FOR LEASE • OFFICE SPACE

42 Industrial Park Rd • Saco, ME

MALONE
COMMERCIAL BROKERS





3,400± SF OFFICE SPACE

- Perfect for office/medical office uses
- Amenities include skylight, and ample free parking
- Great location, easily accessible, less than three minutes to the Maine Turnpike
- See Broker for Tenant improvement options

LEASE RATE: $13.00/SF NNN
CAMs estimated at $5.50/SF



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PROPERTY SUMMARY

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Site Info

OWNER:	Jordan Family Holdings Inc.
DEED:	Book 17675, Page 752
ASSESSOR:	Map 70, Lot 1
LOT SIZE:	6.69± AC
SIGNAGE:	On building
PARKING:	Ample on-site paved
ZONING:	Industrial

Building Info

BUILDING SIZE:	13,450± SF
SPACE AVAILABLE:	3,400± SF
YEAR BUILT:	2023
STORIES:	One (1)
CONSTRUCTION:	Steel frame
ROOF:	Rubber membrane
SIDING:	Brick veneer
FLOORING:	Carpet & vinyl mix
CEILING HEIGHT:	11'±
ELECTRICITY:	Circuit breakers
HVAC:	Heat pump; gas
UTILITIES:	Municipal water and sewer
KITCHEN:	Yes
RESTROOM:	Several
SPRINKLER:	Yes
LEASE RATE:	$13.00/SF NNN



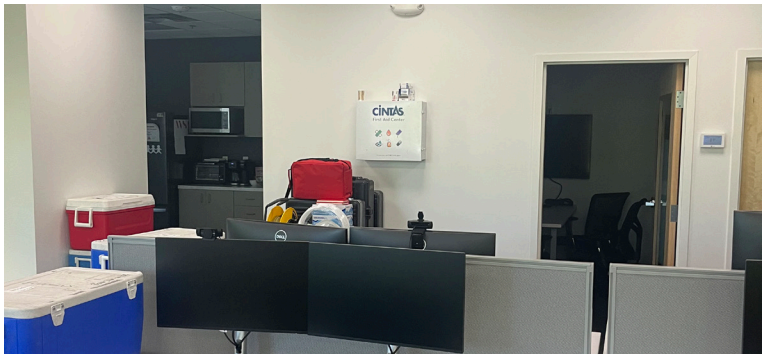




EXAMPLE OF ABUTTING LAYOUT FINISH

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LOCATION MAP

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NEARBY

STAY

Comfort INN

RAMADA BY WYNDHAM

RECREATIONAL

SKOLFIELD SPORTS PERFORMANCE

Saco Sport&Fitness

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