

FOR SALE/LEASE

Industrial/Office

14,942± SF | 4.43± acres



14 Washington Ave, Scarborough, ME 04037

Property Highlights

- 800 Amp, 3 phase electrical service
- Back-up generator for building
- Air conditioning throughout building
- 3,800± SF office space
- Seventy-four (74) parking spaces

Property Description

We are pleased to offer this 14,942± SF building located in Scarborough Industrial Park for sale or lease. The property is suitable for industrial or office use. There are seventy-four (74) paved parking spaces, plus additional land for outdoor storage/parking behind the building. This is a great owner-user opportunity.



Broker Contact

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Property Overview

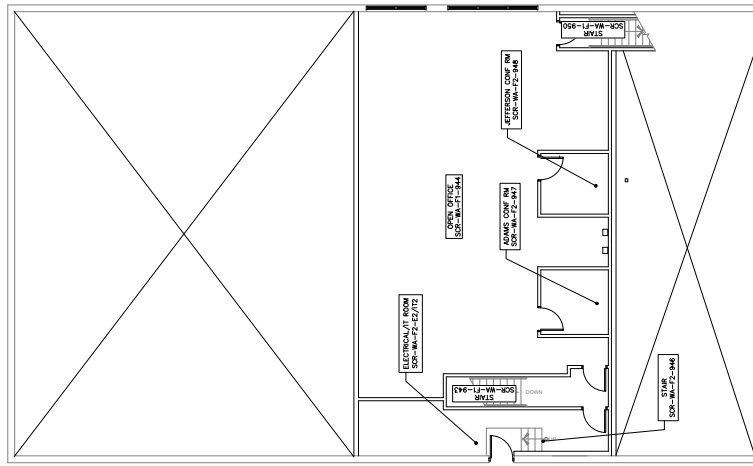
Owner/Landlord	NERCO Associates	
Building Size	14,942± SF	
Lot Size	4.43± acres	
Space Breakdown	First Floor Office	2,000± SF
	Second Floor Office	1,800± SF
	Warehouse Space	11,142± SF
Assessor's Reference	Map R-62, Lot 15	
Deed Reference	Book 11010, Page 275	
Assessed Value	Building \$2,957,800 <u>Land \$ 494,400</u> Total \$3,452,200	
Annual Taxes	\$40,321.70 (FY27)	
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:

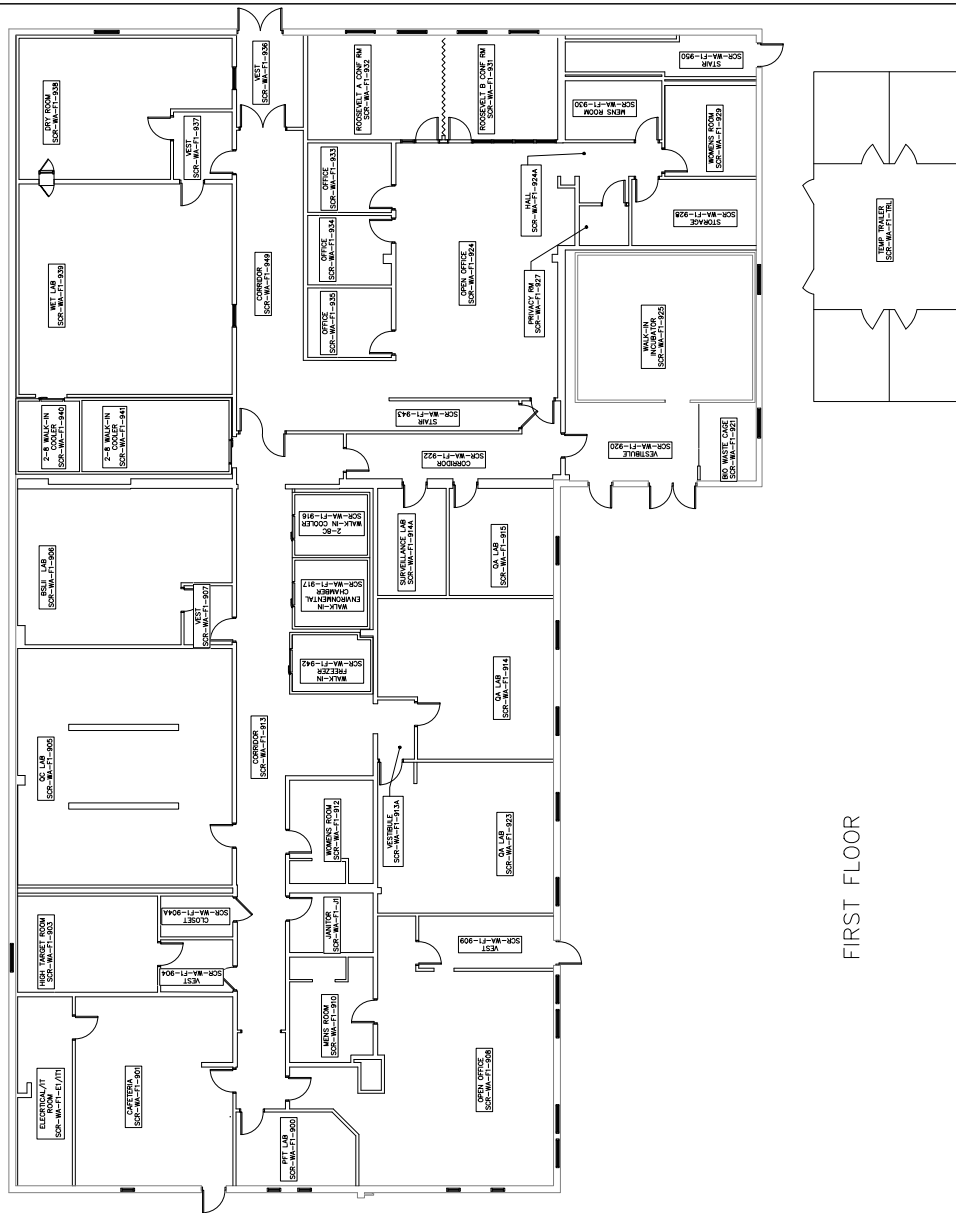
- One (1) cafeteria room
- Two (2) restrooms with showers plus two (2) without showers
- Double conference room with retractable wall for separation
- Keypad and ID card entrance security system on all outside entrance door
- Security cameras inside and outside
- Security alarm system
- Fire alarm system
- 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 : \$1,875,000

FOR LEASE : \$15.00/SF NNN

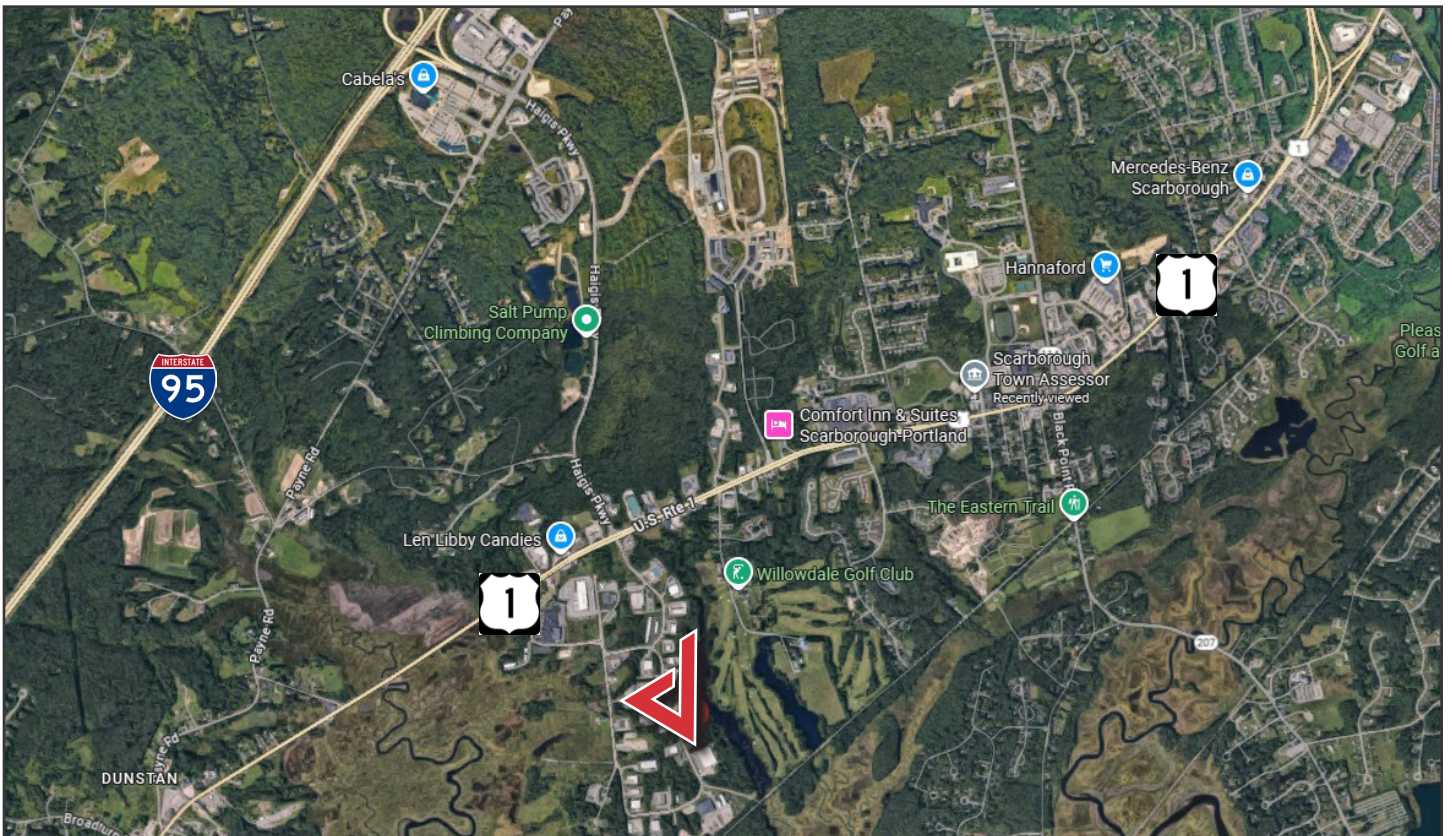
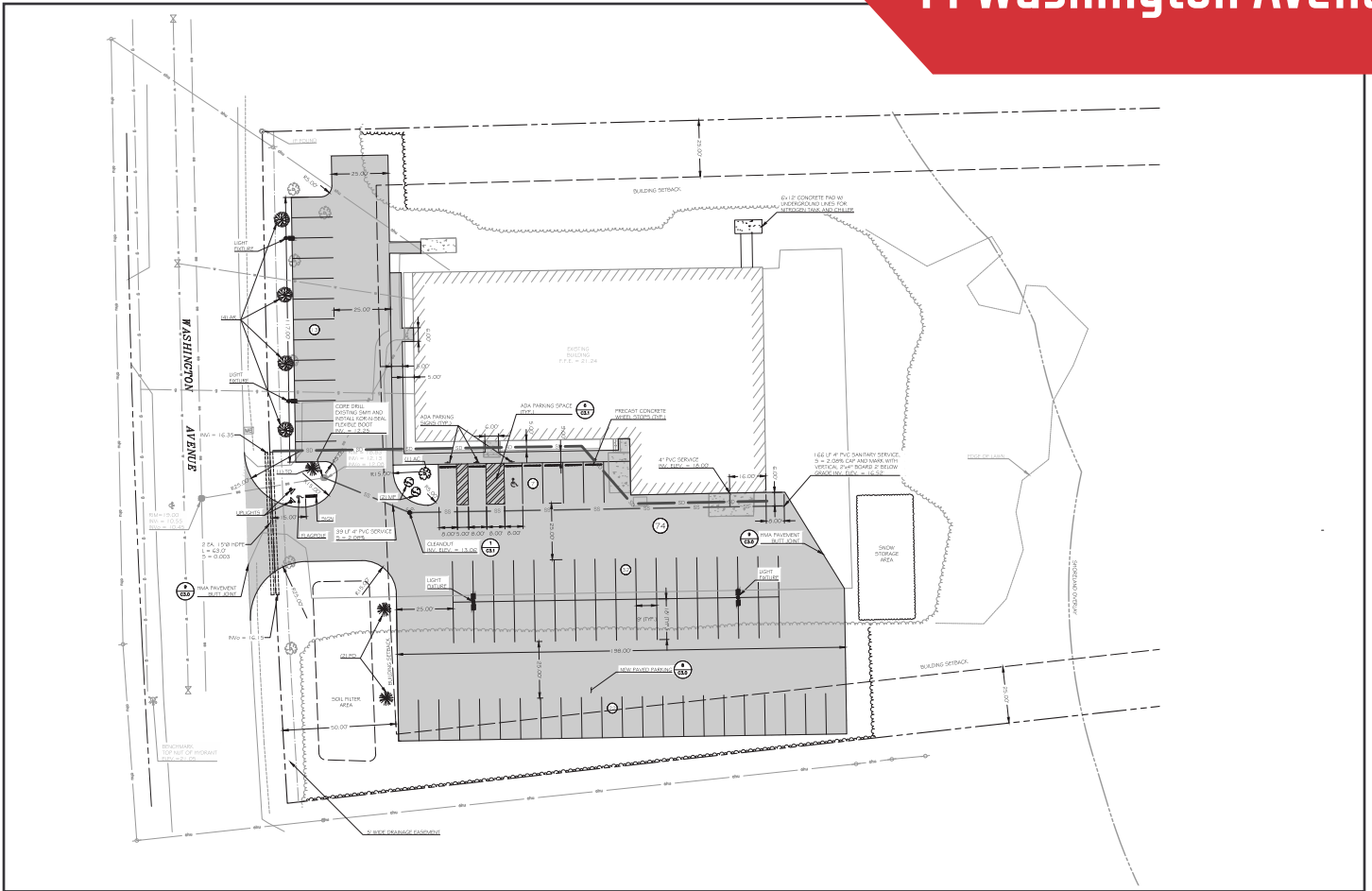


SECOND FLOOR



FIRST FLOOR

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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.