

FOR SALE • INDUSTRIAL CONDO

24 Industrial Park Road • Saco, ME



Karen Rich
O 207.210.6637
C 207.671.8808
Karen@malonecb.com

3,150± 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

Building Info

BUILDING SIZE:	14,388± SF
AVAILABLE SPACE:	3,150± SF
YEAR BUILT:	2018
CONSTRUCTION:	Masonry
ROOF:	Asph/F Gls/Cmp
SIDING:	Vinyl
FLOORING:	Custom polished concrete
CEILING HEIGHT:	14'±
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
SPRINKLER:	Yes
DUMPSTER PAD SITE:	Available



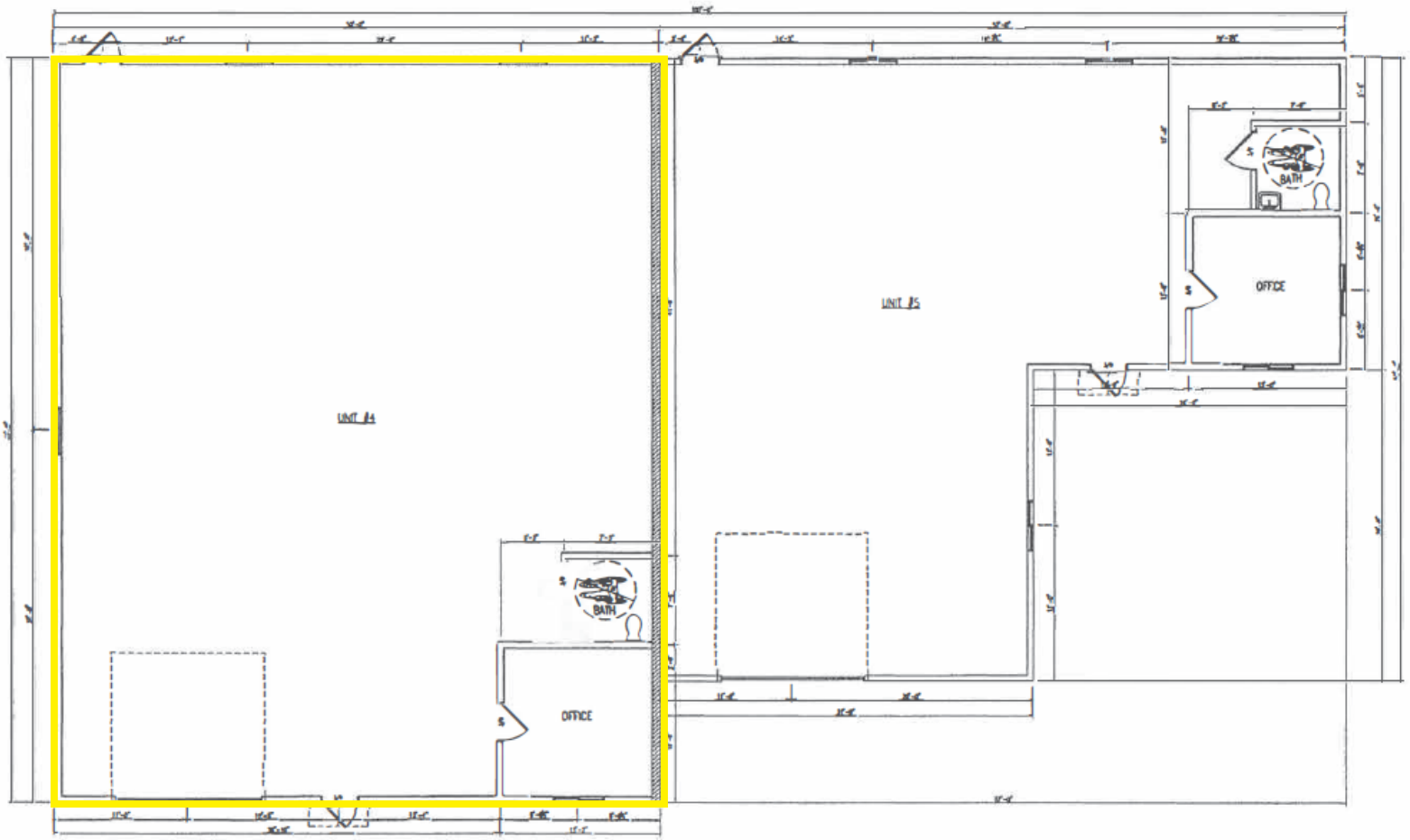
PHOTOS

24 Industrial Park Road • Saco, ME



FLOOR PLAN

24 Industrial Park Road • Saco, ME



FLOOR PLAN

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



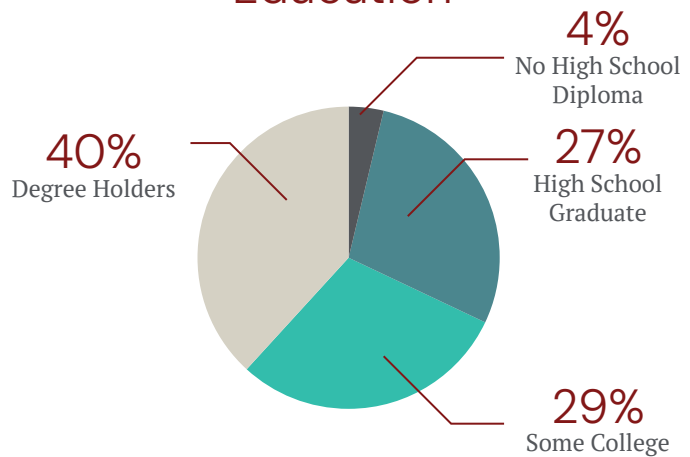
2,320
Total Businesses

24,483
Total Employees

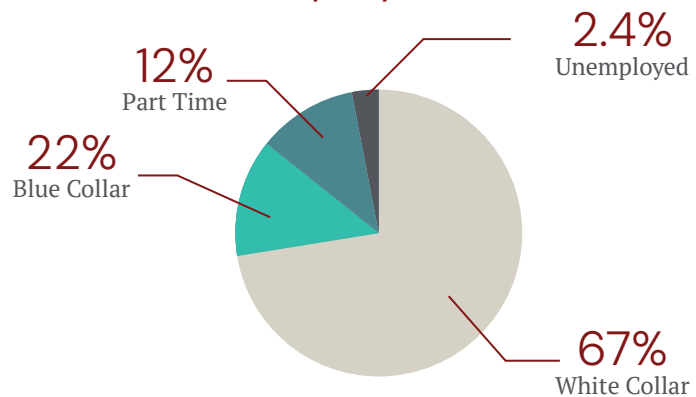


\$81,562
Average Household
Income

Education

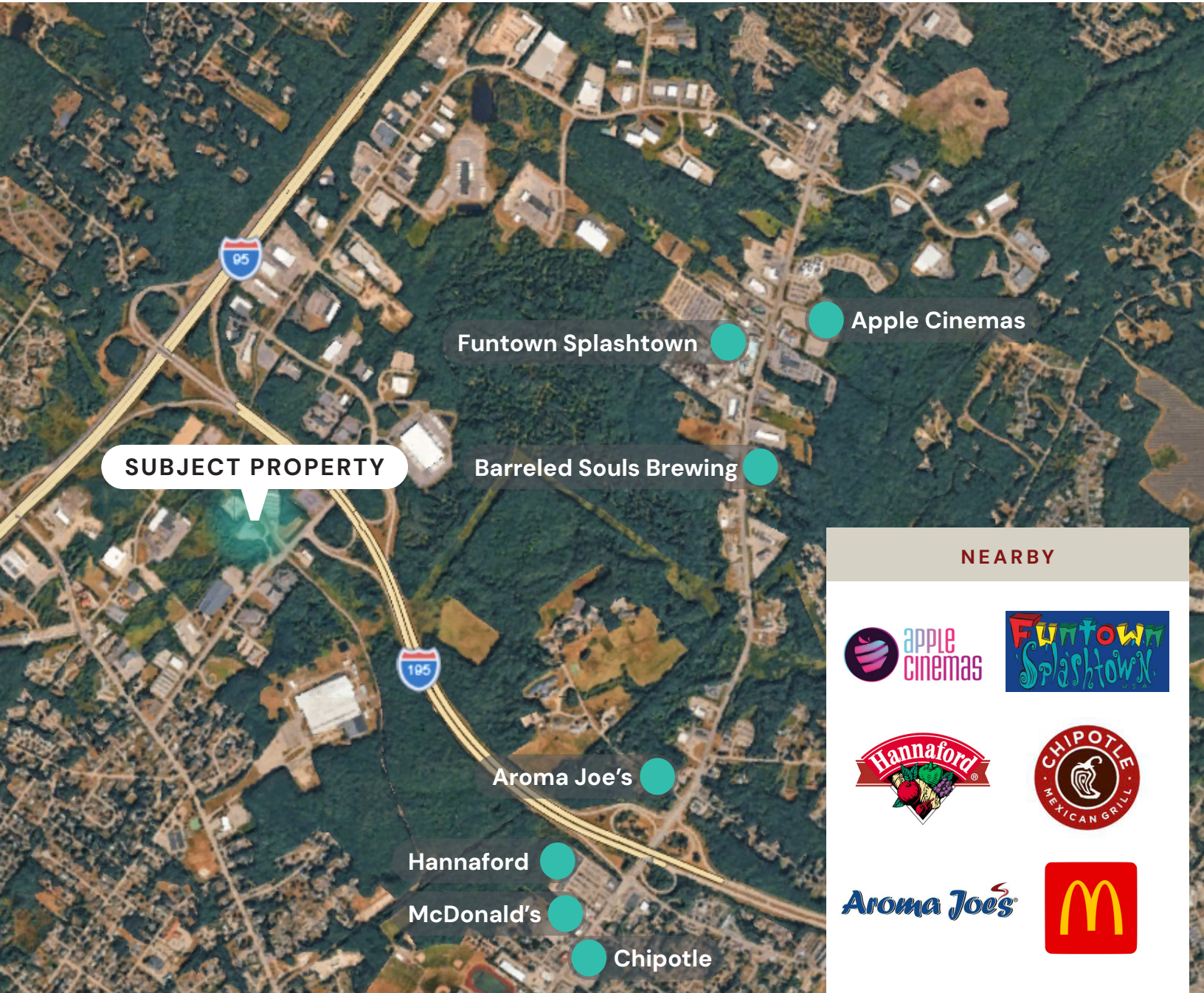


Employment



LOCATION MAP

24 Industrial Park Road • Saco, ME



NEARBY

A collection of logos for nearby businesses: Apple Cinemas, Funtown Splashtown, Hannaford, Chipotle Mexican Grill, Aroma Joe's, and McDonald's.

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