

# FOR LEASE

## Flex/Light Industrial Space

3,200 - 7,700± SF



## 10 Snow Canning Road, Scarborough

### Property Highlights

- *Flexible Light Industrial Space*
- *Substantial Electrical Infrastructure*
- *Cannabis Friendly*



### Property Description

We are pleased to offer for lease second generation cannabis grow space. Unit 8 contains 3,200± SF and Unit 22 offers 3,200 - 7,700± SF. These spaces also lend themselves to other creative and flexible uses. Electrical and water infrastructure is in place and ready for the next user. Light industrial and cannabis friendly space.

Sam LeGeyt, SIOR

sam@dunhamgroup.com

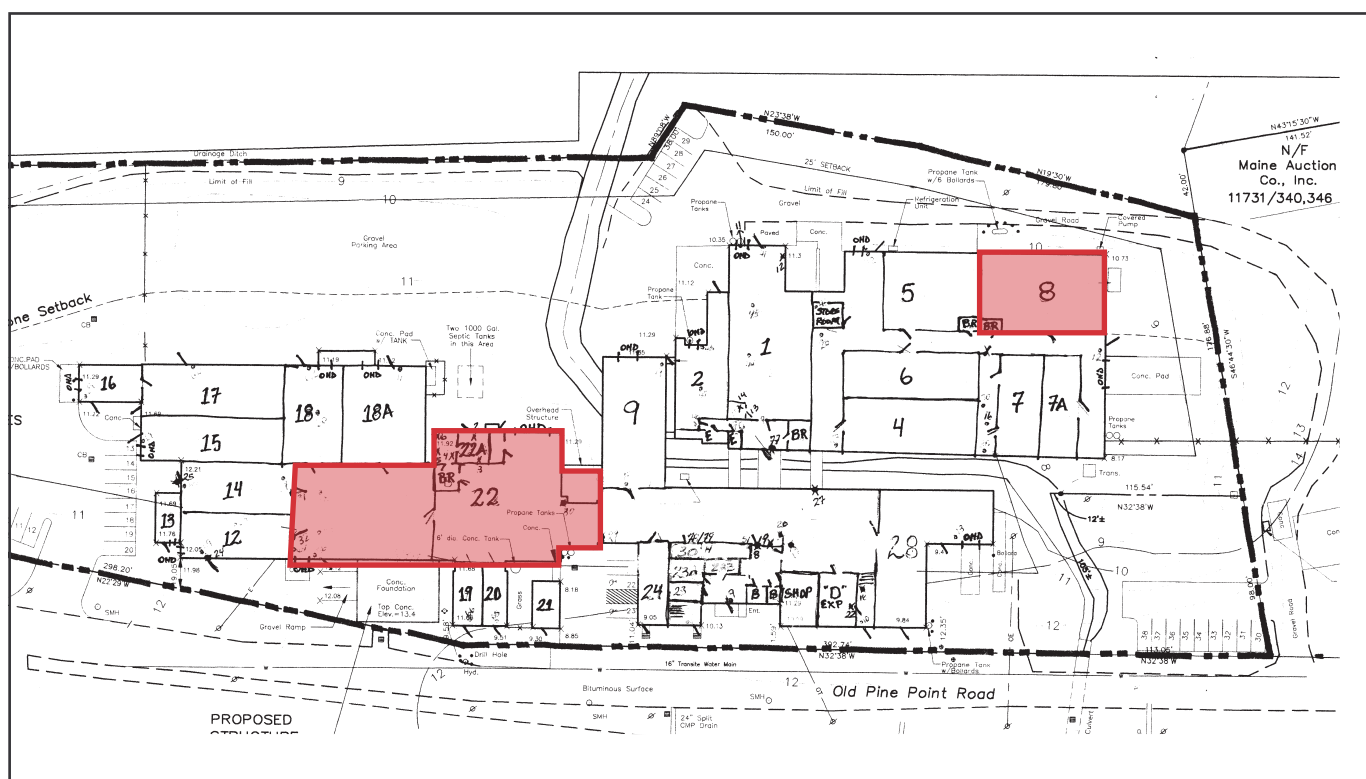
207.773.7100 | dunhamgroup.com



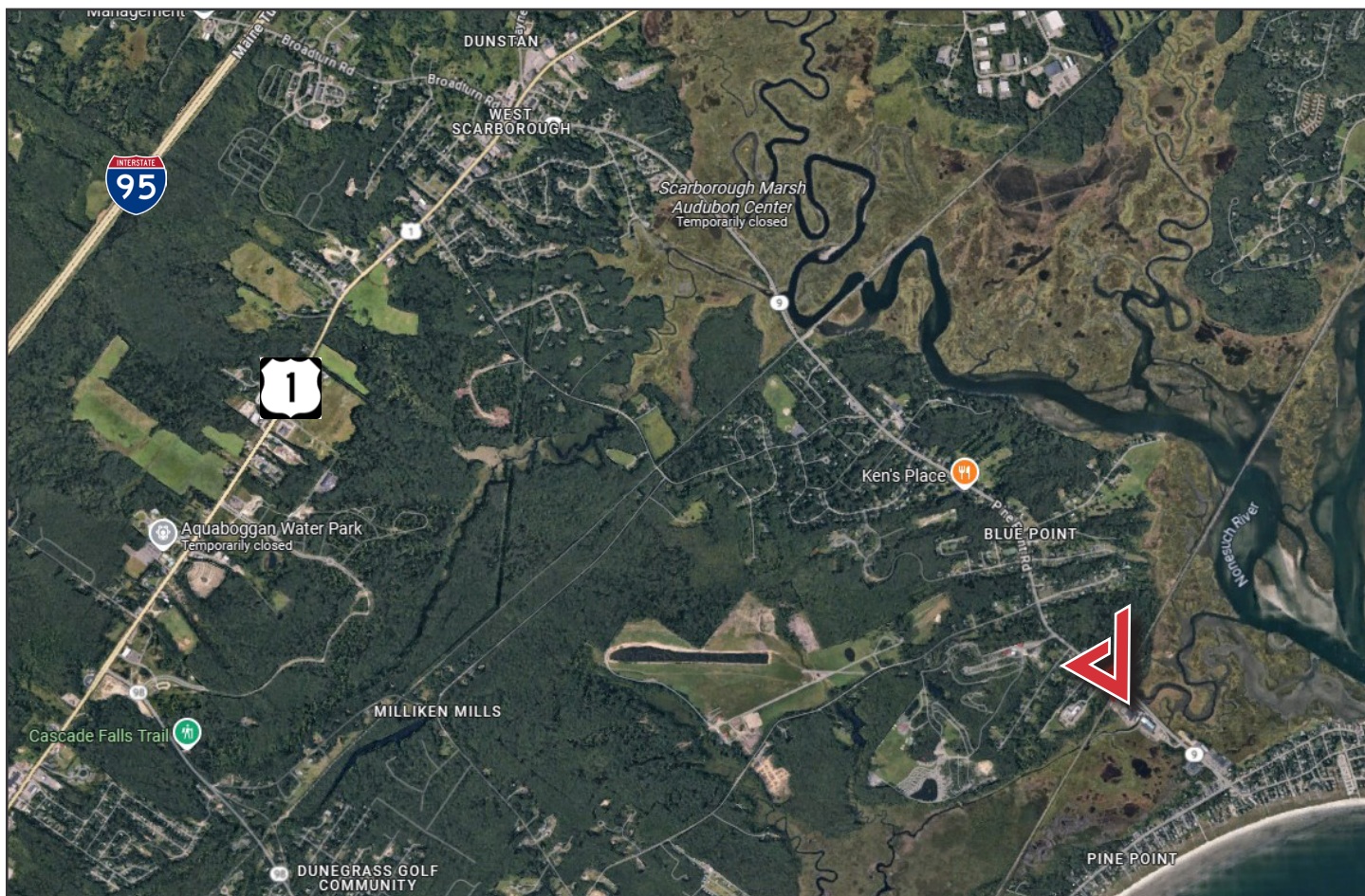
## Property Overview

Landlord	Marsh, LLC
Building Size	76,234± SF
Available Space	Unit 8 : 3,200± SF Unit 22 : 3,200 - 7,200± SF
Zoning	TVC-4 with Industrial Overlay and Shoreland Overlay
Building Construction	Concrete block, steel
Ceiling Height	Unit 22 : 16'±
HVAC	FHA, propane
Sprinkler System	Yes
Bathrooms	Unit 8: Common Unit 22 : en-suite
Parking	Ample on-site

**FOR LEASE**  
**Unit 8 : \$2,060/month plus utilities**  
**Unit 22 : \$8.00/SF NNN**







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.