

For Lease
Industrial Space
20,000± SF | \$6.75/SF NNN



117 Pleasant Hill Road

Scarborough, ME

Property Highlights

- 24' - 27' Ceiling Height
- Available Spring 2021
- One (1) drive-in OHD & four (4) loading dock doors

Property Description

We are pleased to offer 20,000± SF of industrial warehouse/distribution space at 117 Pleasant Hill Road in Scarborough, ME. The space has one (1) drive-in OHD and four (4) loading dock doors. The Property is approximately 2 miles from Maine Turnpike/I-95 Exit 45 and I-295. The space will be available Spring 2021.



Broker Contact

Greg Hastings, SIOR

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Property Overview

Owner	107 Pleasant Hill Corp.
Building Size	50,000± SF
Lot Size	3.5± acres
Available Space	20,000± SF (100' x 200')
Space Breakdown	Office 1,250± SF Warehouse 18,750± SF
Assessor's Reference	Map R-78, Lot 78
Taxes	\$ 31,739.47 (FY '20-'21)
Zoning	Industrial
Year Built	2001
Roof	Rubber membrane
Floors	6" concrete slab
Ceiling Height	24' - 27'±
Utilities	Municipal water and sewer, LP gas
Lighting	Warehouse - LED Fixtures Office - Fluorescent fixtures Exterior - Wall pacs
Electrical	100 Amp, 3-phase (building has 800 Amp, 3-phase power)
Heat	Warehouse - LP gas-fired Cambridge heaters Office - Electric baseboard
Sprinkler System	Full coverage with wet pipe system
Loading Doors	One (1) 10' x 10' drive-in OHD Four (4) 8' x 10' loading docks with load levelers and dock seals
Parking	Ample, on-site
Accessibility	Approximately 2 miles from I-295 and The Maine Turnpike/I-95 Exit 45
Availability	Spring 2021

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