

FOR SALE/LEASE

Industrial Building

14,942± SF | 4.43± acres



14 Washington Ave, Scarborough, ME

Property Highlights

- *Laboratory and research space and environmental chamber*
- *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 free-standing, 14,942± SF building located in Scarborough Industrial Park. The property was extensively renovated by Alere-Abbott Laboratories in 2016 and 2021. The building was converted to laboratory and testing space and the parking lot was expanded. The building includes an environmental chamber and the lab rooms operate under positive pressure.

Broker Contact

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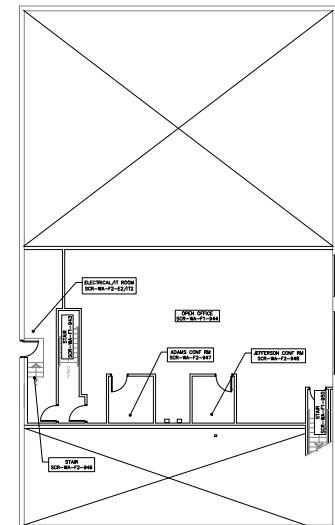
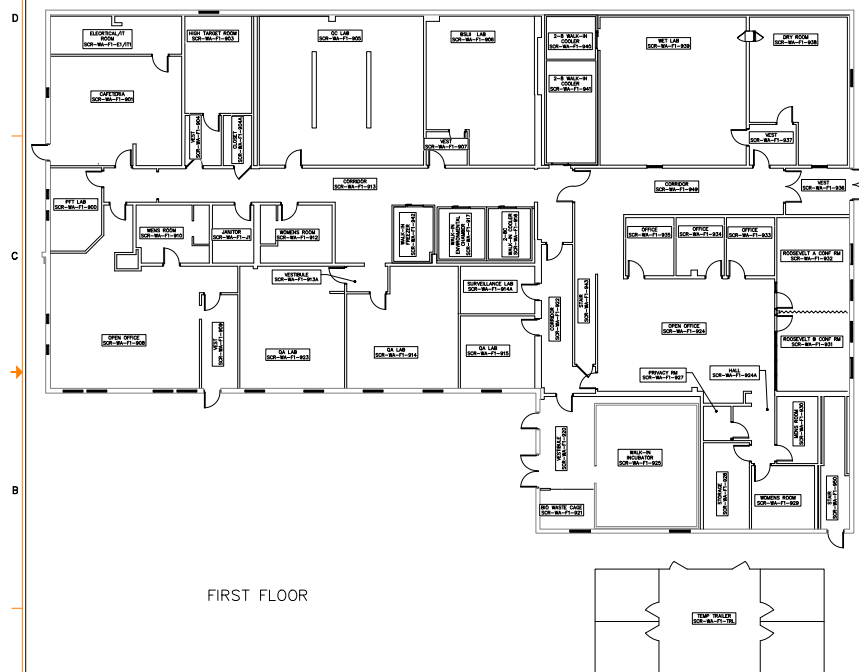
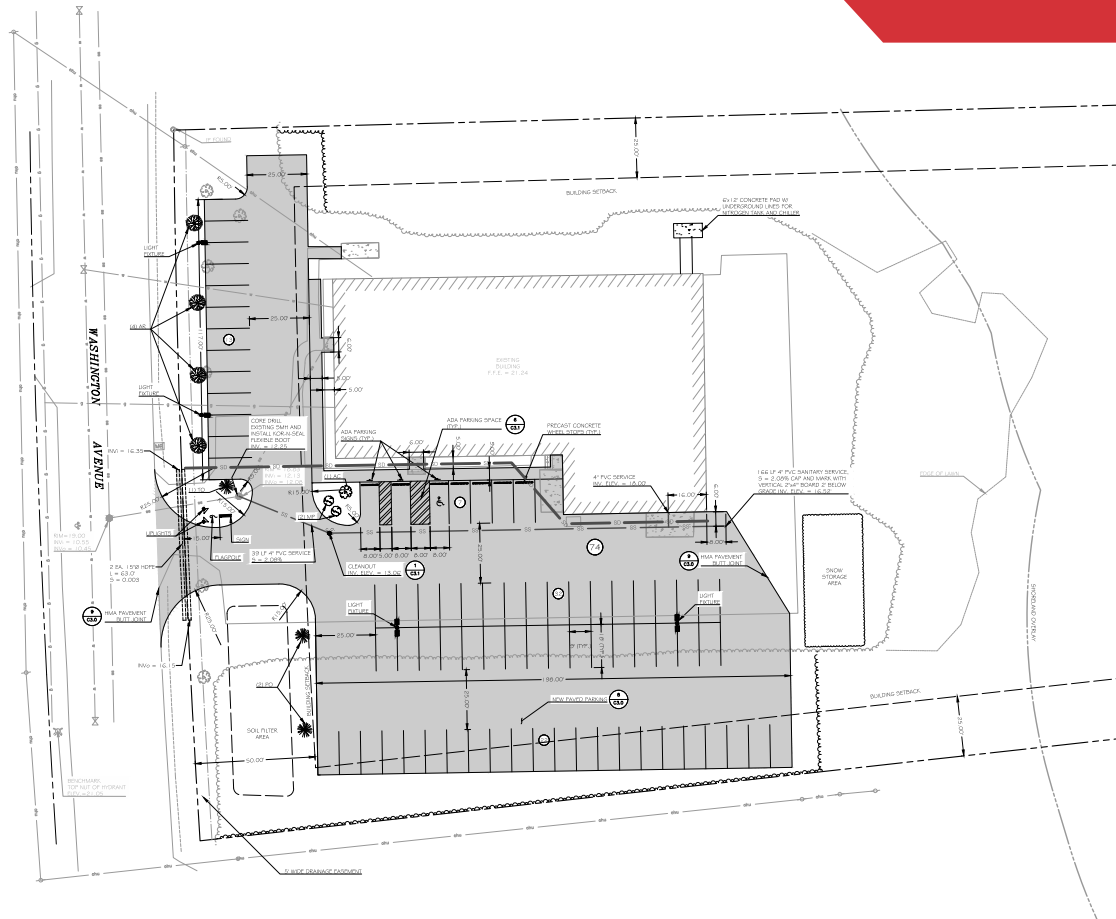
Property Overview

Owner/Landlord	NERCO Associates	
Building Size	14,942± SF	
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	Back-up generator for building, walk-in freezers/coolers, environmental chamber	

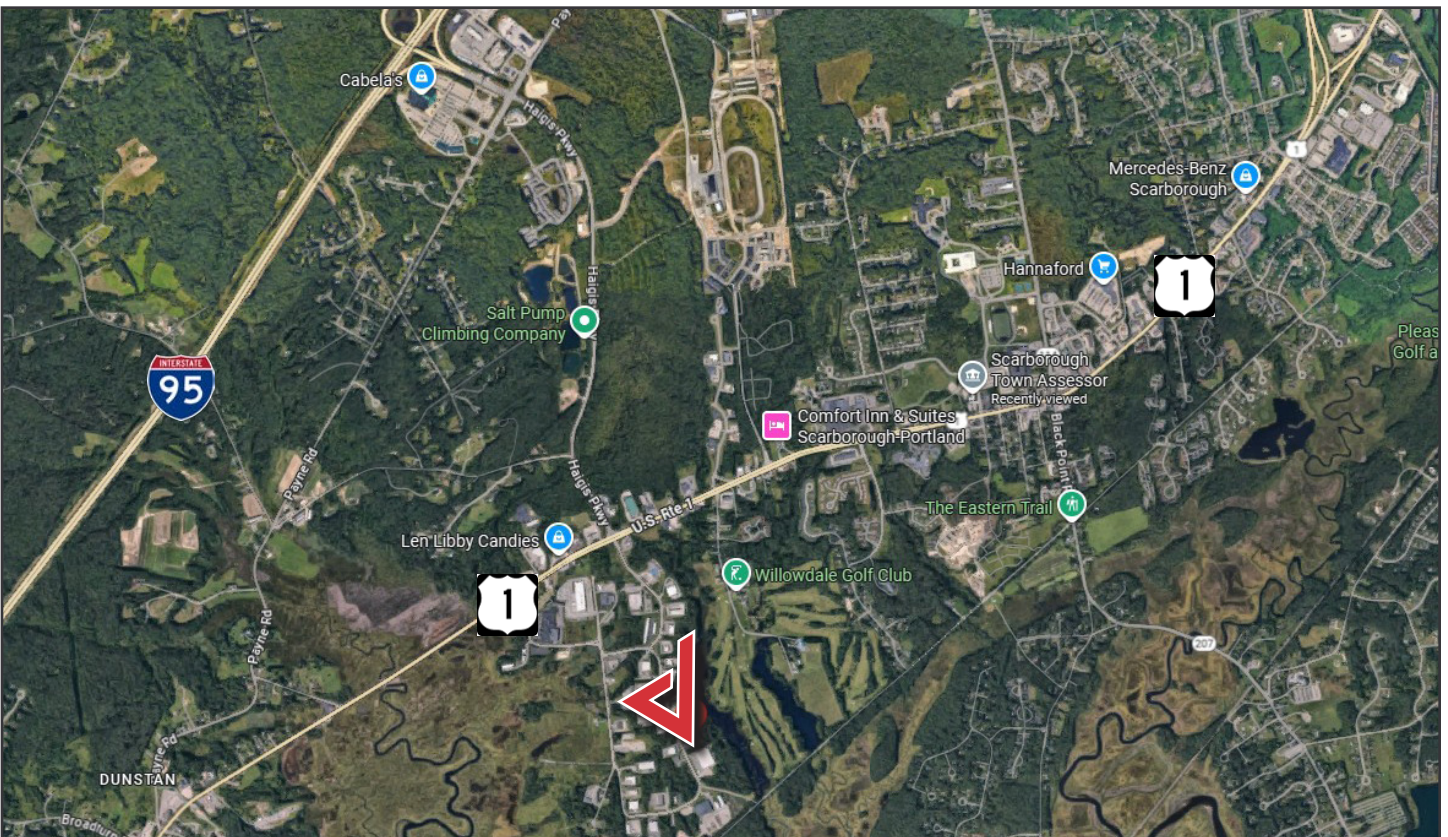
FOR SALE : \$1,975,000

FOR LEASE : \$15.00/SF NNN





SECOND FLOOR



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.