

# 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 a 4.23± acre site, with an additional 2.5± acre graveled 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~~ **\$4,500,000**
- Lease Rate: Contact broker for details.



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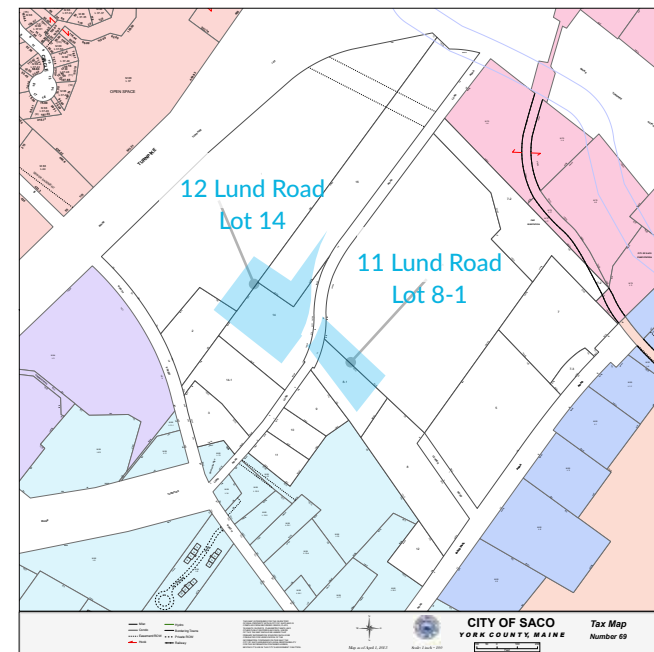


## PROPERTY INFORMATION

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

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<b>BOOK/PAGE</b>	18347/473
<b>ASSESSOR'S REF</b>	Map 69, Lot 8-1
<b>LAND AREA</b>	2.5± AC
<b>ZONING</b>	B-I (Business Industrial District)
<b>REAL ESTATE TAXES</b>	\$ 2,968.75 (FY 24/25)

## TAX MAP - MAP 69



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## PROPERTY PHOTOS



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## INTERIOR PHOTOS



### CONTACT US



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