

For Lease  
Industrial Property  
46,000± SF

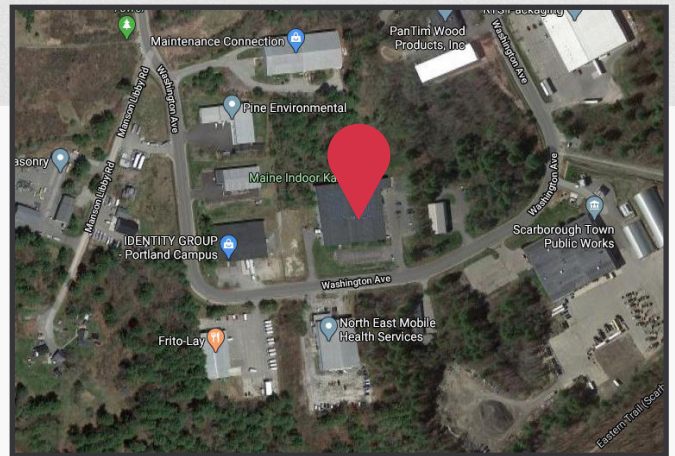


## 23 Washington Avenue

Scarborough, Maine

### Property Highlights

- 46,000 SF warehouse, office & small mezzanine
- Subdividable down to 15,000± SF
- Brand new roof with solar array
- Cannabis-Friendly



### Property Description

We are pleased to offer for lease up to 46,000± SF of warehouse space with office and small mezzanine. The building sits on 5.42± acres with plenty of parking and laydown area. The building features 22' - 24' clear heights, a drive-in door and 6 loading docks. Great Scarborough Industrial Park location, close to I-95, Exit 42

#### Broker Contact

TC Haffenreffer

Sylas Hatch

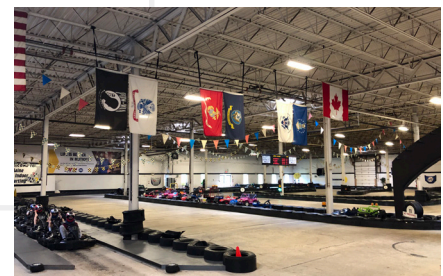
tc@dunhamgroup.com

shatch@dunhamgroup.com

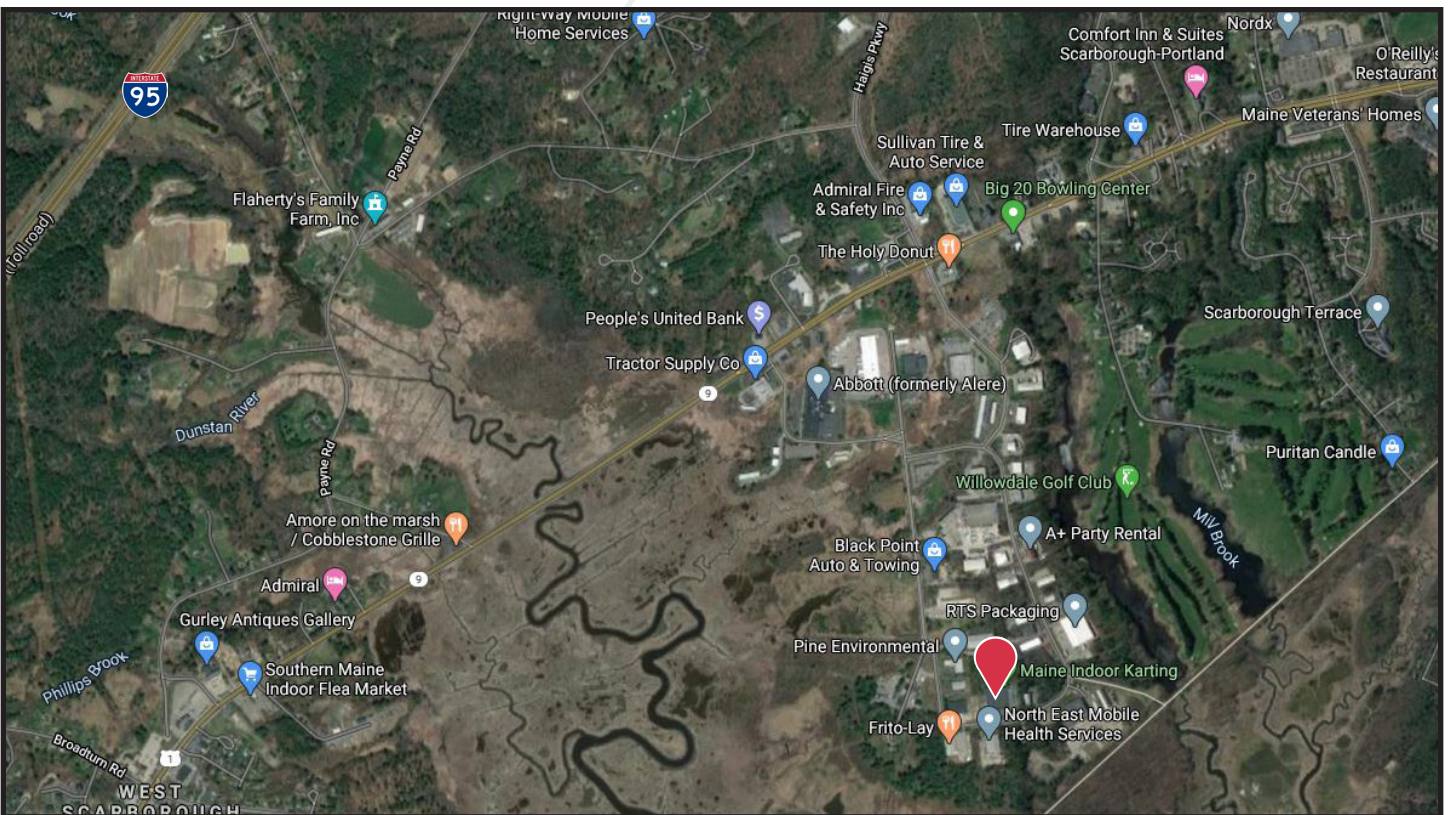
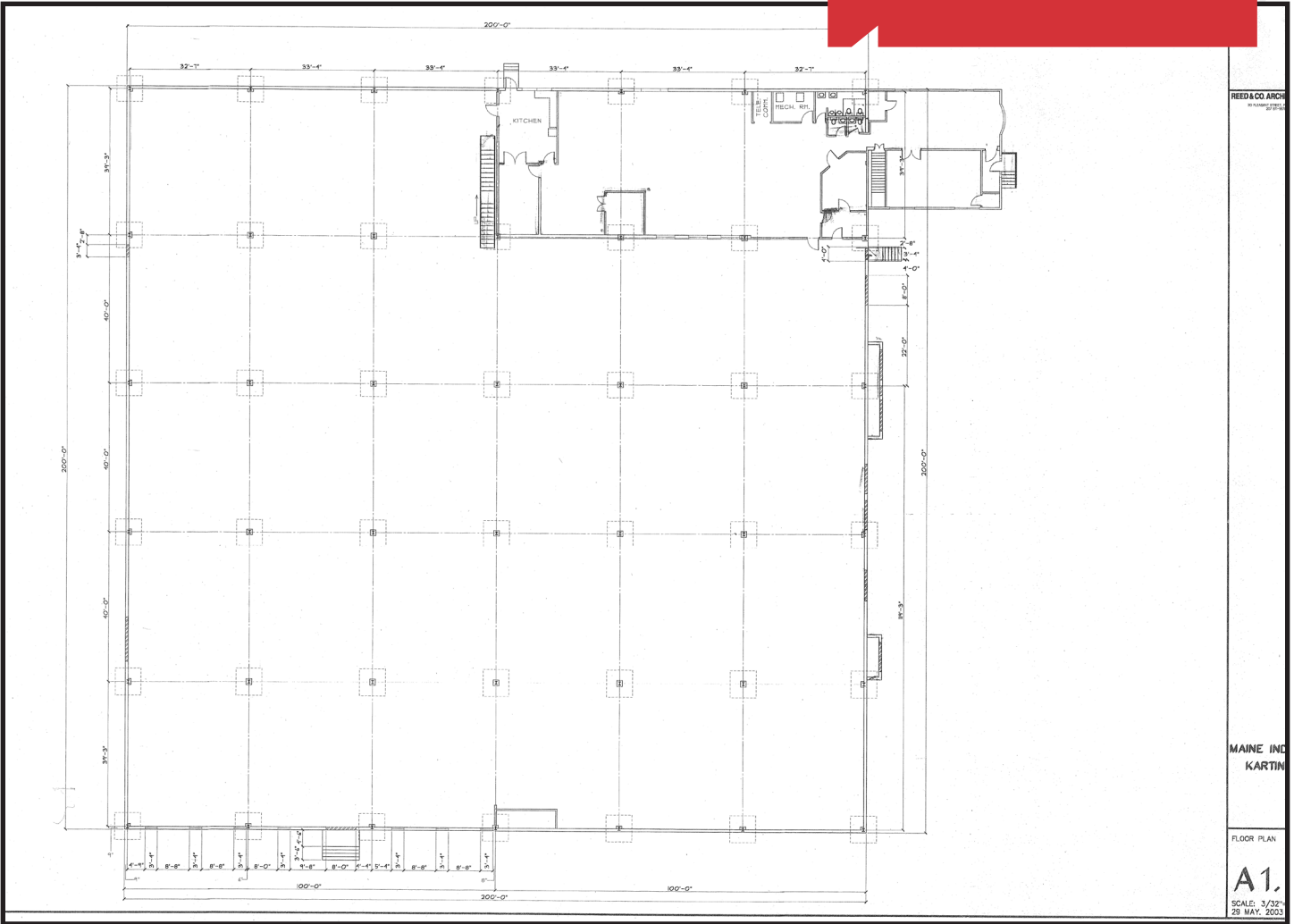
## Property Overview

Available Space	46,000± SF, subdividable down to 15,000± SF
Space Breakdown	40,000+ SF of warehouse, 6,000± SF of office and small mezzanine
Lot Size	5.24± acres
Assessor's Reference	Map R062, Lot 007A
Zoning	Industrial (I-1)
Roof	New with solar array
Floors	Concrete
Utilities	Municipal water and sewer
Ceiling Height	22'-24' clear heights
Column Spacing	33' and 40'
Loading Docks	Six (6), have been temporarily closed off for venting system
Drive-in OHD	One (1) 18' drive-in
HVAC	Natural gas blowers in warehouse; office space has central air and heat
Electrical	3 phase, 600 amp
Sprinkler System	Dry system
Parking	Ample on-site parking and laydown area

**FOR LEASE : \$7.50/SF NNN - See broker for pricing on cannabis-related use**



# 23 Washington Ave



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.