

# FOR LEASE

## Industrial Space

74,724± SF | 9.8± acres



## 28 Pond View Drive, Scarborough

### 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

Tom Moulton, CCIM, SIOR

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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	Manufacturing/Shop	60,544± SF
	Office	14,180± SF
	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 building.	
Roof	EPDM (2001)	
Ceiling Heights	Manufacturing: Section A - 30,000± SF - 18' 3"± Section B - 30,544± SF - 32' 6"± Office: 10'±	
Floors	Reinforced Concrete	
OHD Doors	Four (4) 8' x 10' at dock height with bumpers and levelers One (1) 18' x 14' at grade level One (1) 12' x 14' at grade level Two (2) 10' x 10' at grade level Two (2) 8' x 12' at grade level	
Cranes	Two (2) 20 ton bridge cranes Three (3) 1,000 lb. bridge cranes Two (2) 500 lb. bridge cranes	
Lighting	LED lighting	
HVAC	100% Fully air-conditioned and humidity controlled to within 1° of tolerance	
Heat	Manufacturing - Ambient heat Office - FHA heat/propane	
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	

**FOR LEASE : \$7.75/SF NNN - Estimated NNNs : \$2.25/SF**

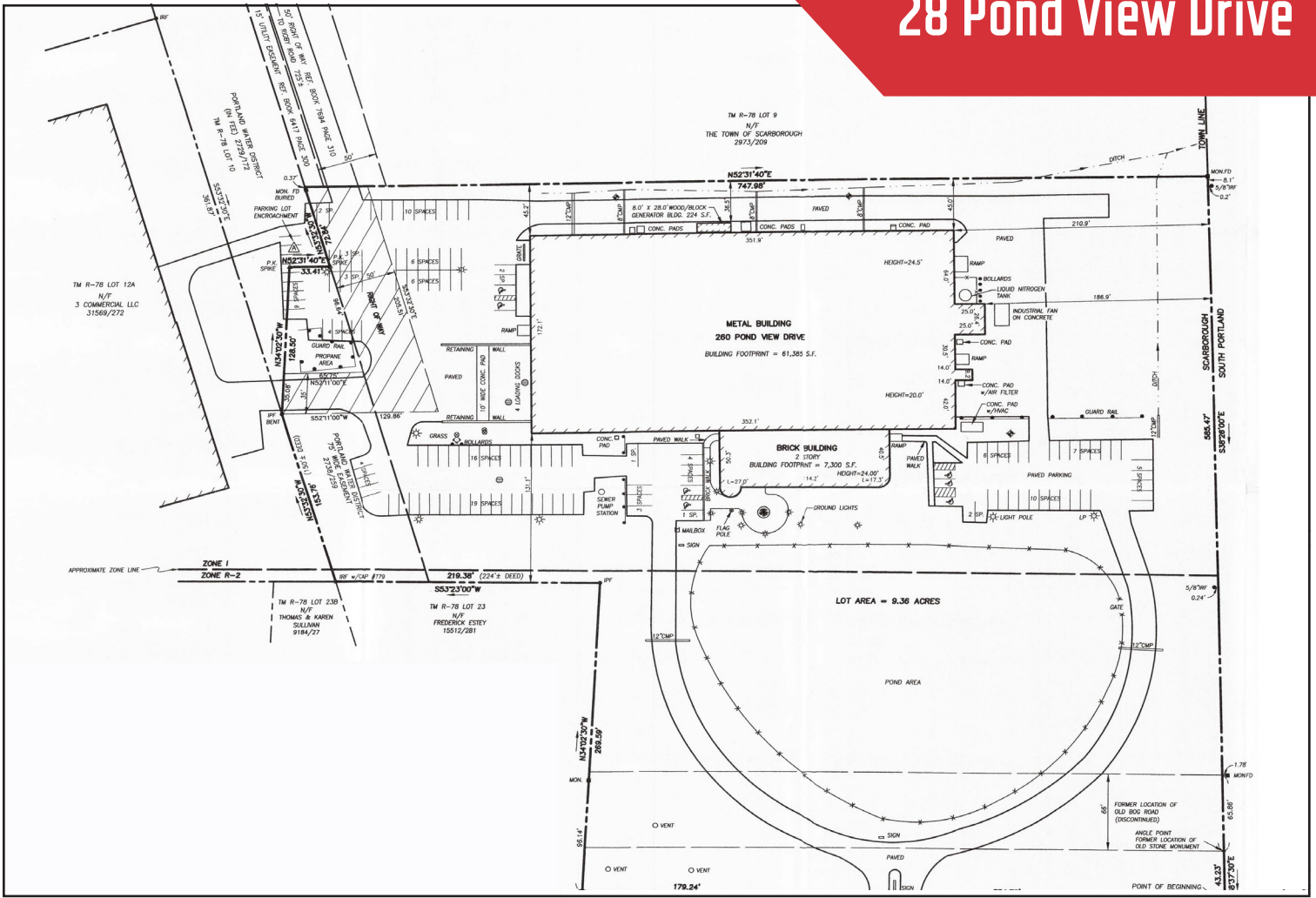


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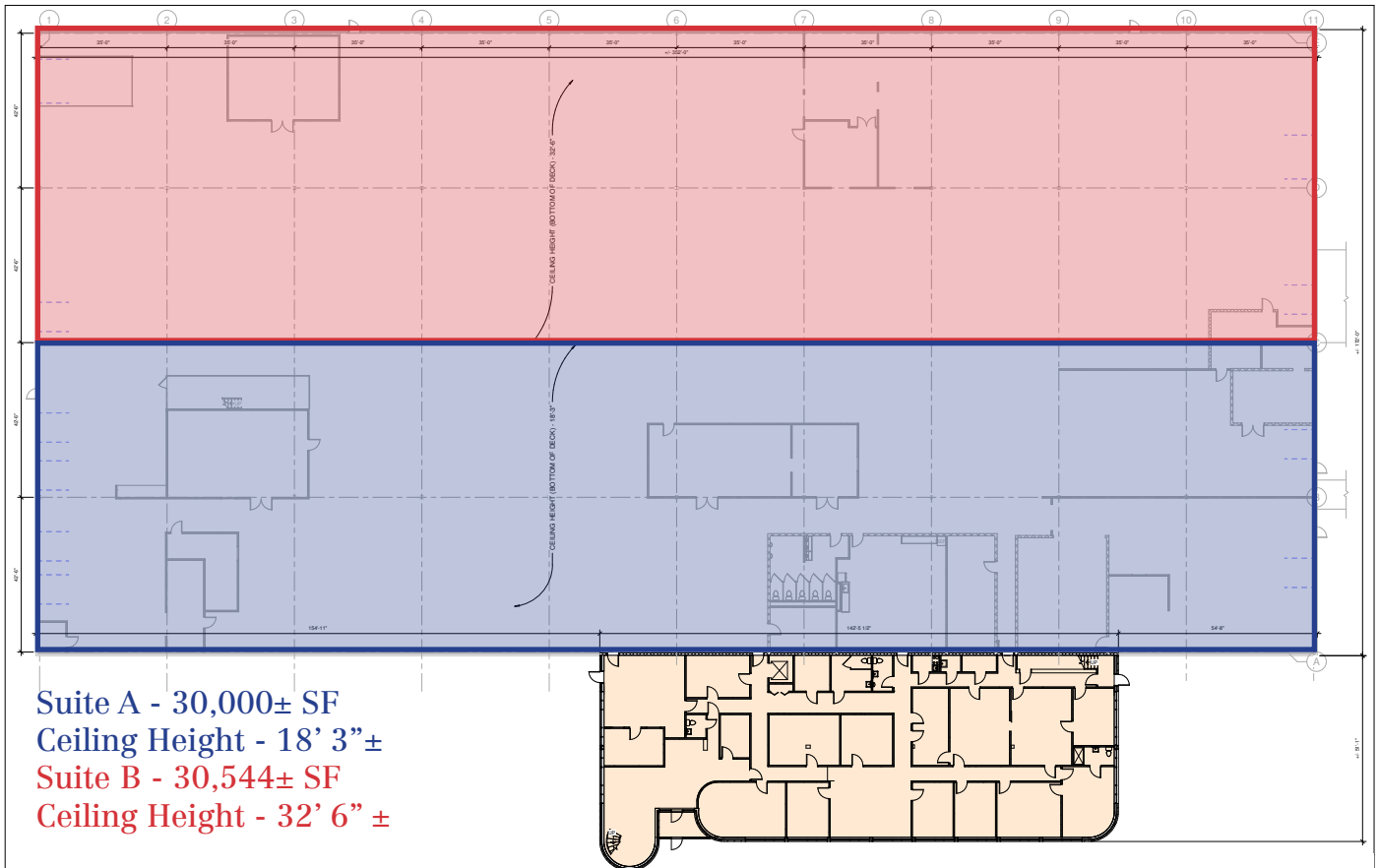
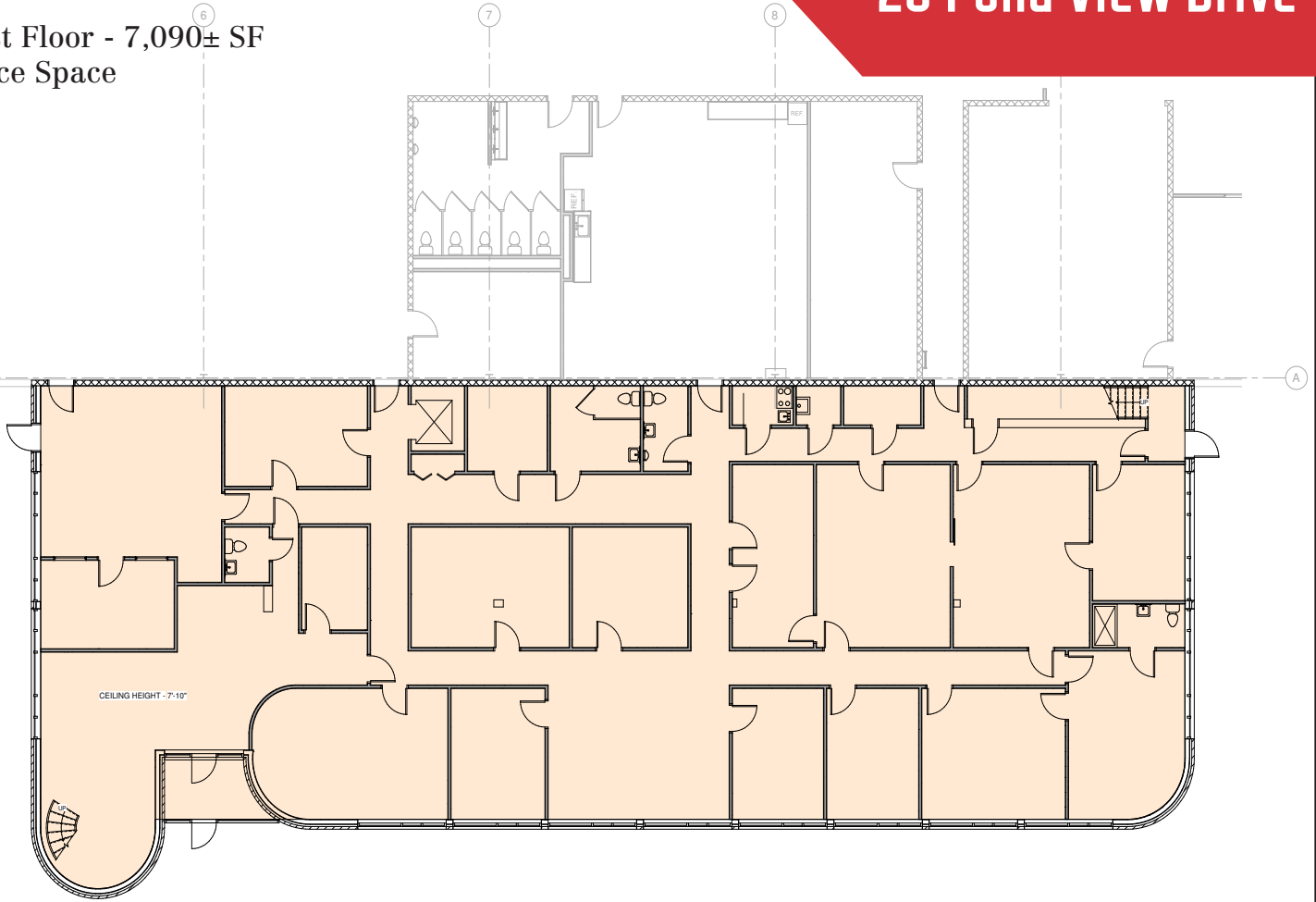




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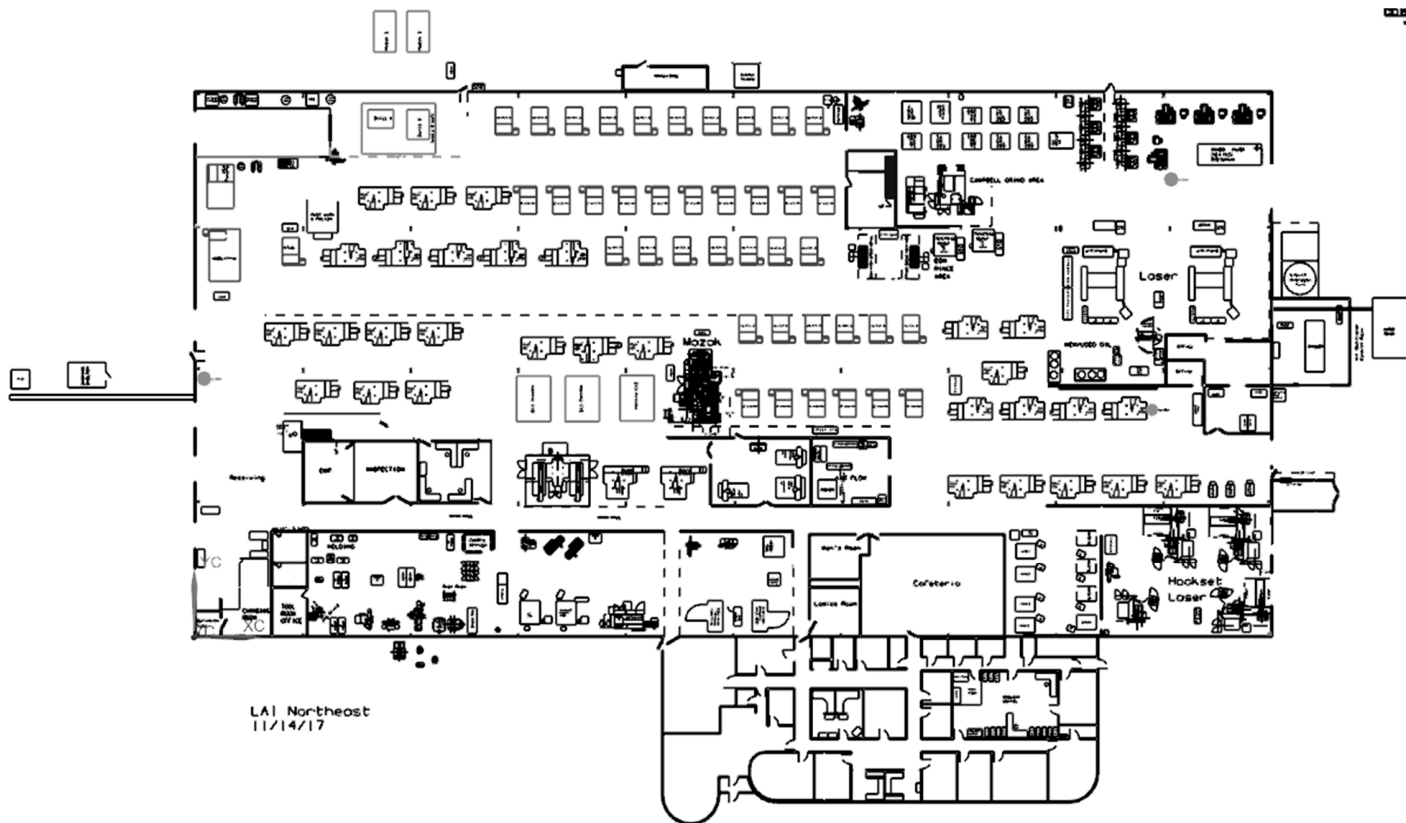
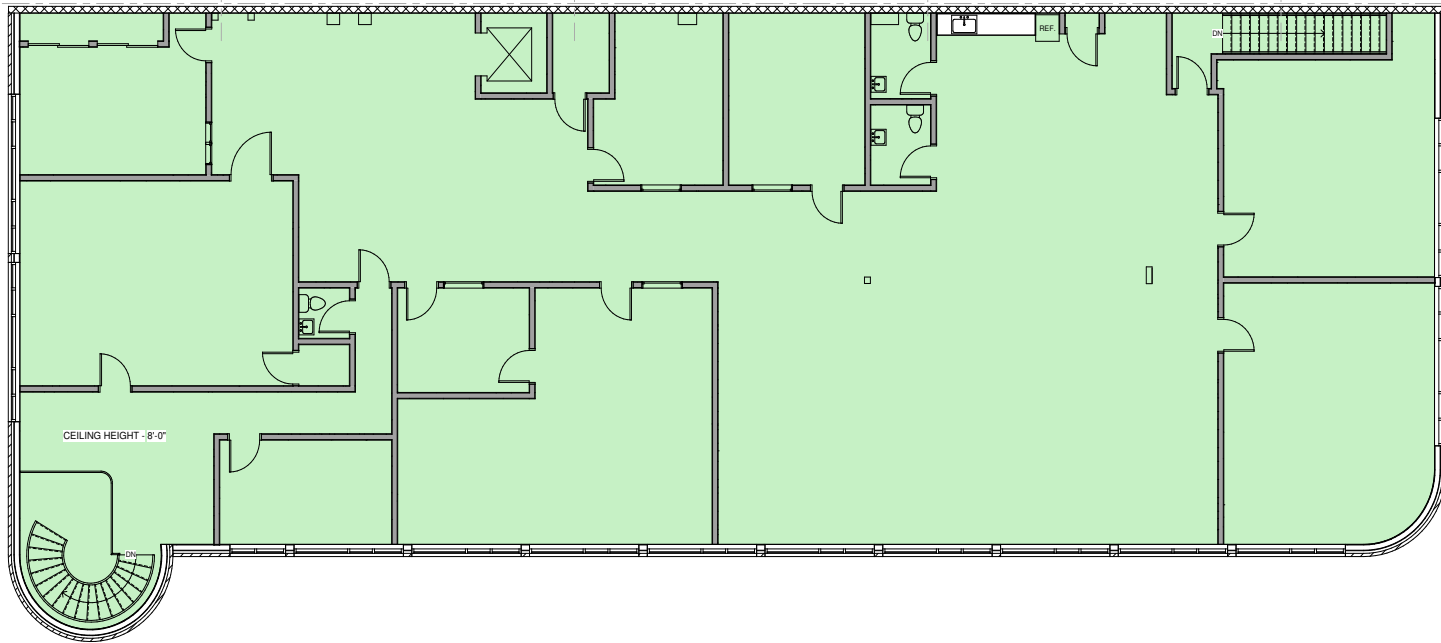


First Floor - 7,090± SF  
Office Space



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