

FOR SUBLEASE

Warehouse/Storage Space

30,195± SF | \$10.50/SF NNN



14 Phillips Spring Road, Saco, ME

Property Highlights

- Close to U.S. Route One and I-95
- One (1) drive-in OHD with heated concrete aprons
- 36' clear height
- ESFR Sprinkler System



Property Description

We are pleased to offer for sublease 30,195± SF of high bay warehouse and storage space in a convenient Southern Maine location. The property is located less than 2-miles from Exit 36 (I-95) and less than 1-mile from U.S. Route One.

Sam LeGeyt, SIOR | sam@dunhamgroup.com

Jim Harnden | jim@dunhamgroup.com

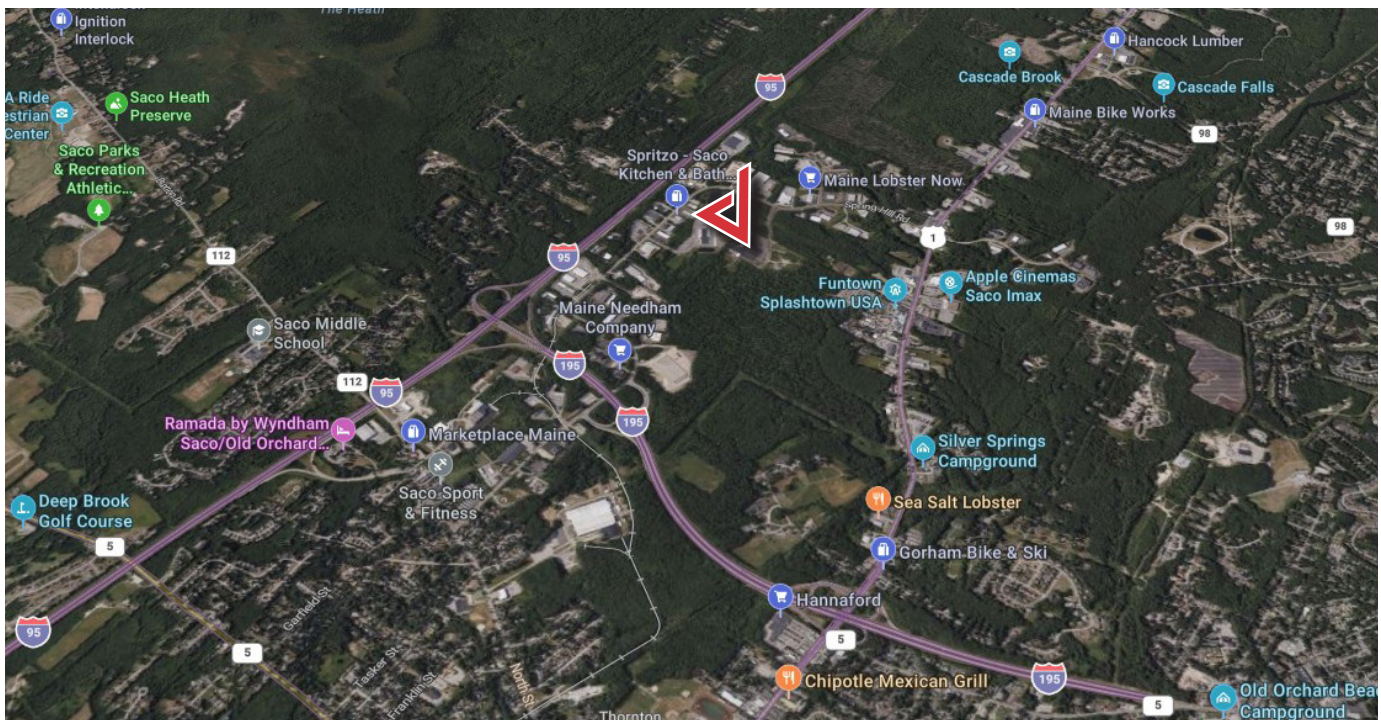
207.773.7100 | dunhamgroup.com



Property Overview

Owner/Landord	BXM Saco Distr, LLC
SubLandlord	PODS Enterprises, LLC
Building Size	62,389± SF
Available Space	30,195± SF
Assessor's Reference	Map 42, Lots 1-2-3
Year Built	2024
Utilities	Public water and sewer
Ceiling Height	36' clear
Drive-in OHD's	One (1) - 24' x 20' with heated concrete aprons
HVAC	Gas-fired FHA in warehouse
Electrical	3-phase, 600 amps
Lighting	LED lighting
Sprinkler System	Yes, ESFR sprinkler system
Bathrooms	Available, shared
Parking	Shared, on-site

FOR SUBLEASE: \$10.50/SF NNN



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.