

# FOR LEASE

## Industrial Suite

1,146± SF | \$15.50/SF NNN



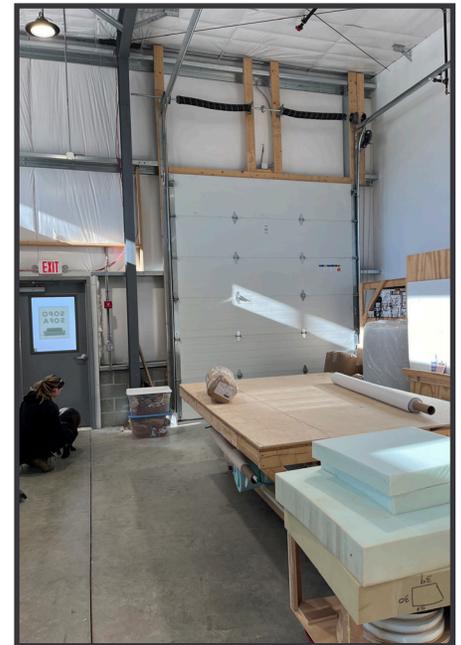
## 100 Innovation Way, Scarborough

### Property Highlights

- *Scarborough Downs Business Park*
- *3-phase electrical*
- *Drive-in OHD*
- *Easy access to U.S. Route One and I-95*

### Property Description

We are pleased to offer 1,146± SF of industrial space for lease at 100 Innovation Drive in Scarborough. Unit 10 is a very nice industrial suite with floor to ceiling glass, and is located in the highly desirable Scarborough Downs Business Park. The space offers 3-phase power and a drive-in overhead door.



### Broker Contact

Chris Craig | [chriscraig@dunhamgroup.com](mailto:chriscraig@dunhamgroup.com)

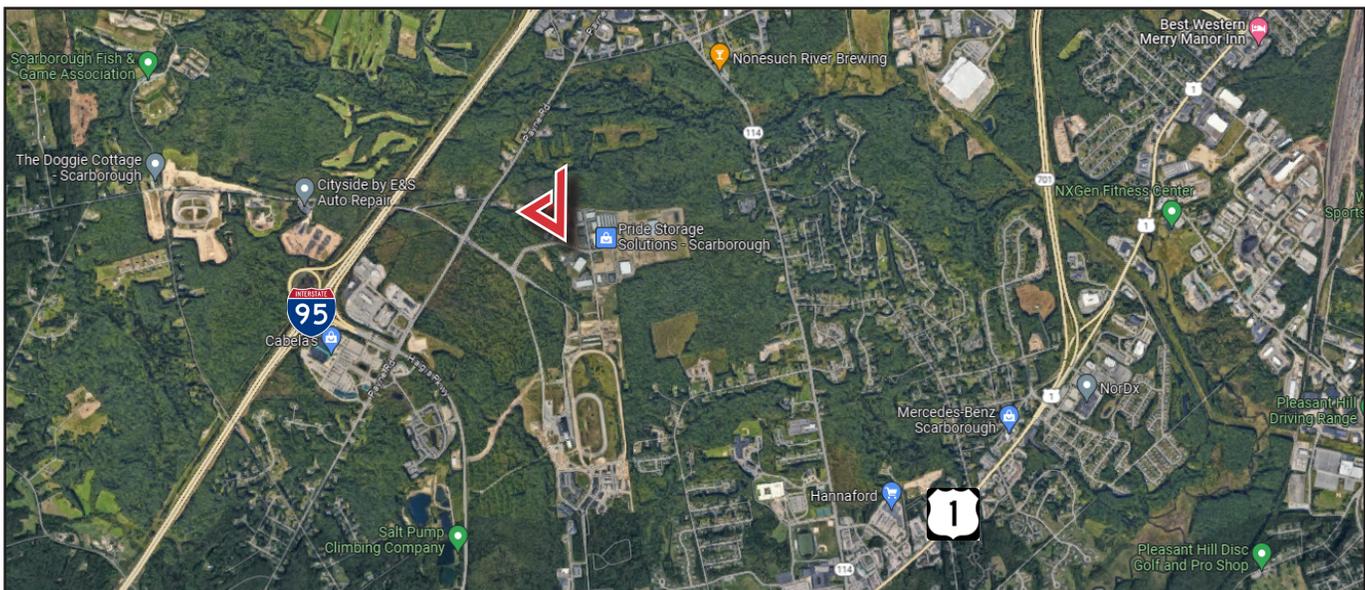
207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)



## Property Overview

Owner	Oscarowen, LLC
Building Size	12,395± SF
Lot Size	2± acres
Zoning	Haigis Parkway - HPZ
Available Space	Unit 10 : 1,146± SF
Year Built	2021
Building Construction	Pre-finish metal
Roof	Standing seam
Utilities	Municipal water, sewer and natural gas
HVAC	Natural gas unit heater
Flooring	Concrete
Ceiling Height	16'±
Lighting	LED
Electrical	3-Phase
Overhead Doors	One (1) 12'x14' - drive-in
Sprinkler System	Yes
Bathrooms	One (1)
Parking	Three (3)

**FOR LEASE : \$15.50/SF NNN - Estimated NNNs : \$3.45/SF**



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.