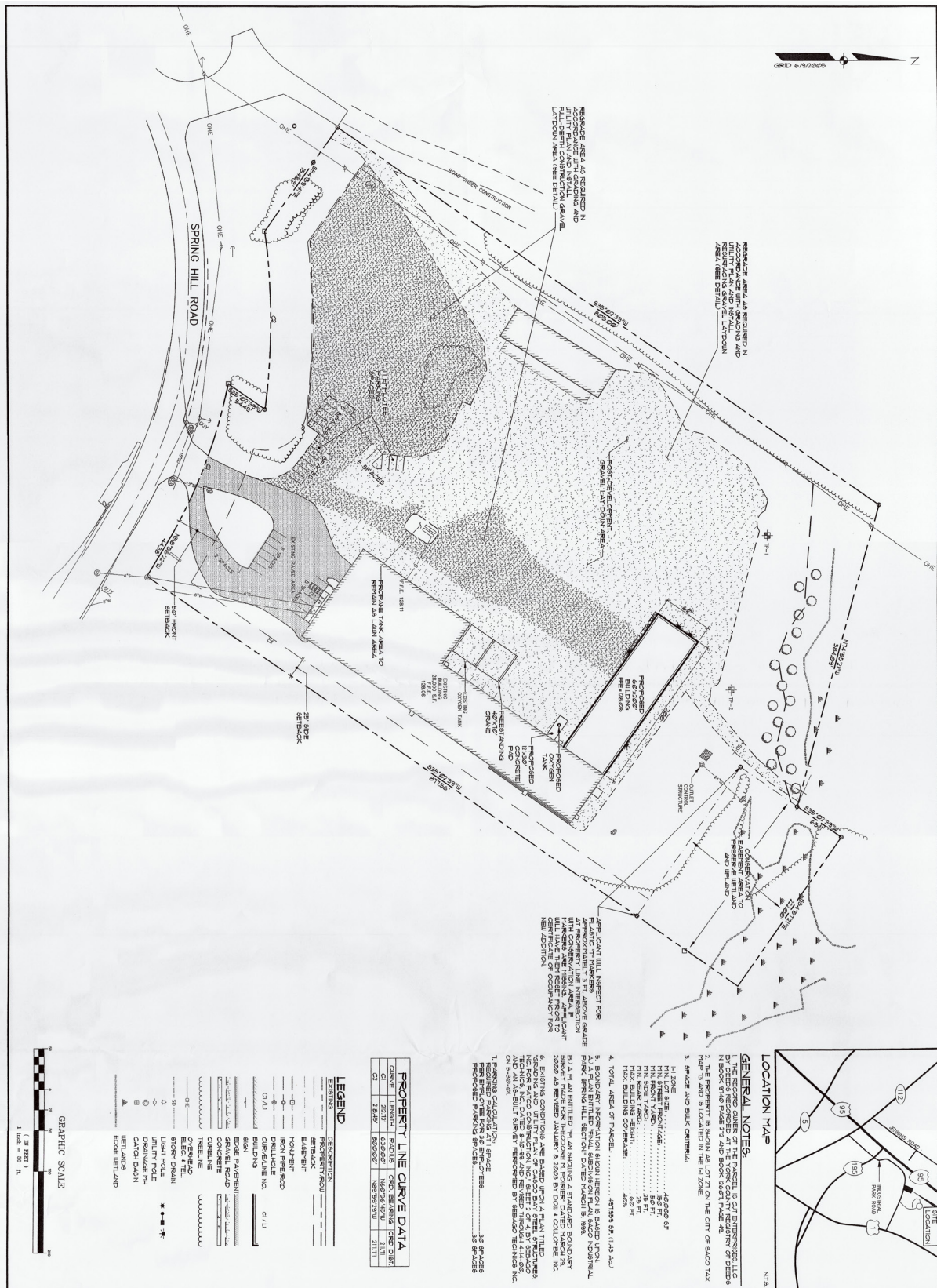
[illegible]

Architectural floor plan of a warehouse structure. The plan shows a large rectangular building with a grid of columns and tracks. Key features and annotations include:

- Dimensions:** The overall width is 200'-0" and the depth is 60'-0". Column spacing is 20'-0" between grid lines 1 through 16. Track spacing is 10'-0" between grid lines A through D.
- Structural Elements:**
 - EXISTING CASCO BAY STEEL 3:** Located on the left wall.
 - EXISTING STEEL PANEL TO REPAIR:** Located on the left wall.
 - EXISTING OVERHEAD DOOR TO REPAIR:** Located on the left wall.
 - CRANE BEAM 4 CHANNEL (RAIL BY OWNER):** Located near the bottom center.
 - 50 TON BRIDGE CRAN BY OWNER:** Two locations, one near the top center and one near the right center.
 - 3"-Ø" X 7'-0" FLUSH STEEL PASS DOOR - TYPE 3:** Located at the bottom center.
 - 3"-Ø" X 7'-0" FLUSH STEEL PASS DOOR - TYPE 3:** Located at the top right.
 - W40 X 10 (WIDE LEFT TRACKS):** Located on the right side.
- Proposed Modifications:**
 - ADDITION 2,000 SQ. FT.:** A large rectangular area in the center-right of the plan, indicated by dashed lines and arrows.
 - TRACKS:** Several tracks are shown, some with arrows indicating movement or direction.
 - DOOR OPENING:** A track opening on the left side.
- Grid Lines:** Columns are numbered 1 through 16. Tracks are lettered A through D.

FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$

Site Plan





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.