

FOR LEASE

Industrial Space

50,000 - 322,920± SF | 14.50/SF NNN



107 Mussey Road, Scarborough, ME 04074

Property Description

We are pleased to offer new, Class A industrial space totaling up to 322,920± SF on Mussey Road in Scarborough. Strategically located approximately 1± mile from I-295, Maine Turnpike Exit 45 and U.S. Route One, the property provides exceptional access to the Greater Portland market, the Maine Mall, and Portland International Jetport. The development will feature two concrete tilt-up warehouse/distribution buildings of 202,800± SF and 120,120± SF, designed for efficient logistics operations with 32' clear heights, LED lighting, ESFR sprinkler systems, 52' x 50' column spacing with 60' speed bays, and two percent (2%) office buildout allowance. Each building will include dock and grade-level loading with extensive dock infrastructure, trailer storage, and ample on-site parking, supported by 30' wide interior roadways and durable, heavy-duty paving. The site is ideally suited for a range of distribution, logistics, and light industrial users seeking scalable, high-performance space in one of Southern Maine's most accessible and sought-after industrial areas.

Broker Contact

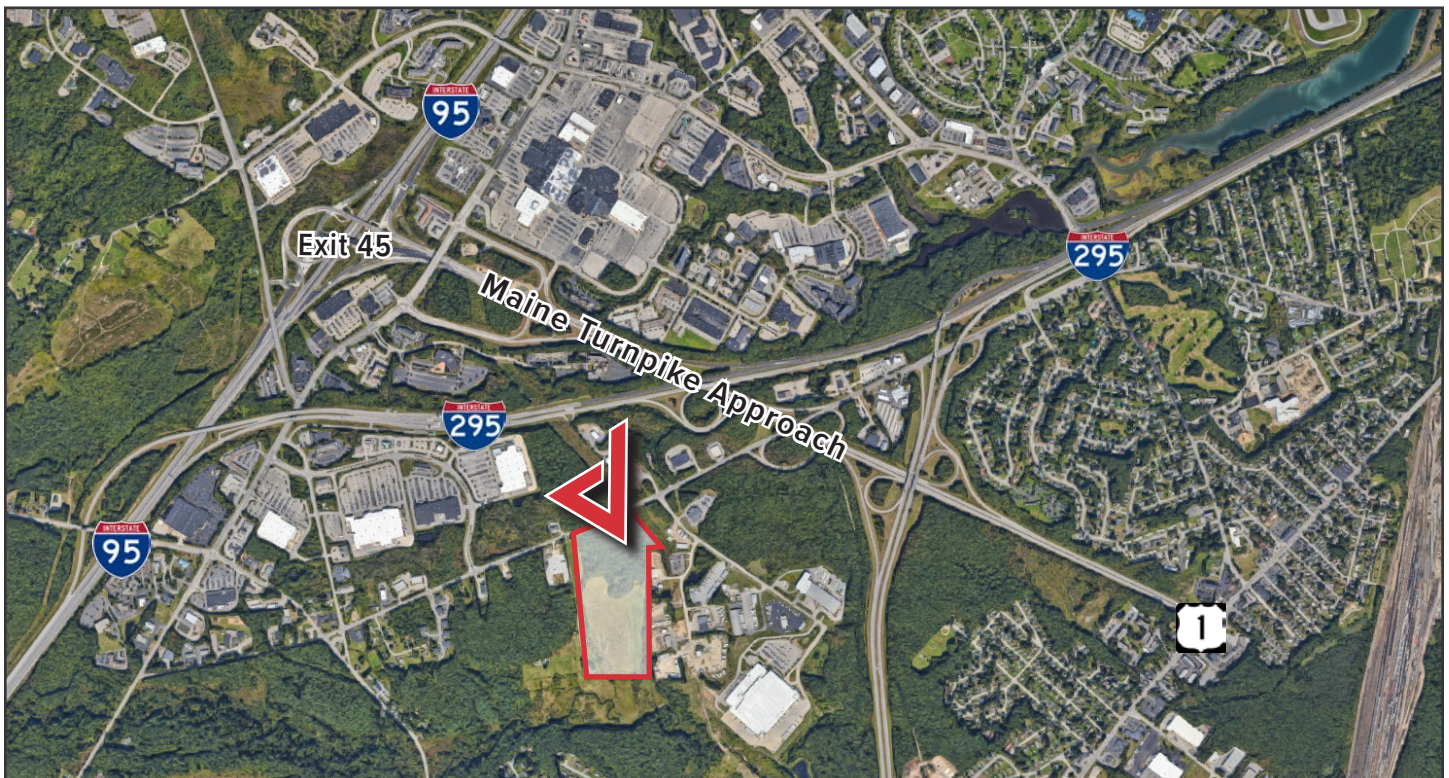
Greg Hastings, SIOR
ghastings@dunhamgroup.com
207.415.1700

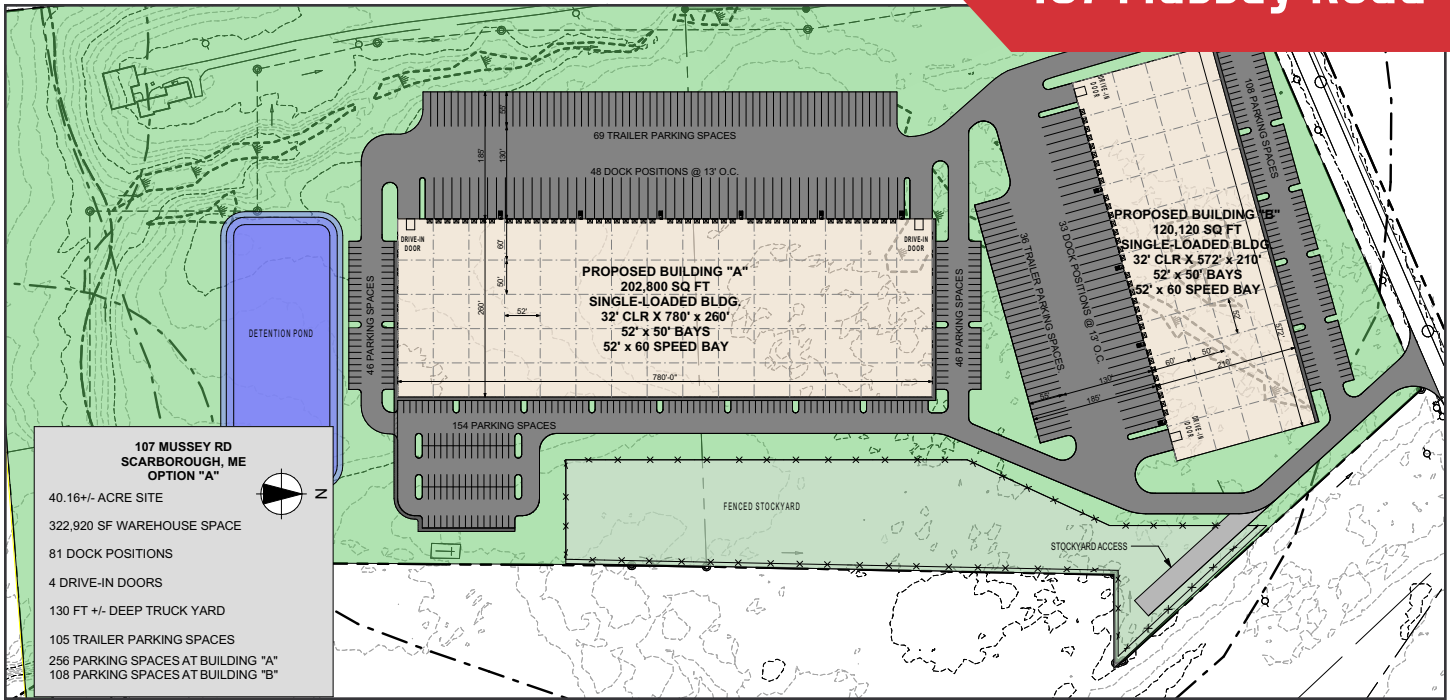


Property Overview

Landlord	TBD
Site Size	40.16± acres
Building Size	Building "A" : 202,800± SF Building "B" : 120,120± SF
Zoning	Industrial
Utilities	Public water and sewer, natural gas and 3-Phase electrical service
Site Specifications	<ul style="list-style-type: none">• 30 ft wide interior roads• 4" heavy duty asphalt paving (4" asphalt over 16" compacted aggregate) for truck drive and truck access areas• 3" light duty asphalt paving (3" asphalt over 12" compacted aggregate) for car parking lots and drive areas• 8" thick concrete over 12" of compacted aggregate base for dock apron. Dock aprons to be 60'-0" deep from face of dock wall• 8" thick concrete dolly pads for trailer parking. Dolly pads will be 10'-0" wide.• 4" thick concrete sidewalks reinforced with WWM over 6" compacted aggregate base.

FOR LEASE : \$14.50/SF NNN





Building Overview

	Building "A"	Building "B"
Building Size	202,800± SF (780' x 260')	120,120± SF (572' x 210')
Dock Pits	Up to Forty-eight (48) positions	Up to Thirty-three (33) positions
Dock Doors	Forty-eight (48) 9' x 10' insulated dock doors	Thirty-three (33) 9' x 10' insulated dock doors
Dock Equipment	Forty-eight (48) sets of dock equipment - includes: <ul style="list-style-type: none"> 40,000 lb. mechanical pit leveler Dock shelter Dock bumper LED dock light Electric door openers Trailer locks 	Thirty-three (33) sets of dock equipment - includes: <ul style="list-style-type: none"> 40,000 lb. mechanical pit leveler Dock shelter Dock bumper LED dock light Electric door openers Trailer locks
Parking	246 vehicle and 69 trailer parking spaces	108 vehicle and 36 trailer parking spaces
Electric	2,000 amp, 3-phase electrical service	1,200 amp, 3-phase electrical service
Building Specifications (Both A & B)	<ul style="list-style-type: none"> 32 ft. clear height Tilt-up Concrete Walls 52' x 50' Bays 52' x 60' Speed Bays in front of dock doors Ashford Formula sealer/hardener in warehouse Two (2) electronically operated 12' x 14' insulated drive-in delivery doors for each building One (1) 20' x 20' electrical room and one (1) 20' x 20' fire pump room for each building R-30 roof insulation R-11 wall insulation 	<ul style="list-style-type: none"> Interior columns painted with "Safety Yellow" paint Polyurea caulking of floor joints 2% office buildout allowance for each building ESFR Sprinkler System 7" thick concrete slab on grade over 6" aggregate base 60-mil TPO mechanically attached roof system with 20 year warranty 35 FC motion sensor LED warehouse lighting for each building

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.