

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 1,700± SF of office. The office space has been completely renovated with new HVAC, lighting, wiring, and sheetrock. The property has great access to US Route 1, I-295 and I-95/Maine Turnpike Exit 45.

Broker Contact

Greg Hastings, SIOR

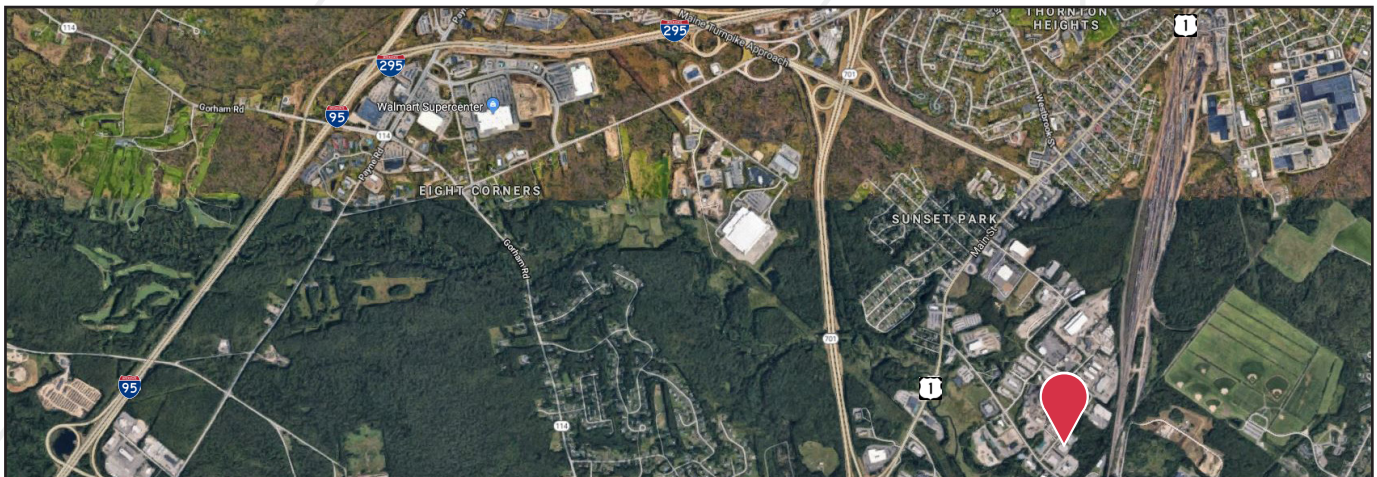
207.773.7100

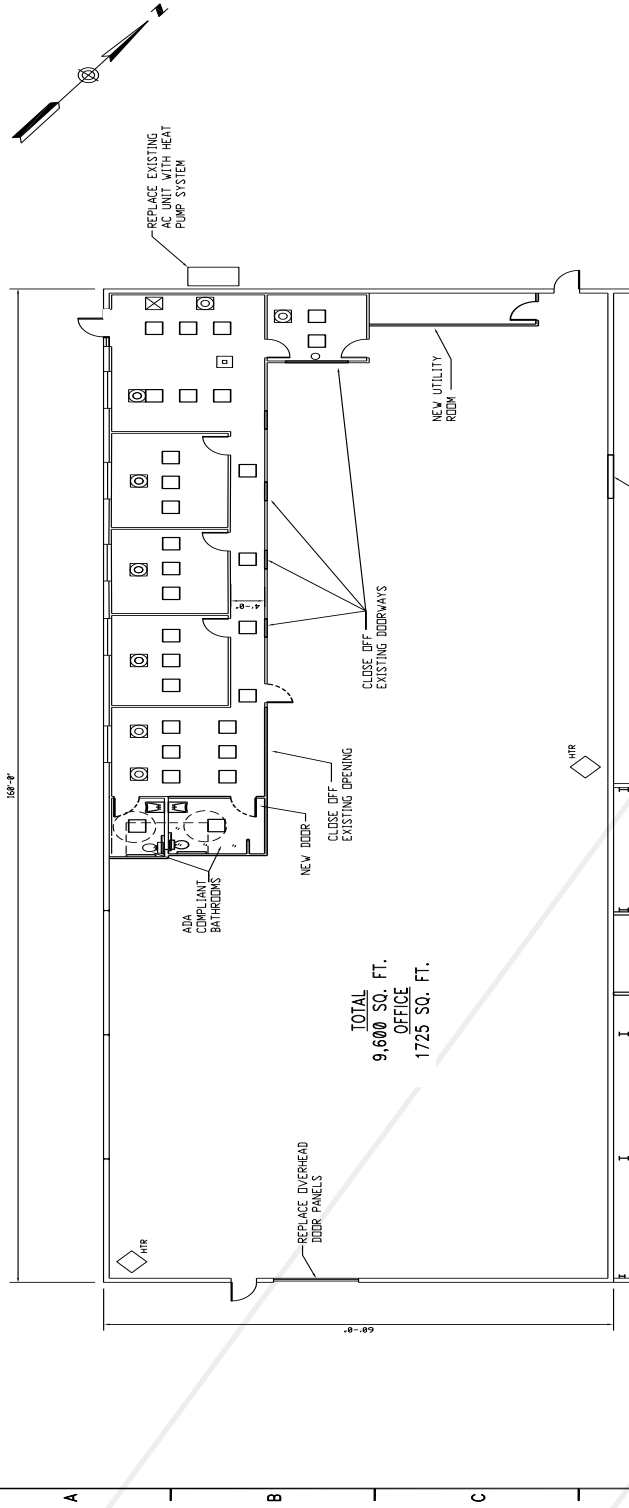
ghastings@dunhamgroup.com

Property Overview

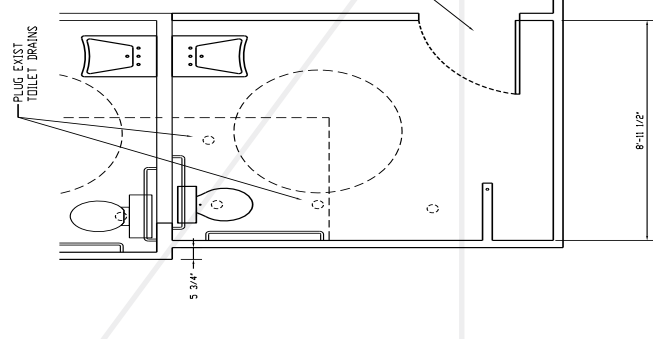
Owner	12 West Common Associates, LLC
Building Size	20,620± SF
Available Space	9,600± SF (60'x160')
Space Breakdown	1,725± SF Office 7,875± SF Manufacturing
Lot Size	1.49± acres
Assessor's Reference	Map R-77, Lot 9A
Taxes	\$19,725.34 (2018-2019)
Zoning	Industrial
Building Construction	Steel frame with 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-fired FHA units and new HVAC unit with ductwork
Electrical	600 Amp, 3-phase
Lighting	LED fixtures
Bathrooms	Two (2) 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 : \$8.00/SF NNN



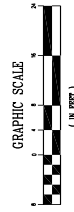


TOTAL
9,600 SQ. FT.
OFFICE
1725 SQ. FT.



PARTIAL PLAN

- LEGEND
- ⊕ EMERGENCY LIGHTING
 - ⊙ EMERGENCY EXIT SIGN
 - ⊠ FIRE ALARM/STROBE
 - ⊡ FIRE ALARM PULL BOX
 - ⊕ FIRE EXTINGUISHER
 - C20 2x2 LED LIGHTS
 - ⊗ 2x2 AIR INTAKE
 - ⊙ 2x2 DIFFUSERS



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1 GIBSON ROAD
SUITE 2
FLOOR PLAN LAYOUT

J.C. SYSTEMS ENGINEERING	
DATE	10/17/21
SCALE	AS SHOWN
CHECKED	X
DATE	9/22/21
PROJECT NO.	GA-SUITE-2
REV. NO.	10
REV. DATE	11

- NOTES:
- REMOVE EXISTING OFFICE PANELING WALL COVER.
 - TAPE, MUD, PRIME AND PAINT EXISTING SHEET ROCK WALLS.
 - INSTALL NEW LVT FLOORING.
 - INSTALL NEW VINYL WALL BASE IN OFFICE ROOMS.

NO.	REVISIONS	DATE
F	GENERAL REVISIONS	
E	REVISED FOR CLEAN HARBORS	10/17/21
D	SCARBOROUGH SCHOOLS FACILITIES	10/17/21
C	ADDED FLOORING	10/17/21
B	ADDED KITCHEN	10/17/21
A	REFERENCE DRAWINGS	