

FOR LEASE | NEW CONSTRUCTION RETAIL SPACE

15 LUND ROAD, SACO, ME 04072



PROPERTY HIGHLIGHTS

- 762 ± SF high-ceiling retail space available for lease 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 and Lund Road.
- Join MaineHealth, Maine Strong Balance Center, Skolfield Sports Performance, Pediatric Development Center, Living Innovations, GymNation, The Hive, Minuteman Securities and more!
- **Lease Rate: \$1,016.00/Month NNN**



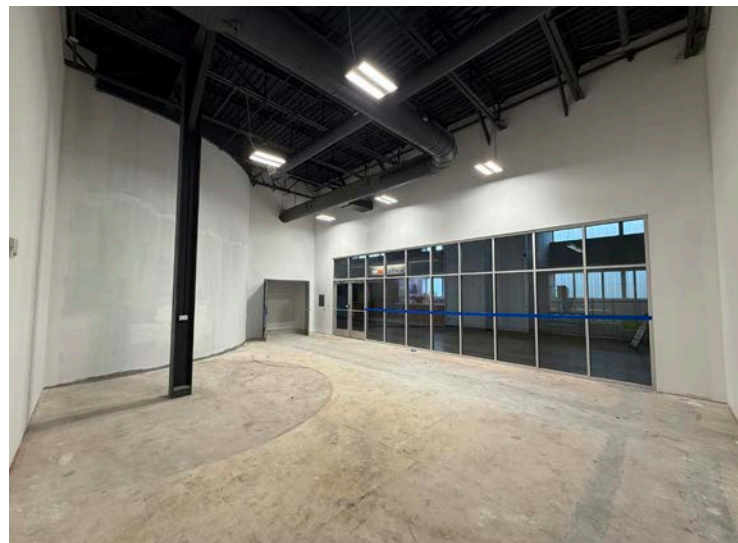
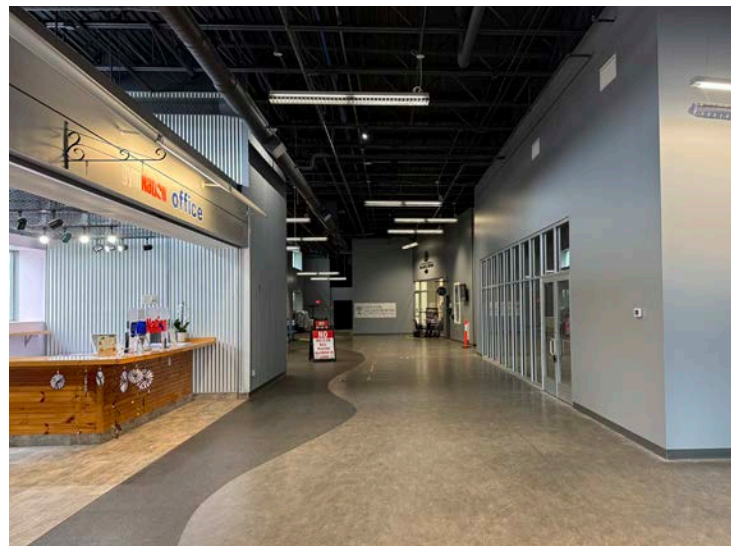
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PROPERTY DETAILS

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 SUITES	762± 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	Industrial Business District (I-2)
LEASE RATE	\$1,016.00/Month NNN
NNN EXPENSES (Est.)	\$5.40/SF



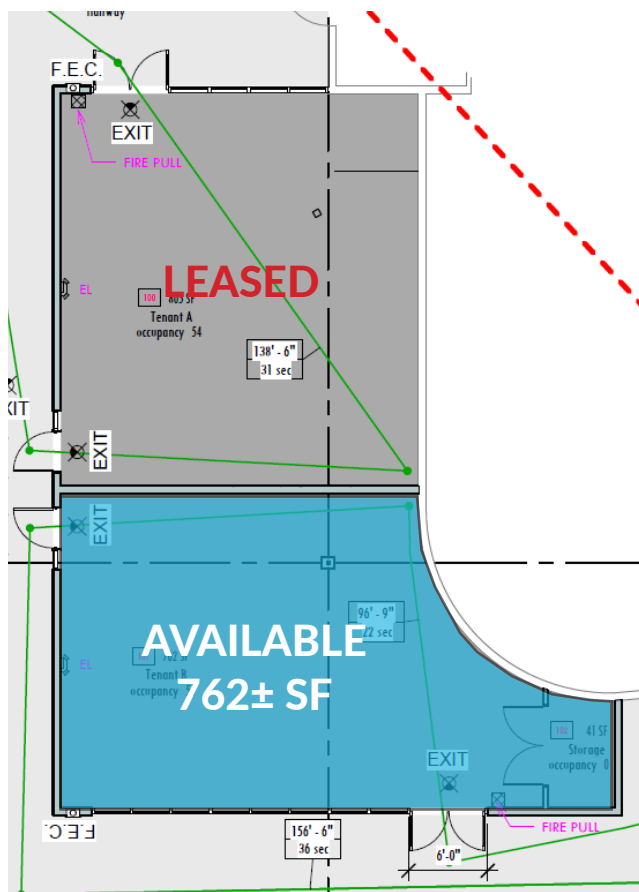
*Landlord to provide flooring.

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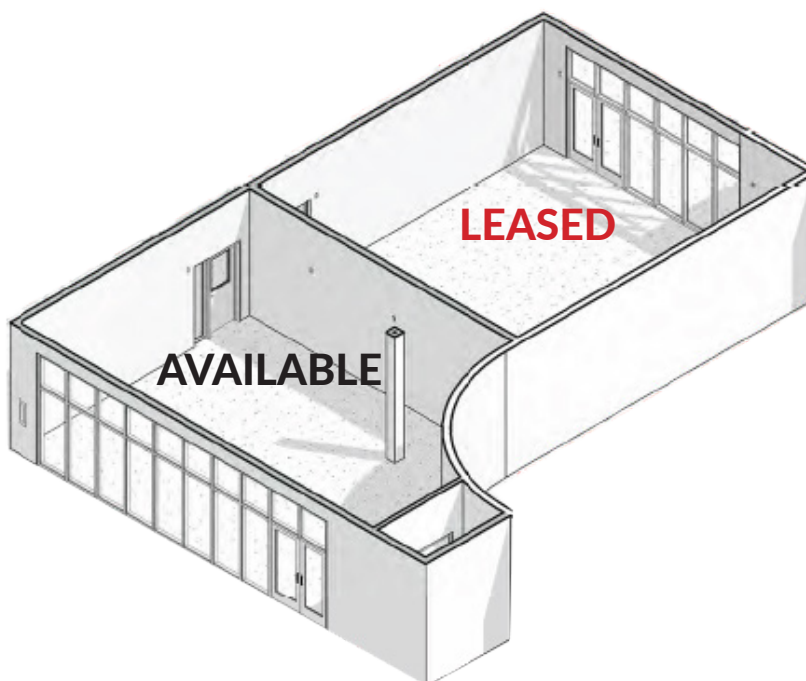
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FLOOR PLAN



The landlord has one (1) first-class retail studio remaining for lease. The space features 18' high ceilings, large glass storefront windows, and efficient dimensions. The space is located off the main corridor of the complex.



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