

FOR LEASE



NEW CONSTRUCTION RETAIL SPACE

15 LUND ROAD
SACO, ME 04072

PROPERTY HIGHLIGHTS

- 1,508± SF retail/athletic space in a professionally managed, state-of-the-art sports medicine complex.
- The complex is a 7-day a week facility and experiences large foot traffic over the weekends.
- Improved access to site, I-95 to Route 112 via Exit 35, including lighted intersection at North Street & Lund Road (Currently under construction).
- Join MaineHealth, Skolfield Sports Performance, Maine Strong Balance Center, 3Step, Living Innovations, GymNation, Southern Maine River Rats, Pediatric Development Center, The Hive, MinuteMan Securities and more!
- Lease Rate: \$25.00/SF NNN



PROPERTY DETAILS

OWNER OF RECORD	Ironsides Sports Center, LLC
ASSESSOR'S REF	069/007/001
BUILDING SIZE	76,748± SF
LOT SIZE	24± Acres (per assessor)
AVAILABLE SUITE	1,508± SF
YEAR BUILT	1968 with major renovations in 2008
FACADE	Metal with glass
SPRINKLER	Full coverage wet system
HVAC	Gas-fired, central AC, natural gas
ELECTRICAL	1200 Amp, 480 volt, 3-phase
UTILITIES	Public water and sewer
PARKING	Abundant on-site parking
ZONING	BI - Business-Industrial
LEASE RATE	\$25.00 NNN
NNN EXPENSES (Est.):	\$5.17/SF



01 First Level
1/8" = 1'-0"

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**Saco Interchange Improvements
Exit 35 & 36
Currently Under Construction**



CONTACT US



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