

For Lease Industrial Property

9,600± SF



1 Gibson Road

Scarborough, ME 04074

Property Highlights

- One (1) drive-in 12'x14' overhead door
- 600 Amp 3-Phase Power
- Excellent Scarborough location



Property Description

We are pleased to offer for lease 9,600± SF of clear span manufacturing space at 1 Gibson Road. The space includes one 12'x14' drive-in overhead door and 2,700± SF of office. The property has great access to US Route 1, I-295 and I-95/ Maine Turnpike Exit 45.

Broker Contact

Greg Hastings, SIOR

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Property Overview

Owner	12 West Common Associates, LLC
Building Size	20,620± SF
Available Space	9,600± SF (60'x160')
Space Breakdown	2,700± SF Office 6,900± SF Manufacturing
Lot Size	1.49± acres
Assessor's Reference	Map R-77, Lot 9A
Taxes	\$19,725.34 (2018-2019)
Zoning	Industrial
Building Construction	Steel frame with metal siding
Roof	Sloped metal
Flooring	Concrete slab
Utilities	Municipal water and sewer, Oil heat (LP gas available)
Ceiling Height	15'±
Drive-in OHD	One (1) 12'x14'
Heat/HVAC	Oil heat
Electrical	600 Amp, 3-phase
Lighting	Fluorescent and LED fixtures
Bathrooms	Four (4) bathrooms
Sprinkler System	Full coverage with wet-pipe system
Parking	Ample paved on-site
Miscellaneous	6' metal wall panels around perimeter of manufacturing space
Available	Immediately

FOR LEASE : \$6.95/SF NNN

