

FOR SUBLEASE

Industrial Space

10,000 - 14,000± SF



23 Washington Avenue, Scarborough

Property Highlights

- *Recently refinished industrial space*
- *Drive-in door & 22' - 24'± clear height*
- *Cannabis Friendly*

Property Description

We are pleased to offer 10,000 - 14,000± SF of industrial space for sublease in the highly coveted Scarborough Industrial Park. This recently refinished space offers 22' - 24' clear heights and a drive-in door. The property offers great signage potential, on-site parking and easy access to Route One and both I-295 & I-95.



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Property Overview

Sublandlord	Meowy Jane
Lot Size	5.42± acres
Building Size	42,400± SF
Available Space	10,000 - 14,000± SF
Zoning	Industrial (I-1)
Assessor's Reference	Map R062, Lot 007A
Year Built	1980
Building Construction	Masonry/brick
Roof	New rubber membrane with solar array
Flooring	Concrete
Ceiling Height	22' - 24'±
Drive-in OHD	One (1)
Utilities	Municipal water and sewer
HVAC	Natural gas modine blowers
Electrical	3 Phase, 1800 Amp, 480 Volt
Sprinkler System	Yes, wet system
Bathrooms	One (1)
Parking	18 spaces, on-site paved parking

FOR LEASE : \$10.25/SF NNN - \$12.00/SF NNN Cannabis
Estimated NNN's : \$2.20/SF

23 Washington Avenue



Electrical service upgrade: dedicated 1000 amps at 480v

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.