

# FOR LEASE

## Industrial/Manufacturing Property

74,724± SF | \$9.00/SF NNN



## 28 Pond View Drive, Scarborough

### Property Highlights

- Close to Maine Turnpike & I-295
- 2 large on-site parking lots - potential for expansion
- Climate/humidity controlled warehouse/manufacturing facility
- Professionally managed property



### Property Description

We are pleased to offer for lease this 74,724± SF manufacturing/storage facility on 9.8± acres in Scarborough. The property consists of 60,544± SF of industrial/manufacturing space and 14,180± SF of office space. The building has recently undergone significant interior and exterior upgrades. Interior upgrades include the addition of 3 new overhead doors and a new heating system in the manufacturing area. Exterior upgrade include paving repairs, exterior painting, new rubber roof over the office portion of the building and updated landscaping.



### Broker Contact

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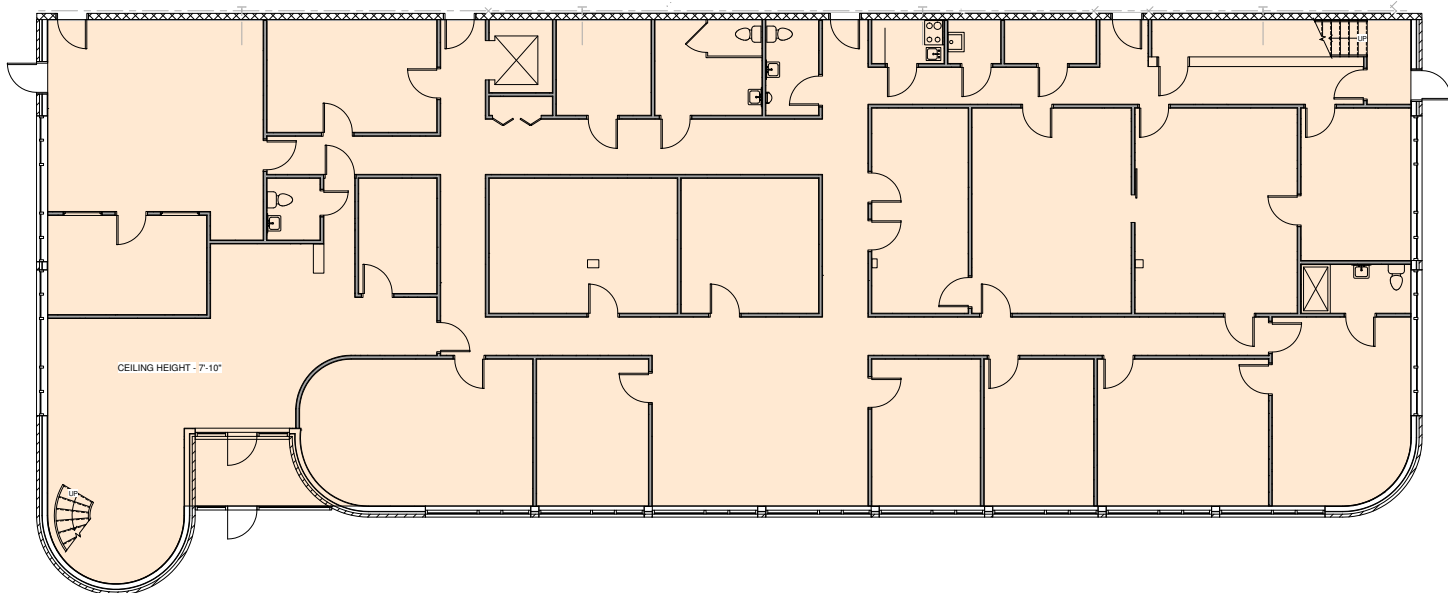
katie@dunhamgroup.com

## Property Overview

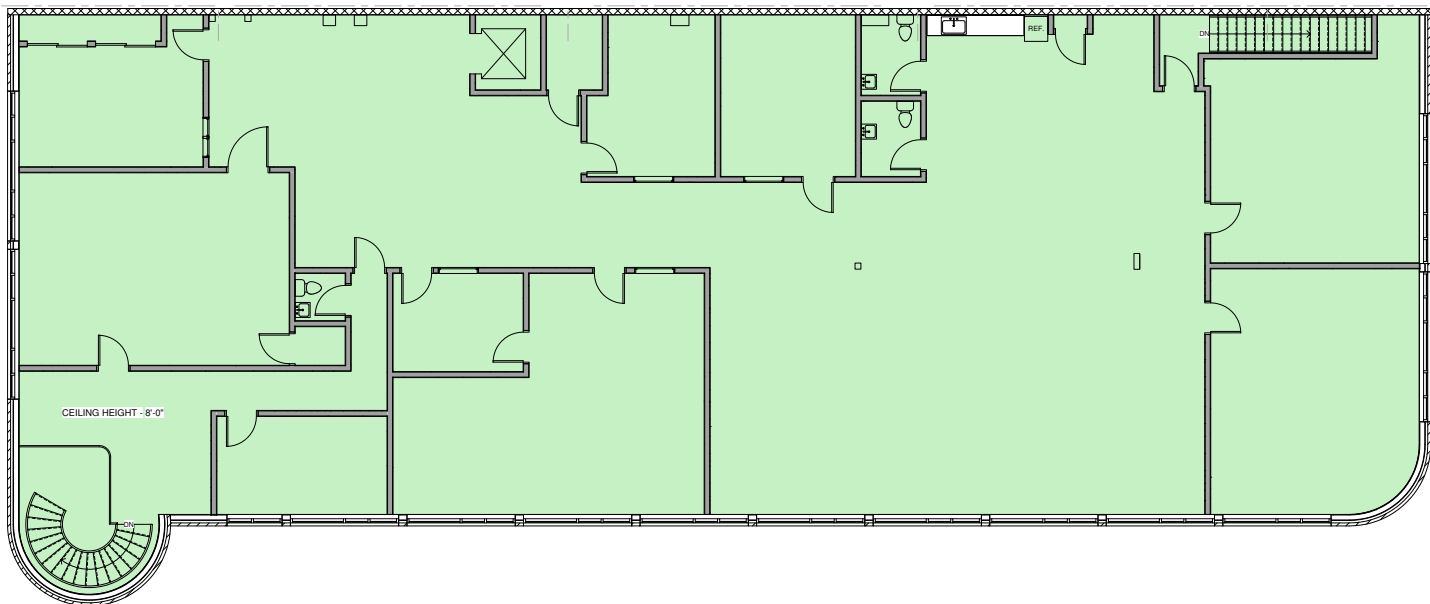
Owner	28 Pond View, LLC	
Building Size	74,724± SF (expandable)	
Site Size	9.8± acres	
Building Age	1984	
Space Breakdown	Manufacturing/Shop	60,544± SF
	Office	14,180± SF
	Total	74,724± SF
Assessor's Reference	Map R78, Lot 24	
Deed Reference	Book 32176, Page 30	
Zoning	Industrial District (I)	
Taxes	\$85,930.06 (2023)	
Building Construction	Steel-framed with concrete and steel exterior walls. Brick and glass on the office section of building.	
Roof	EPDM (2001), Office section roof replaced in 2023	
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 One (1) 10' x 14' sunken loading dock Two (2) 8' x 12' at grade level Three (3) 16' x 16'	
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 - New system installed in 2023, FHA distribution 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	
Miscellaneous	Compressed air system and infrastructure in the manufacturing section of the warehouse	

**FOR LEASE : \$9.00/SF NNN**

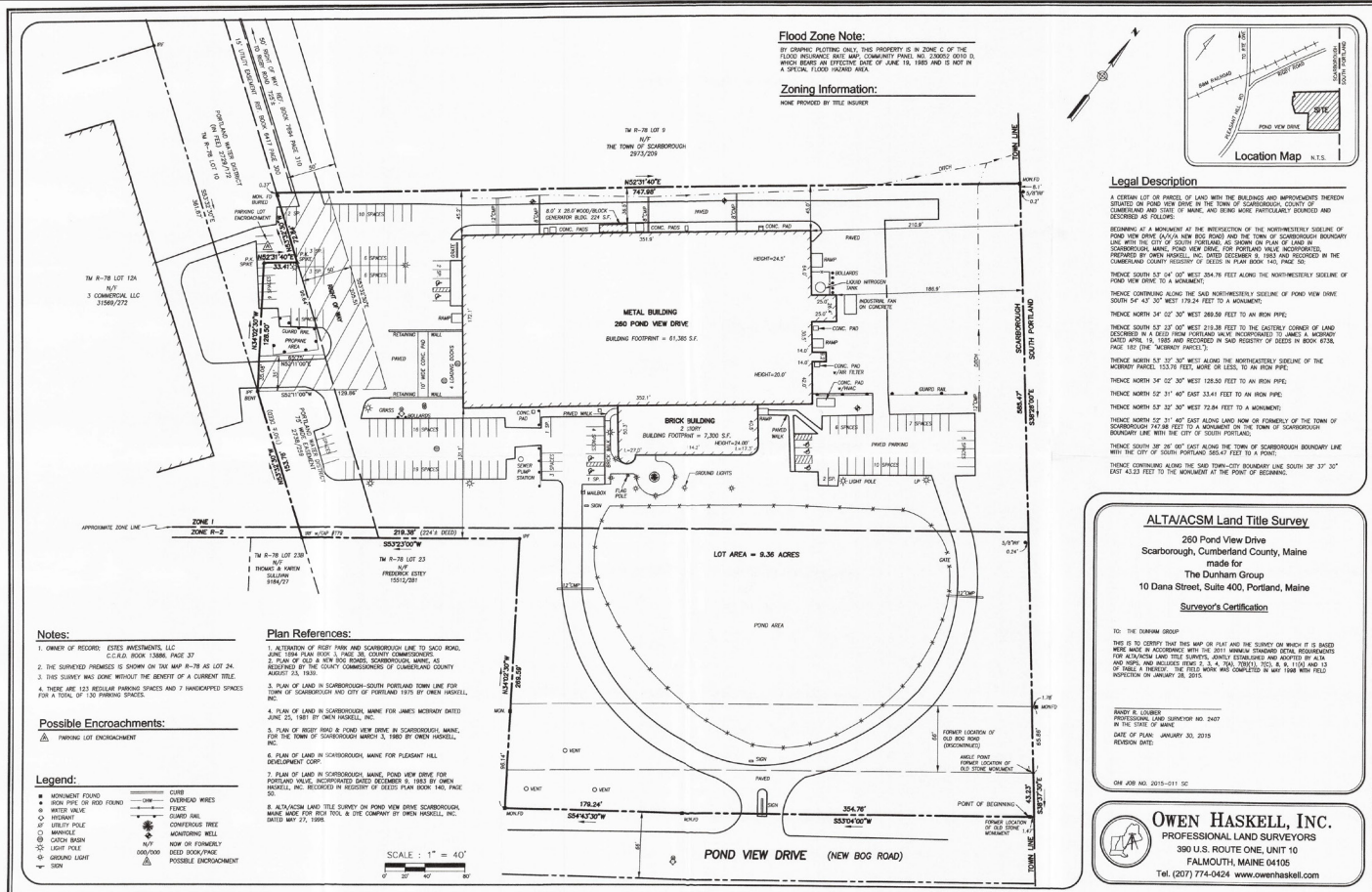
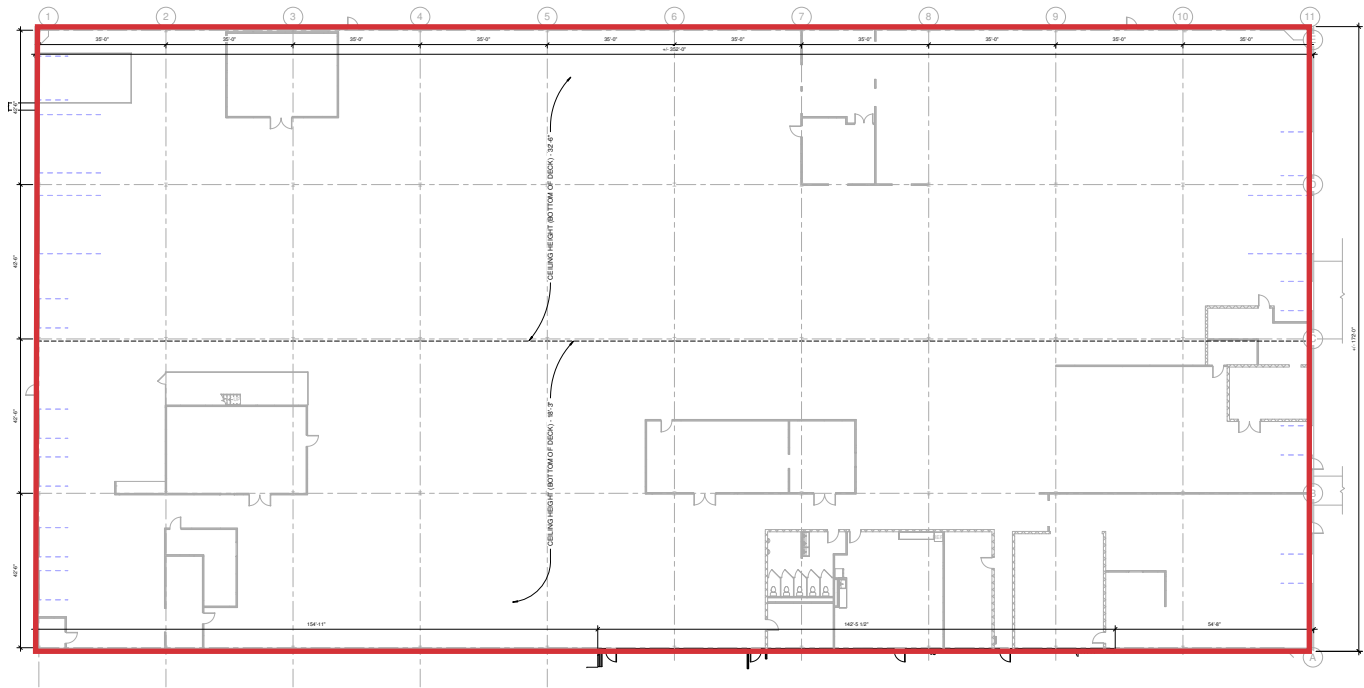
## First Floor - 7,090± SF Office Space



## Second Floor - 7,090± SF Office Space



Manufacturing Space- 60,544± SF



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.