

# FOR SALE/LEASE

Research Laboratory Building

14,942± SF | 4.43± acres



## 14 Washington Ave, Scarborough, ME

### Property Highlights

- *Life sciences, laboratory, biotechnology, and research and development space*
- *Back-up generator for building*
- *Air conditioning throughout building*
- *3,800± SF office space*
- *Walk-in freezers/coolers*

### Property Description

We are pleased to offer a turnkey 14,942± SF building located in Scarborough Industrial Park that is suitable for life sciences, laboratory, biotechnology, and research and development space. The property was used as a biomedical development facility and extensively renovated by Alere and Abbott Laboratories. The building includes an environmental chamber and the lab rooms operate under positive pressure.



### Broker Contact

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## Property Overview

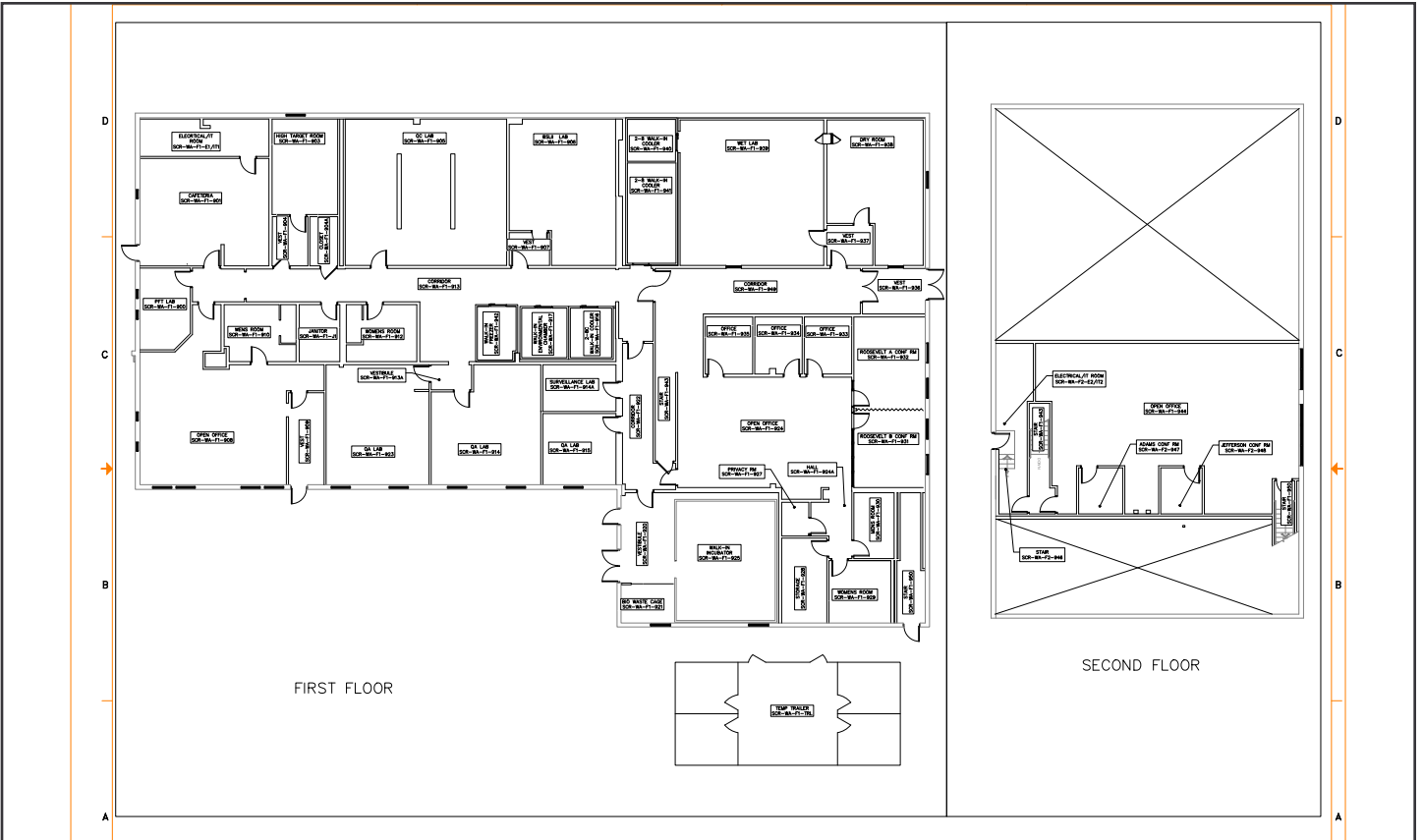
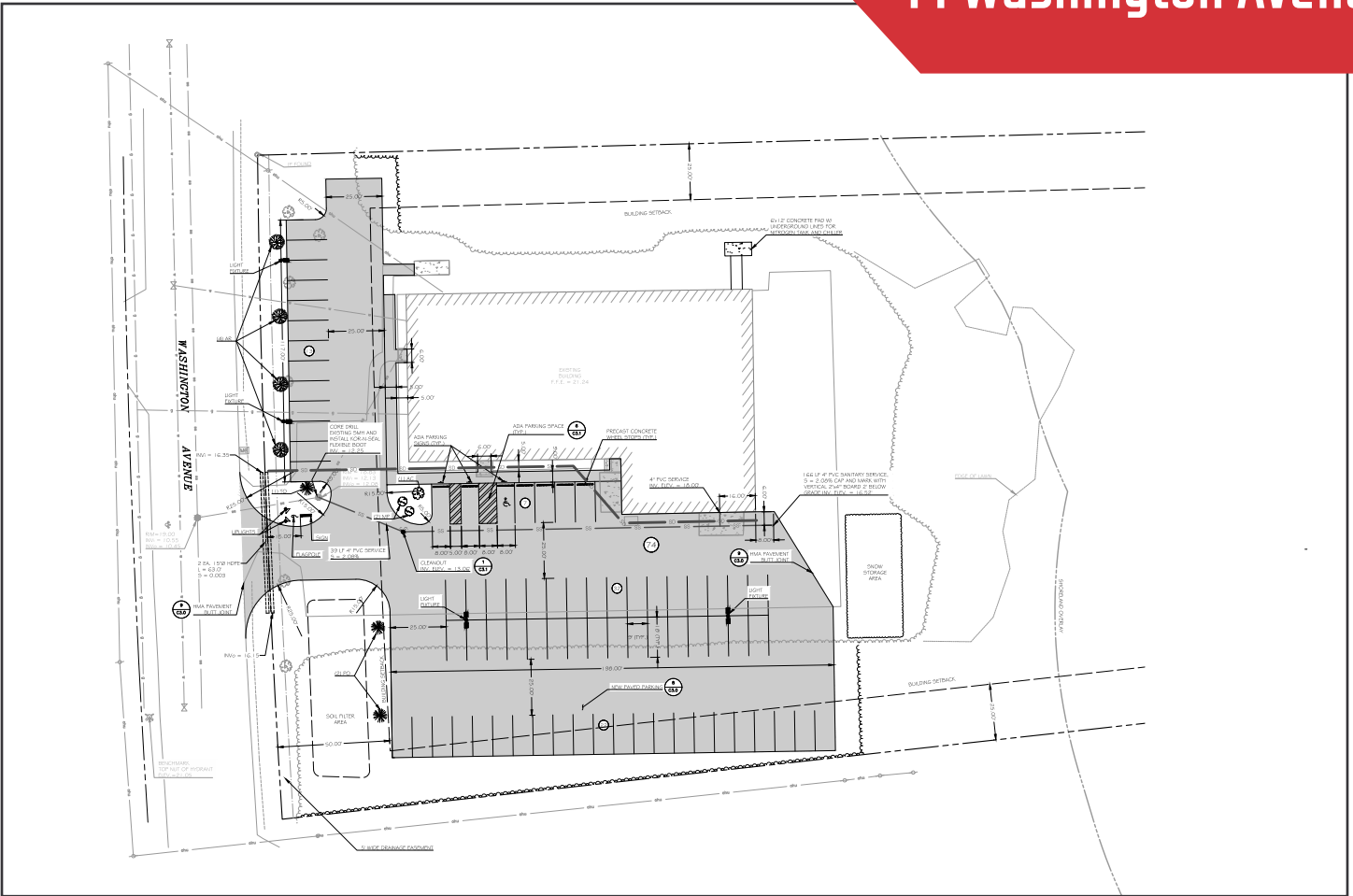
Owner/Landlord	NERCO Associates	
Building Size	14,942± SF	
Lot Size	4.43± acres	
Space Breakdown	First Floor Office	2,000± SF
	Second Floor Office	1,800± SF
	Laboratory Space	11,142± SF
Assessor's Reference	Map R-62, Lot 15	
Deed Reference	Book 11010, Page 275	
Annual Taxes	\$39,113.43 (2025-26)	
Zoning	Industrial	
Building Construction	Pre-engineered steel frame and metal siding with painted brick facade	
Roof	Combination of metal and rubber membrane	
Floor	Concrete slab	
Ceiling Height	18'±	
Utilities	Municipal water and sewer, natural gas	
Electrical	800 Amp, 208/120 V, 3-phase, 4 wire	
Lighting	LED fixtures	
Loading Doors	None (Two (2) drive-in OHDs were removed during renovations)	
Sprinkler System	Full coverage with wet pipe system	
HVAC	The entire building is air conditioned	

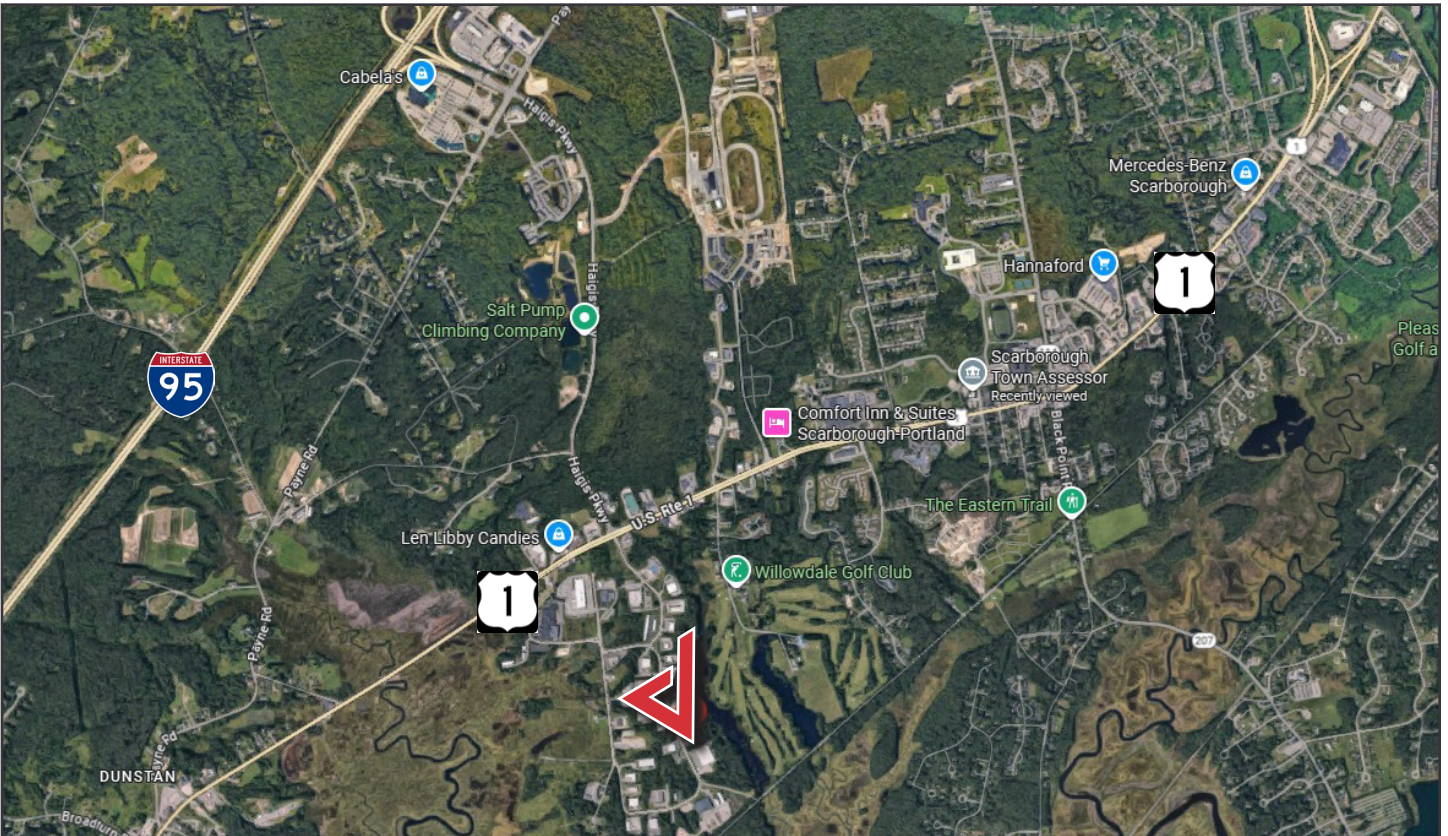
### Miscellaneous Building Features:

- Four (4) vestibuled positive pressure lab rooms
- Six (6) walk-in lab rooms
- Six (6) Bally changers ranging from -40°C to 80°C. Includes a 480± SF "Incubator" and an environmental chamber.
- One (1) Panasonic -80°C stand alone freezer
- Total of 45 office cubicles and 4 offices are fully outfitted
- One (1) cafeteria room
- Two (2) restrooms with showers plus two (2) without showers
- One (1) Privacy Room
- Double conference room with retractable wall for separation
- Keypad and ID card entrance security system on all outside entrance door
- Security cameras inside and outside
- Security alarm system
- Fire alarm system
- Backup generator capable of replacing the full facility load of up to 800 Amps
- Seventy-Four (74) paved parking spaces plus a paved outdoor storage area behind the building

**FOR SALE : \$1,975,000**

**FOR LEASE : \$15.00/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.