

# FOR LEASE

## Industrial Space

3,286± SF | \$14.00/SF NNN



## 1 Gibson Road, Scarborough, ME

### Property Highlights

- One (1) drive-in 10' x 10' overhead door
- 200 Amp 3-phase power
- Space is fully air-conditioned



### Property Description

We are pleased to offer a 3,286± SF industrial unit for lease at 1 Gibson Road. The space includes one 10'x10' drive-in overhead door and 780± SF of showroom space. The property has great access to US Route 1, I-295 and I-95/ Maine Turnpike Exit 45.

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## Property Overview

Owner	12 West Common Associates, LLC
Building Size	20,620± SF
Available Space	3,286± SF
Space Breakdown	780± SF (26'x30') Showroom 2,506± SF Warehouse
Lot Size	1.49± acres
Assessor's Reference	Map R-77, Lot 9A
Zoning	Industrial
Building Construction	Steel frame with metal siding
Roof	Sloped metal
Flooring	Concrete slab
Utilities	Municipal water and sewer, LP gas
Ceiling Height	11'±
Drive-in OHD	One (1) 10'x10;
HVAC	LP gas and air-conditioning throughout the space
Electrical	200 Amp, 3-phase
Lighting	LED fixtures throughout
Bathrooms	One (1) bathroom
Sprinkler System	Full coverage with wet-pipe system
Parking	Ample paved, on-site
Miscellaneous	Trench drain, concrete kicker-wall around perimeter of warehouse space
Available	Immediately

**FOR LEASE : \$14.00/SF NNN**

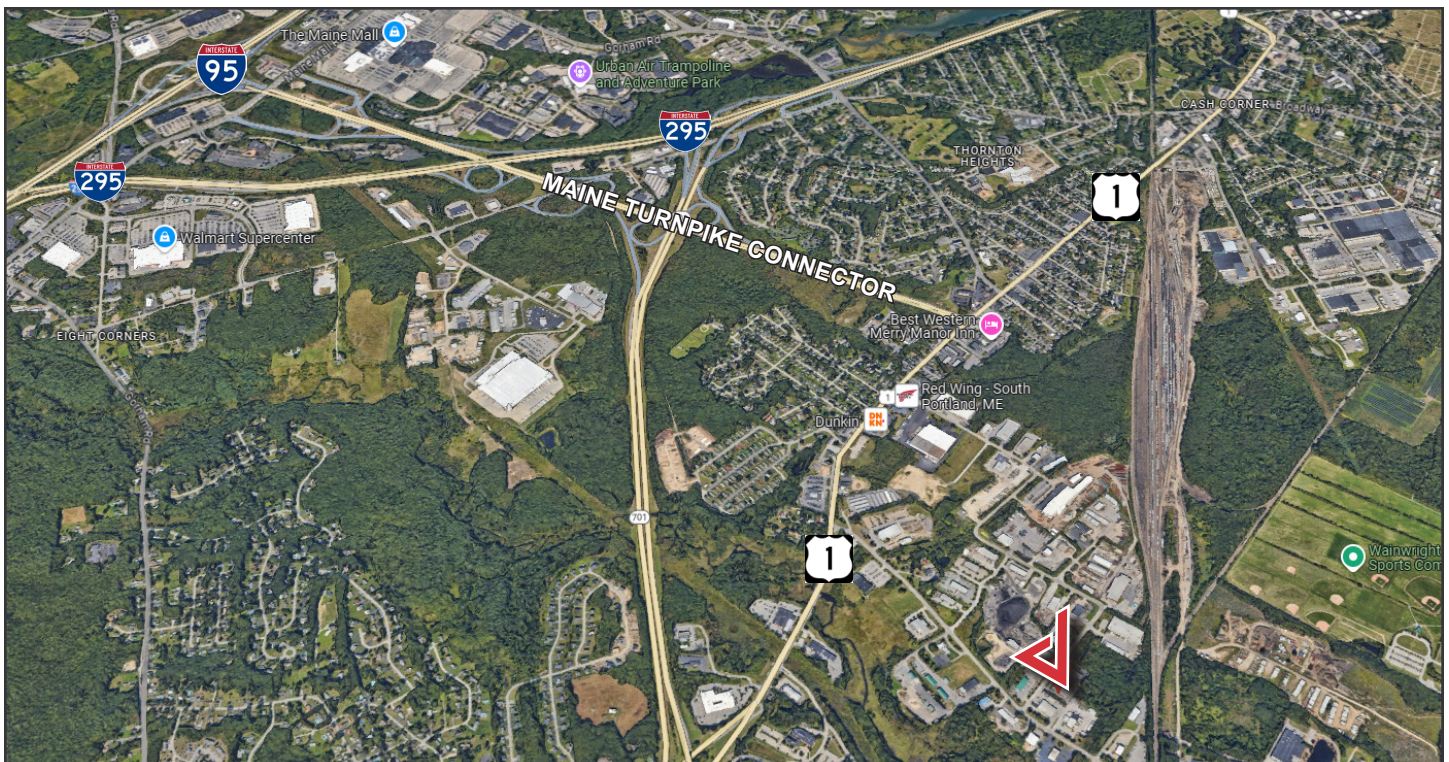
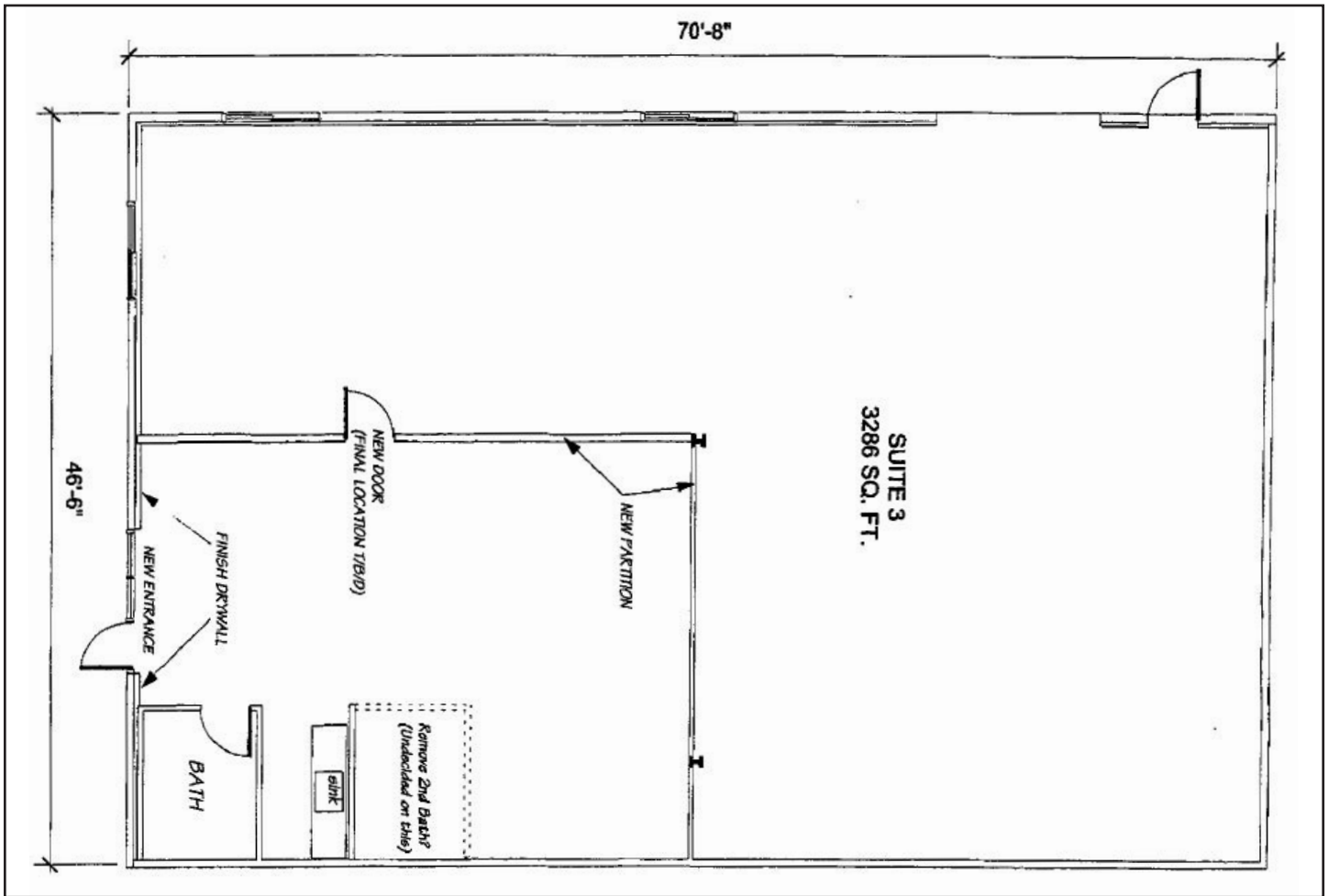


1 Gibson Road





# 1 Gibson Road



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.