

# FOR SUBLEASE

## Warehouse Building

9,420± SF | \$11.00/SF NNN



## 125 Pleasant Hill Road, Scarborough

### Property Highlights

- *Clear-Span Warehouse*
- *Recently Updated Office Space*
- *2 Overhead Doors & Truck-Height Loading Dock*
- *Less than 1 mile from I-95 Exit 46*



### Property Description

We are pleased to offer for sublease this 9,420 SF stand-alone industrial property on a 2.33 acre lot. This property features ample outdoor laydown space, two overhead doors at grade and a loading dock. With a nice mix of clear-span warehouse and updated office space, the property lends itself well to a multitude of potential businesses.

### BROKER CONTACT

Justin Lamontagne, CCIM, SIOR | [justin@dunhamgroup.com](mailto:justin@dunhamgroup.com)  
207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)





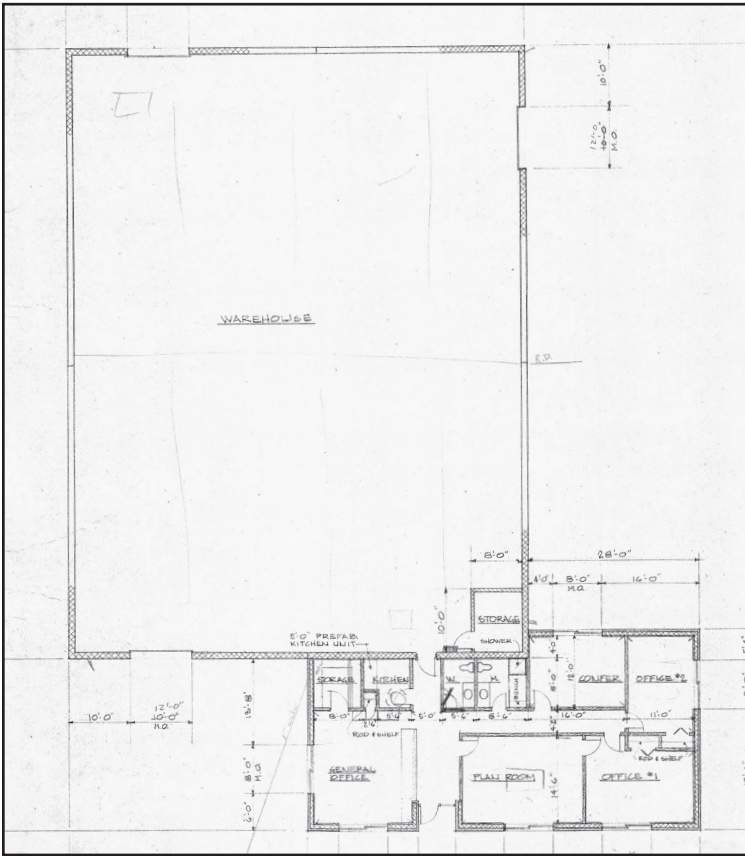


## Property Overview

Owner	125 Running Hill, LLC
Sublandlord	Neuco, Inc.
Building Size	9,420± SF
Lot Size	2.33± acres
Space Available	9,420± SF : 1,920 SF updated office space and 7,500 SF clear-span warehouse
Assessor's Reference	Map R78, Lot 77
Zoning	Industrial (I)
Year Built	1975
Building Construction	Masonry block
Roof	Flat, rubber membrane
Flooring	Concrete
Utilities	Municipal water and sewer, oil heat
Ceiling Height	15'
Loading Docks	One (1) at truck-height
Drive-in OHDs	Two (2) 12'x12'
HVAC	Oil forced hot air, AC in office space
Electrical	225 Amps, 120/208 volts, 3-phase
Lighting	LED's throughout
Bathrooms	Two in the office space, one in warehouse
Parking	Ample on-site

**FOR SUBLEASE : \$11.00/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.