



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**

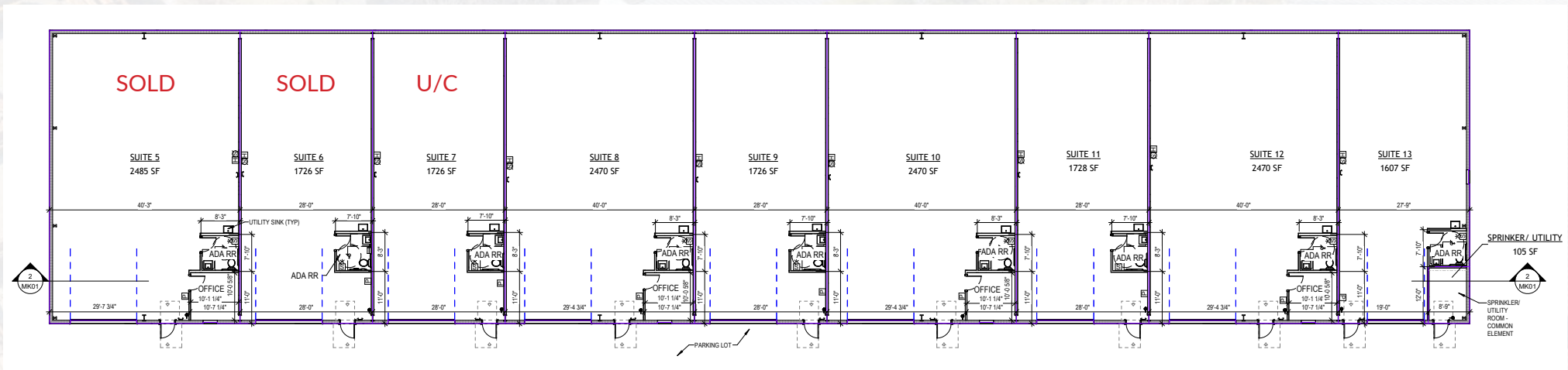


PROPERTY DETAILS

| | |
|----------------------|---|
| 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 | |
| | Suite 10: 2,470± SF | |
| | Suite 11: 1,728± SF | |
| | Suite 12: 2,470± SF | |
| | Suite 13: 1,607± SF | |

INTERIOR PHOTOS & FLOOR PLAN





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