

FOR LEASE

Industrial Building

15,118± SF | \$11.75/SF NNN



26 Washington Avenue, Scarborough

Property Highlights

- Clear span warehouse space
- 400 amp, 3-phase power
- Parking with electrical hook ups
- Large enclosed laydown area
- 2nd floor office & mezzanine
- Easy access to U.S. Route One and I-95



Property Description

The Dunham Group is pleased to offer the former Frito Lay distribution building in the Scarborough Industrial Park. This property offers oversized parking/lay down with perimeter fencing as well as heating blocks around perimeter. Warehouse has 10 van docks and 2 full sized loading docks. Warehouse space is clear span and offers up to 23 foot clear. Property also offers a heated outbuilding with 14' overhead doors.



Broker Contact

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Property Overview

Owner	26 Washington Ave, LLC
Building Size	15,118± SF
Space Breakdown	10,852± SF Warehouse 1,890± SF 1st Floor 1,890± SF 2nd Office/Mezzanine 495± SF Out Building
Lot Size	3.210 acres
Year Built	1982
Zoning	I- Industrial
Building Construction	Steel framed
Roof	Metal
Siding	Concrete & Metal
Floors	5" concrete slab
Loading Dock	Ten (10) - Van Doors and Two (2) - Dock Doors
Overhead Door	One (1) Drive-in, 14'
Ceiling Height	19' - 23'
Electrical	400-amp, 3-phase
HVAC	Natural gas, forced hot air
Sprinkler	Wet system
Utilities	Municipal water and sewer, natural gas
Parking	30± spaces

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