

# For Sale or Lease Industrial/Investment

74,724 ± SF | 9.8± Acres



## 28 Pond View Drive

Scarborough, Maine

### Property Highlights

- 1.5 miles from Maine Turnpike & I-295
- 2 large on-site parking lots
- Climate/humidity controlled warehouse/manufacturing facility



### Property Description

We are pleased to offer for sale or lease this 74,724± SF manufacturing facility on 9.8± acres of land in Scarborough. The existing tenant invested significant monies over the past two years renovating and updating both the office and manufacturing areas. The office area is fully air conditioned and humidity controlled. The building is available for immediate occupancy.

#### Broker Contact

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## Property Overview

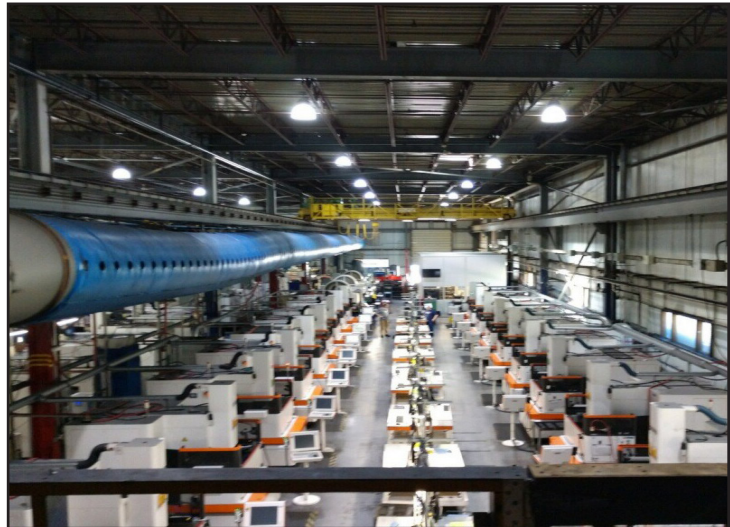
Owner	28 Pond View, LLC						
Building Size	74,724± SF (expandable)						
Site Size	9.8± acres						
Building Age	1984						
Space Breakdown	<table> <tr> <td>Manufacturing/Shop</td> <td>60,544± SF</td> </tr> <tr> <td>Office</td> <td><u>14,180± SF</u></td> </tr> <tr> <td>Total</td> <td>74,724± SF</td> </tr> </table>	Manufacturing/Shop	60,544± SF	Office	<u>14,180± SF</u>	Total	74,724± SF
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Office	<u>14,180± SF</u>						
Total	74,724± SF						
Assessor's Reference	Map R78, Lot 24						
Deed Reference	Book 32176, Page 30						
Zoning	Industrial District (I)						
Taxes	\$82,077.45 (FY '19-'20)						
Building Construction	Steel-framed with concrete and steel exterior walls. Brick and glass on the office section of the building.						
Roof	EPDM (2001)						
Ceiling Heights	<p>Manufacturing: Section A - 30,000± SF - 18' 3"±  Section B - 30,544± SF - 32' 6"±</p> <p>Office: 10'±</p>						
Floors	Reinforced Concrete						
OHD Doors	<p>Four (4) 8' x 10' at dock height with bumpers and levelers</p> <p>One (1) 18' x 14' at grade level</p> <p>One (1) 12' x 14' at grade level</p> <p>Two (2) 10' x 10' at grade level</p> <p>Two (2) 8' x 12' at grade level</p>						
Cranes	<p>Two (2) 20 ton bridge cranes</p> <p>Three (3) 1,000 lb. bridge cranes</p> <p>Two (2) 500 lb. bridge cranes</p>						
Lighting	LED lighting						
HVAC	100% Fully air-conditioned and humidity controlled to within 1° of tolerance						
Heat	<p>Manufacturing - Ambient heat</p> <p>Office - FHA heat/propane</p>						
Sprinkler	Full coverage wet system throughout						
Utilities	Municipal water and sewer, propane gas, 1500KV transformer, six (6) 400 amp, 480 volt 3-phase						
Elevator	Passenger elevator servicing office area						
Parking	Ample paved on-site. 175 parking spaces – lot could potentially be expanded						
Frontage	534'± on Pond View Drive						
Current Tenant	Lease expires June 2022. Tenant pays \$480,000 NNN/year						

**FOR SALE : \$8,250,000**

**FOR LEASE: \$7.75/SF NNN**

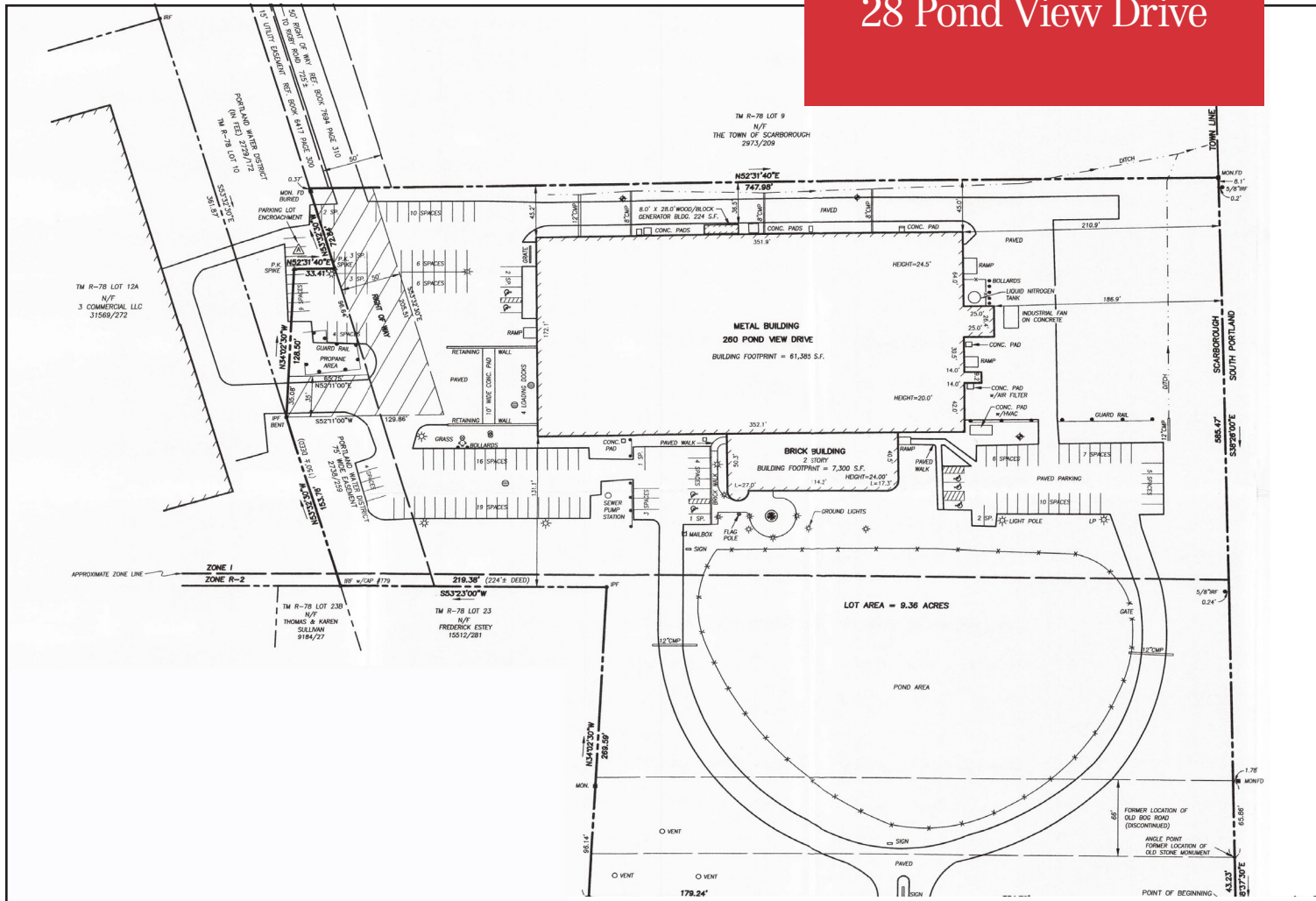


28 Pond View Drive

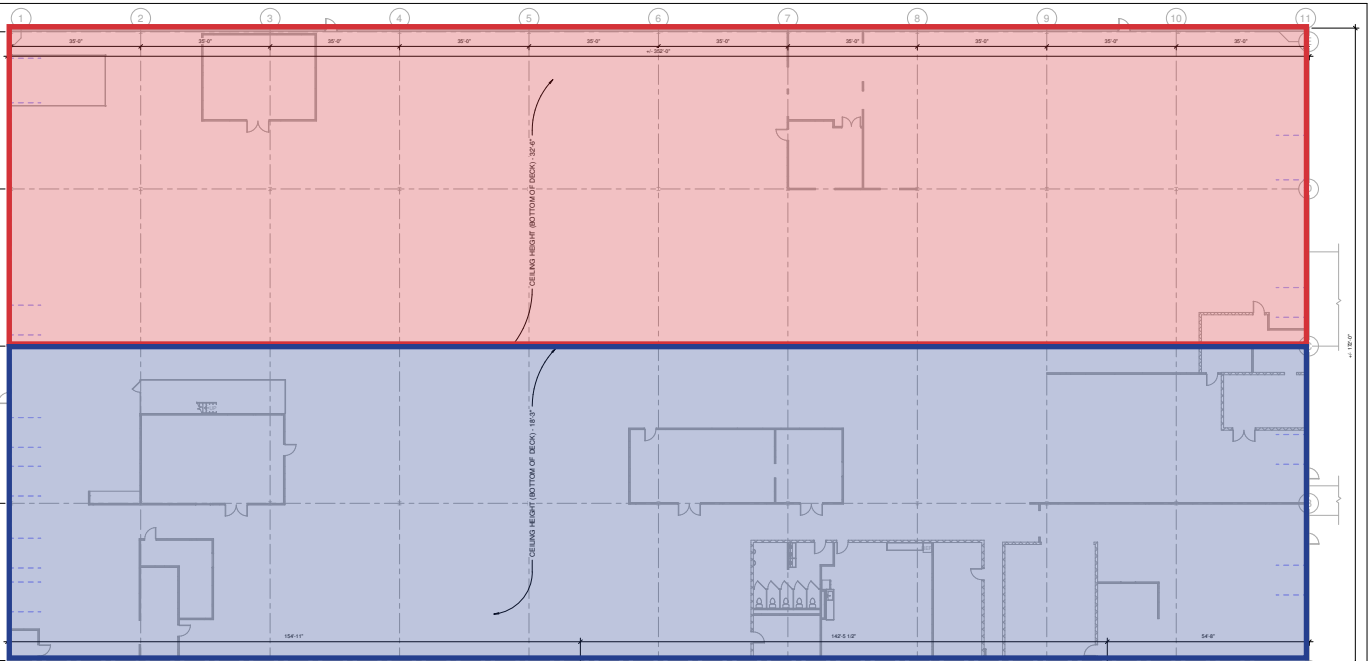
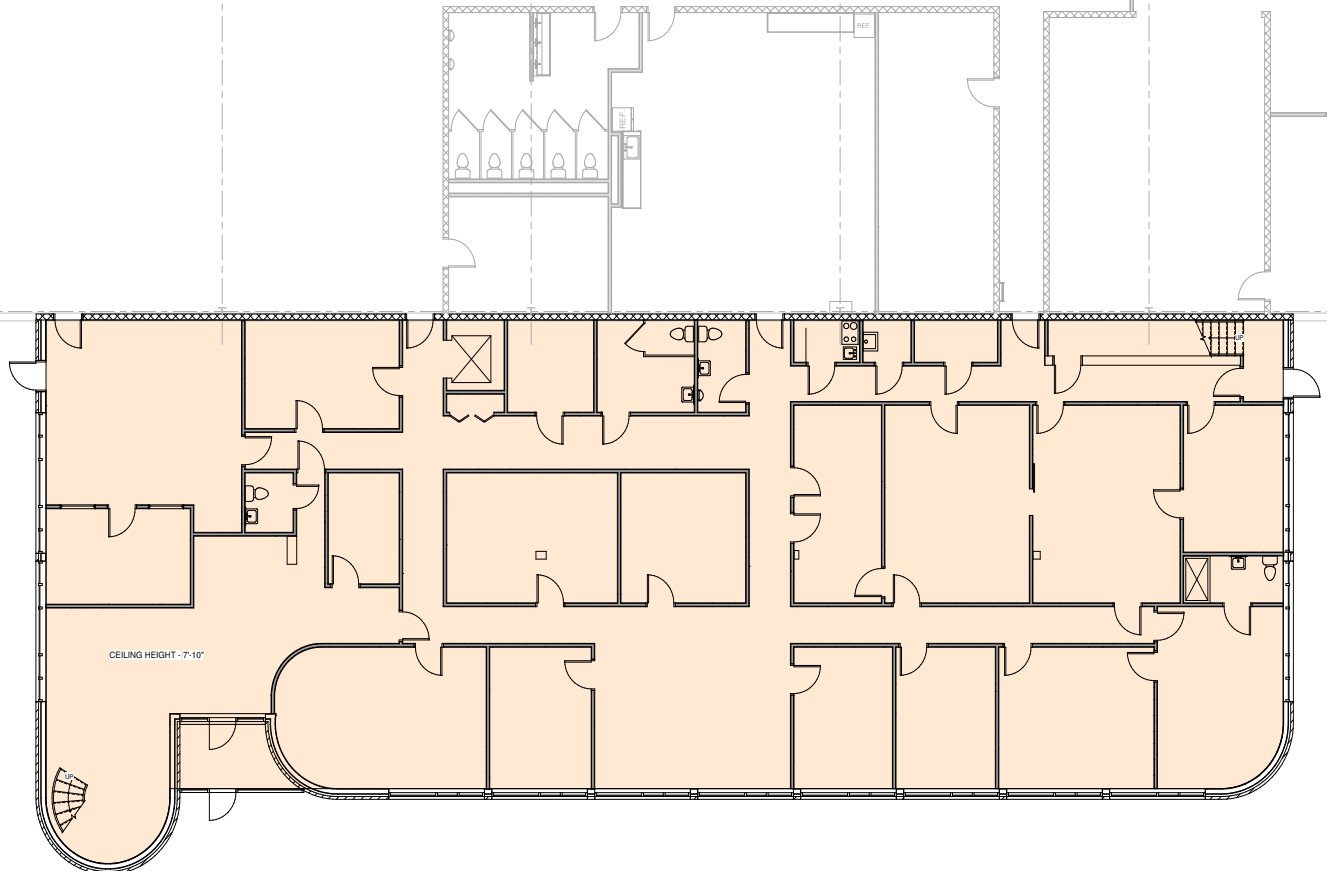




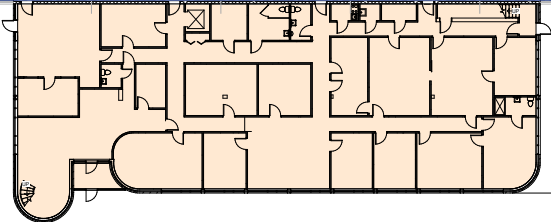
# 28 Pond View Drive



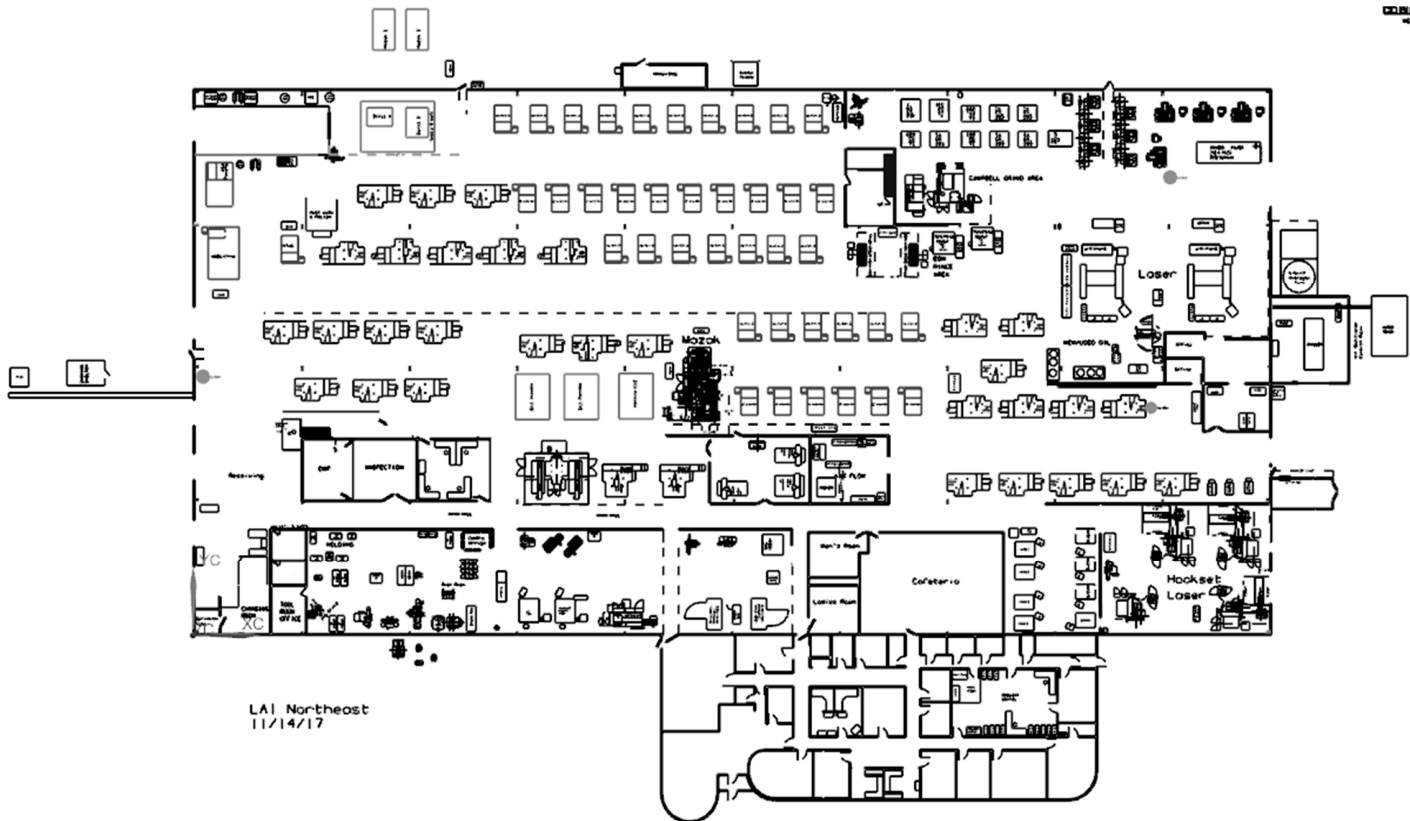
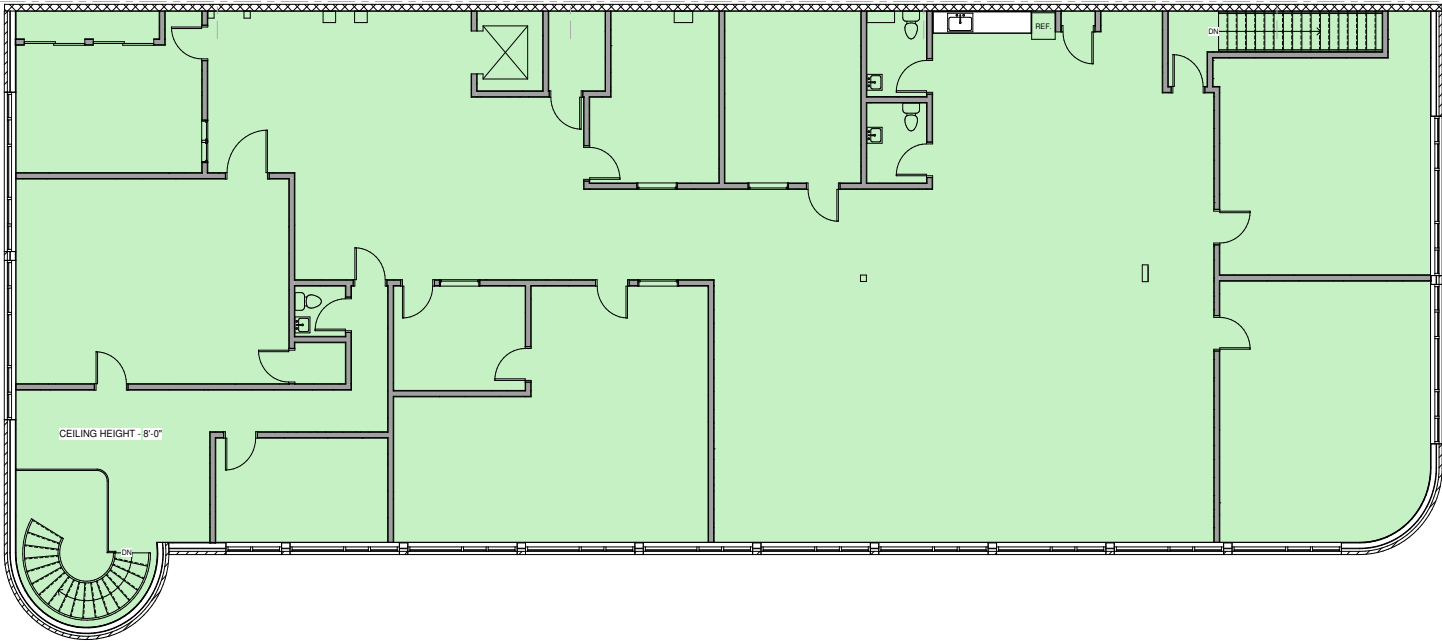
First Floor - 7,090± SF  
Office Space



Suite A - 30,000± SF  
Ceiling Height - 18' 3"±  
Suite B - 30,544± SF  
Ceiling Height - 32' 6" ±



Second Floor - 7,090± SF  
Office Space



Pond View Drive





Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember!**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.