

FOR SALE • INDUSTRIAL CONDO

24 Industrial Park Road • Saco, ME



Karen Rich
O 207.210.6637
C 207.671.8808
Karen@malonecb.com

3,100± SF CONDO

- Exceptionally clean and move in ready
- Currently utilized as private garage for classic cars and collectibles
- Suitable space for storage, workshop or business use

SALE PRICE: \$585,000



PROPERTY SUMMARY

24 Industrial Park Road • Saco, ME



Site Info

OWNER:	David Terricciano Revocable Trust
DEED:	Book 18678, Page 253
ASSESSOR:	Map 69, Block 7, Unit 4
LOT SIZE:	1.05± AC (For condo association)
SIGNAGE:	Available on road
PARKING:	6 dedicated spots with additional visitor and handicapped parking
ZONING:	Industrial District
PROPERTY TAXES:	\$6,933
CONDO DUES:	\$400/month

Building Info

BUILDING SIZE:	14,388± SF
AVAILABLE SPACE:	3,100± SF
YEAR BUILT:	2018
DIMENSIONS:	62' x 50'
CONSTRUCTION:	Masonry
SIDING:	Vinyl
FLOORING:	Custom polished concrete
CEILING HEIGHT:	16'±
ELECTRICITY:	Circuit breaker
HVAC:	Hot water; gas
UTILITIES:	Municipal water/sewer
LOADING:	One overhead door (14')
AUTOMOTIVE LIFT:	One 9,000 lb lift available
SECURITY SYSTEM:	Full interior and perimeter security with a motion detector
RESTROOM:	One (1)
SPRINKLER:	Yes
DUMPSTER PAD SITE:	Available



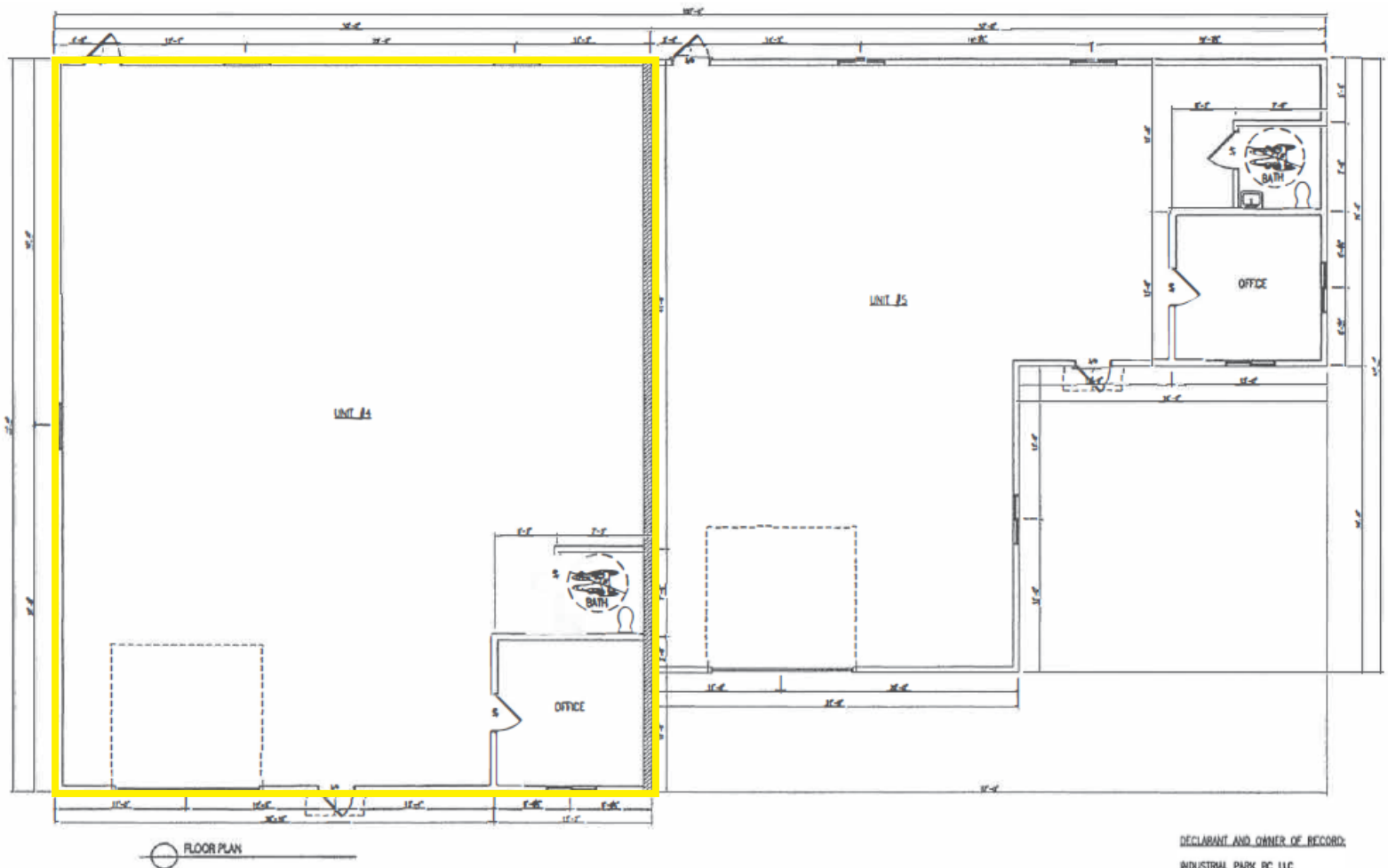
PHOTOS

24 Industrial Park Road • Saco, ME



FLOOR PLAN

24 Industrial Park Road • Saco, ME



DECLARANT AND OWNER OF RECORD:
INDUSTRIAL PARK DC LLC
893 PORTLAND ROAD, UNIT 12
SACO, MAINE 04072

5-MILE DEMOGRAPHICS

24 Industrial Park Road • Saco, ME



55,240
Population

25,264
Homes

2.1
Average Household Size

44.2
Average Age



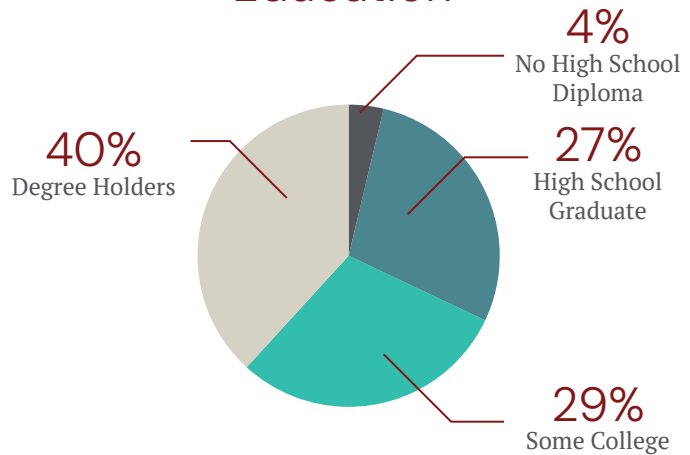
2,320
Total Businesses

24,483
Total Employees

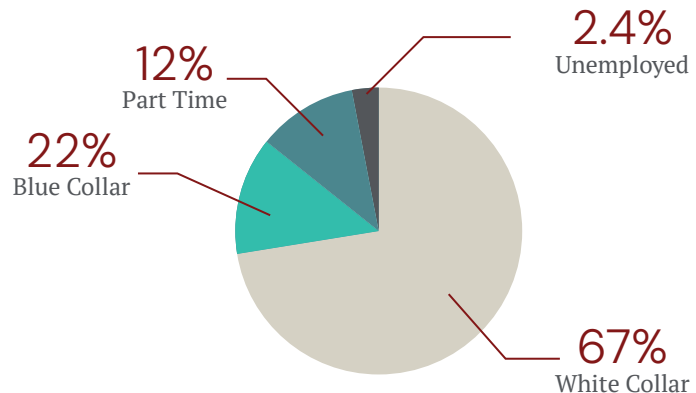


\$81,562
Average Household
Income

Education

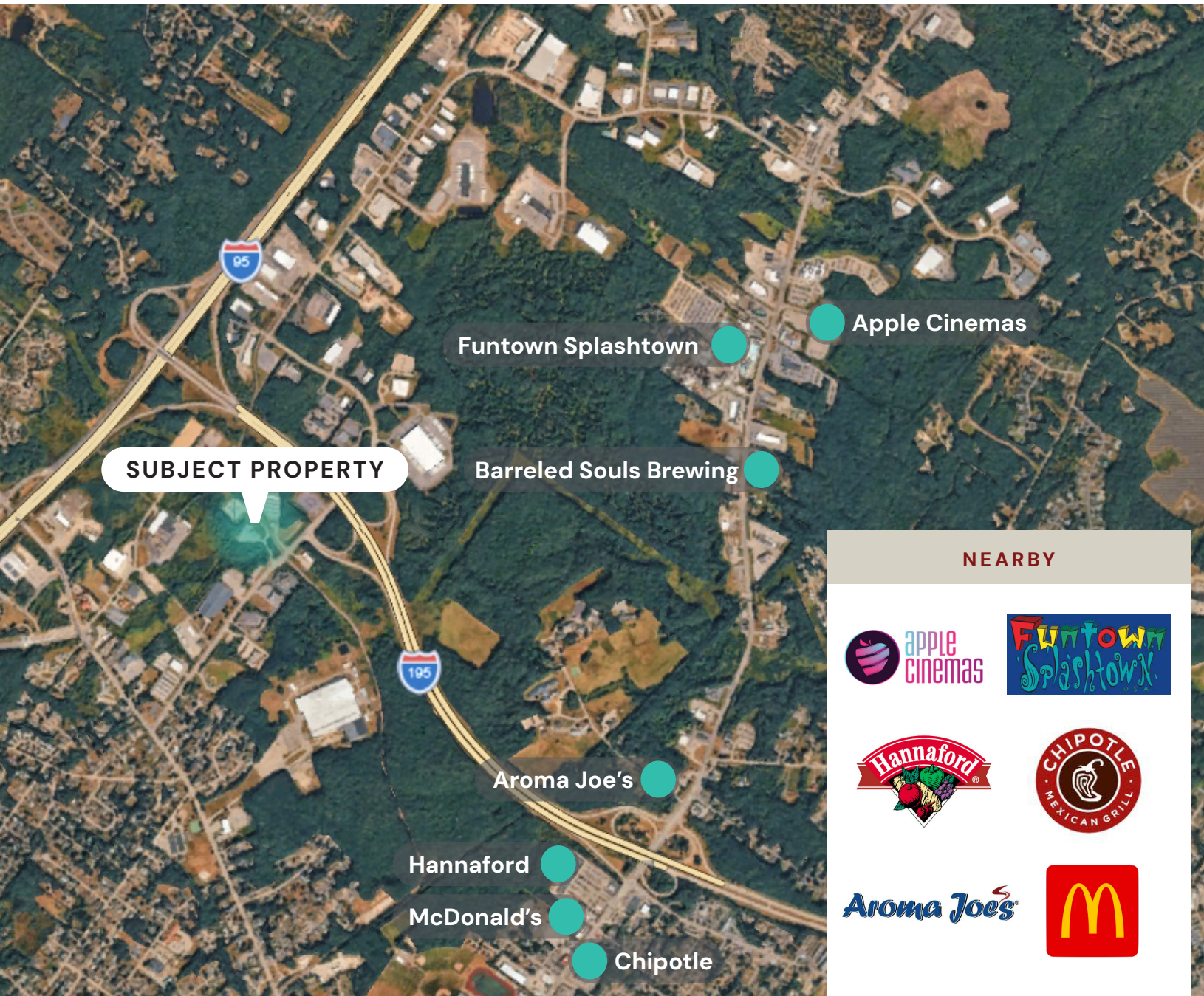


Employment



LOCATION MAP

24 Industrial Park Road • Saco, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.