




**THE BOULOS
COMPANY**

**FOR
SALE**

INDUSTRIAL CONDOS

73 INDUSTRIAL PARK ROAD, SACO, ME 04072

PROPERTY HIGHLIGHTS

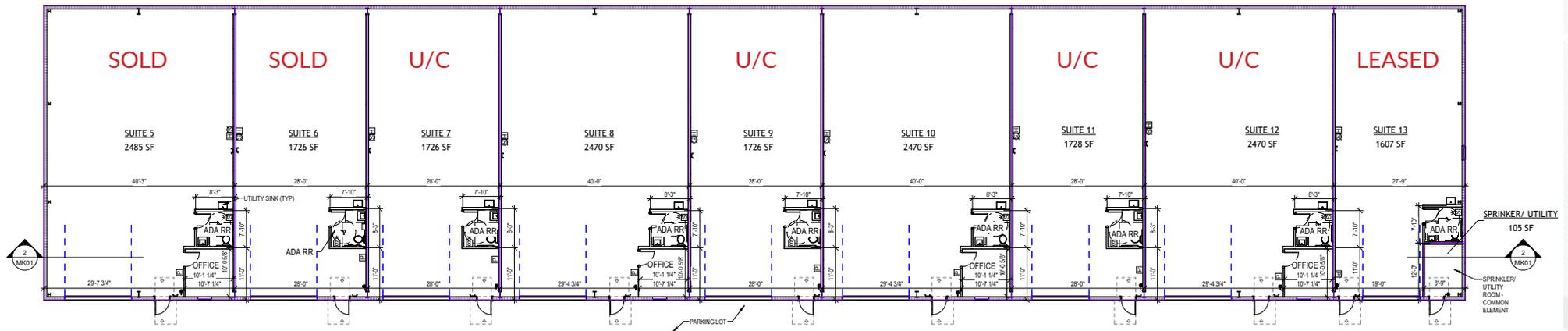
- Multiple industrial condos ranging from 1,607 - 2,485± SF for sale
- Available immediately
- All suites have a bathroom and Suites 8, 10, & 12 have office space (110± SF)
- Access to fiber optics and high-speed broadband
- Excellent location just a short distance from I-95, Exit 36
- **Sale Price: \$205.00/SF**



PROPERTY DETAILS

OWNER	Saco Flex, LLC
ASSESSOR'S REFERENCE	071/001/003
BOOK & PAGE	19627/269
ZONING	I - Industrial
BUILDING SIZE	18,600± SF (estimated)
LOT SIZE	2.56± AC
HEATING/COOLING	Gas-fired heat in warehouse. Electric baseboard heat in 2,400± SF suites
UTILITIES	Municipal water & sewer
SPRINKLER SYSTEM	Wet system
POWER	200 AMP service
CEILING HEIGHT	16' - 18'
DRIVE-IN DOORS	One (1) 12' x 14' door (Suites 11 & 13) One (1) 14' x 14' door (Suites 5-10, 12)
PARKING	Two (2) spaces per 1,700± SF suites Three (3) spaces per 2,400± SF suites
DATE AVAILABLE	Immediately
SUITES AVAILABLE	Suite 5: 2,485± SF SOLD Suite 6: 1,726± SF SOLD Suite 7: 1,726± SF U/C Suite 8: 2,470± SF Suite 9: 1,726± SF U/C Suite 10: 2,470± SF Suite 11: 1,728± SF U/C Suite 12: 2,470± SF U/C Suite 13: 1,607± SF LEASED

INTERIOR PHOTOS & FLOOR PLAN





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