

For Lease
Industrial Building
5,000± SF | \$8.00/SF NNN

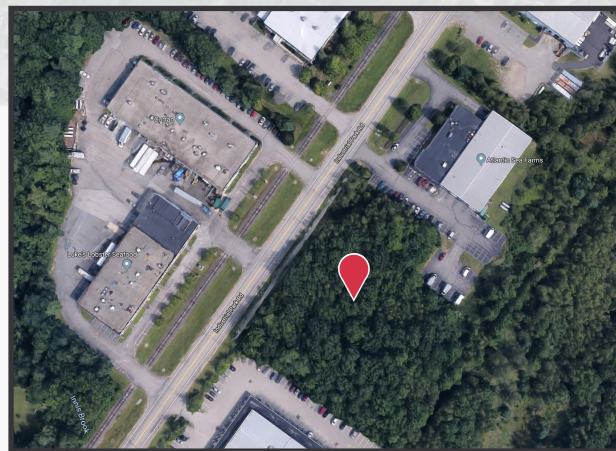


87 Industrial Park Road

Saco, ME 04072

Property Highlights

- 5,000± SF available January 2021
- 20'-23' eave heights
- One (1) loading dock and One (1) drive-in OHD
- 400 Amp, 120/208 V, 3-phase electrical service



Property Description

We are pleased to offer for lease a 5,000± SF industrial space with a 12' x 14' drive-in OHD and an 8'6" x 9' loading dock door. The space is available in a building under construction. The property is located approximately 1/2 mile from the Maine Turnpike/I95 Exit 36.

Broker Contact

Greg Hastings, SIOR

ghastings@dunhamgroup.com

c: 207.415.1700

Property Overview

Owner	236 Main Street, LLC
Lot Size	2.05± acres
Building Size	17,000± SF (75' x 226'8")
Available Space	5,000± SF (66'8" x 75')
Assessor's Reference	Map 72, Lot 2-2
Deed Reference	Book 17336, Page 52
Zoning	Industrial (I-1)
Utilities	Municipal water and sewer, natural gas
Electrical	400 Amp, 120/208 V, 3-phase panel
Roof	Single sloped 24 gauge galvalume steel panel
Insulation	Roof: R-30 Walls: R-19
Eave Height	20'-23'
Lighting	LED Fixtures
Loading Dock	One (1) 8'6" x 9' insulated door with dock bumper and foam dock seal
Drive-in Door	One (1) 12' x 14' insulated OHD
Sprinkler System	Full coverage with a wet-pipe system
Availability	January 2021

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