

FOR SALE / LEASE

11-12 LUND ROAD,
SACO, ME 04072

NEW EXIT 35 ON I-95 NOW OPEN



PRICE REDUCED

PROPERTY HIGHLIGHTS

- 42,704± SF warehouse/industrial/refrigerated distribution facility situated on 4.23± acre site, with additional 2.5± acre gravelled parcel
- The only freezer facility available in Southern Maine
- Immediate access off new Exit 35 of I-95
- Nine (9) loading docks; 20 - 23' clear height
- Diesel fuel filling station on-site
- Space available for lease from 10,000-42,000± sf in 5,000± sf increments.
- Sale Price: ~~\$6,900,000~~ **\$5,900,000**
- Lease Rate: Contact broker for details.



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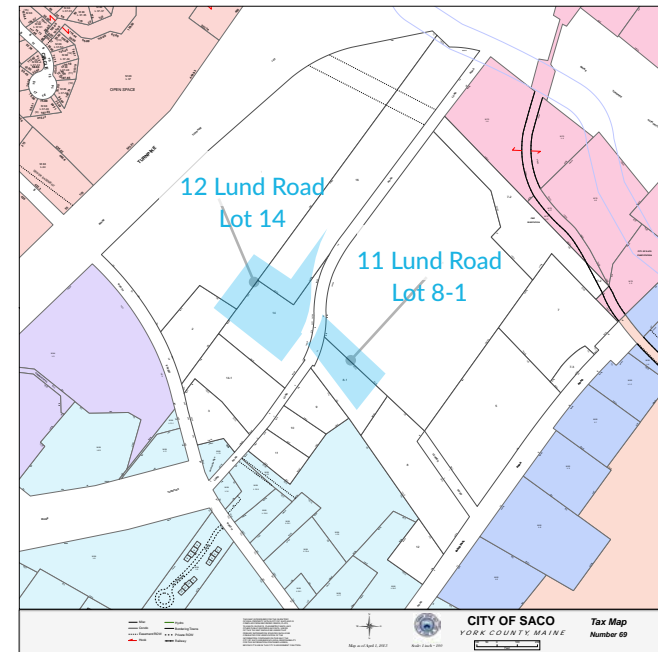


PROPERTY INFORMATION

PROPERTY ADDRESS	12 Lund Road, Saco, ME
OWNER	Lund Saco JP LLC & Lund Saco VG LLC
BOOK/PAGE	18347/475
ASSESSOR'S REF	Map 69, Lot 14
BUILDING SIZE	42,704± SF (per Lease Agreement)
LAND AREA	4.23± AC
ZONING	B-I (Business Industrial District)
YEAR BUILT	1978; recent additions/renovations 2023
CONSTRUCTION	Steel frame; pre-fab metal siding. (Portion of building has had slab and roof replacement. See broker for additional information)
HEAT	Oil-fired, forced air heat, in office area
UTILITIES	Municipal water and sewer
CLEAR HEIGHT	20-23' (warehouse area)
FACILITY	Refrigerated and freezer distribution
LOADING DOCKS	Nine (9)
REAL ESTATE TAXES	\$41,595.02 (FY 24/25)

PROPERTY ADDRESS	11 Lund Road, Saco, ME
OWNER	Lund Saco JP LLC & Lund Saco VG LLC
BOOK/PAGE	18347/473
ASSESSOR'S REF	Map 69, Lot 8-1
LAND AREA	2.5± AC
ZONING	B-I (Business Industrial District)
REAL ESTATE TAXES	\$ 2,968.75 (FY 24/25)

TAX MAP - MAP 69



FOR SALE / LEASE

11-12 LUND ROAD, SACO, ME 04072



PROPERTY PHOTOS



FOR SALE / LEASE

11-12 LUND ROAD, SACO, ME 04072



INTERIOR PHOTOS



CONTACT US



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