# 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





**BOULOS** COMPANY

### 15 LUND ROAD **SACO, ME 04072**



#### **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







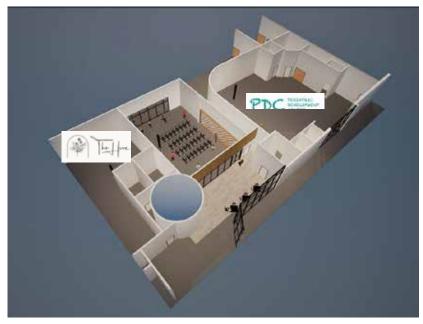




#### **CONCEPTUAL FLOOR PLAN**



The Landlord is developing a first-class athletic studio utilizing 18' high ceilings, large glass windows, and efficient dimensions. Space to be built is located off the main corridor and the suite entry door can be seen from main entry doors.





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