

FOR SALE

Industrial/Manufacturing Property

74,724± SF | \$9,000,000



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 sale 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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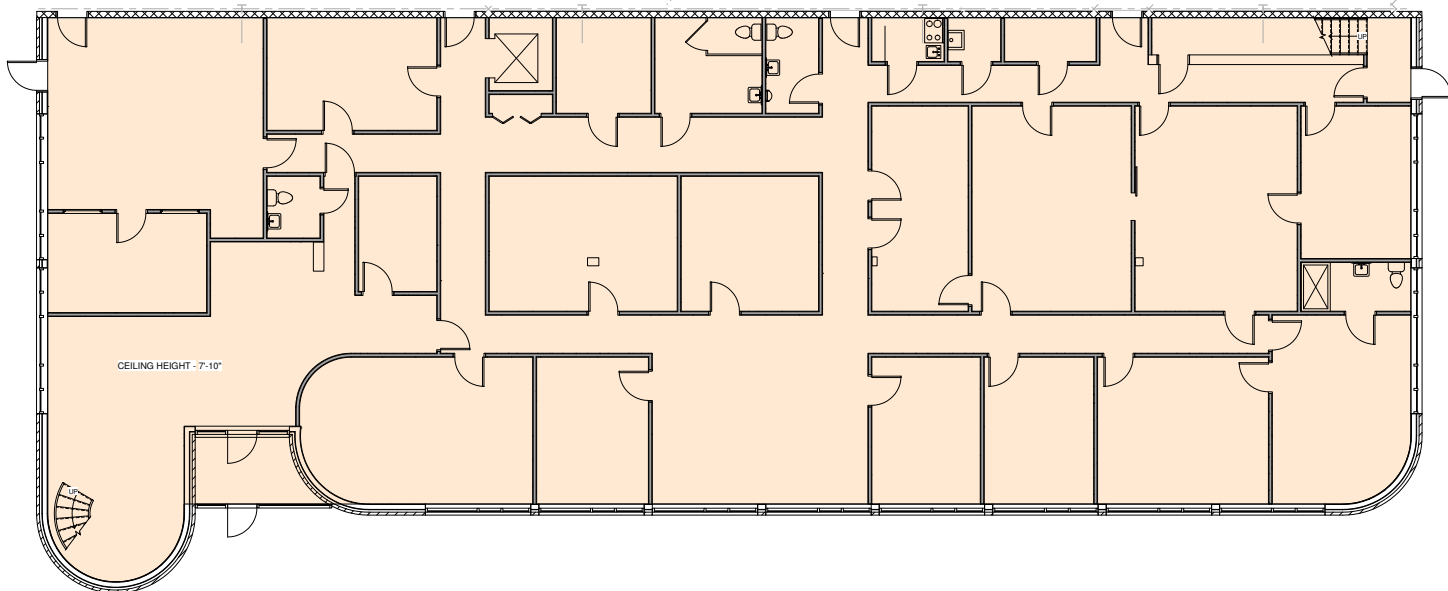
katie@dunhamgroup.com

Property Overview

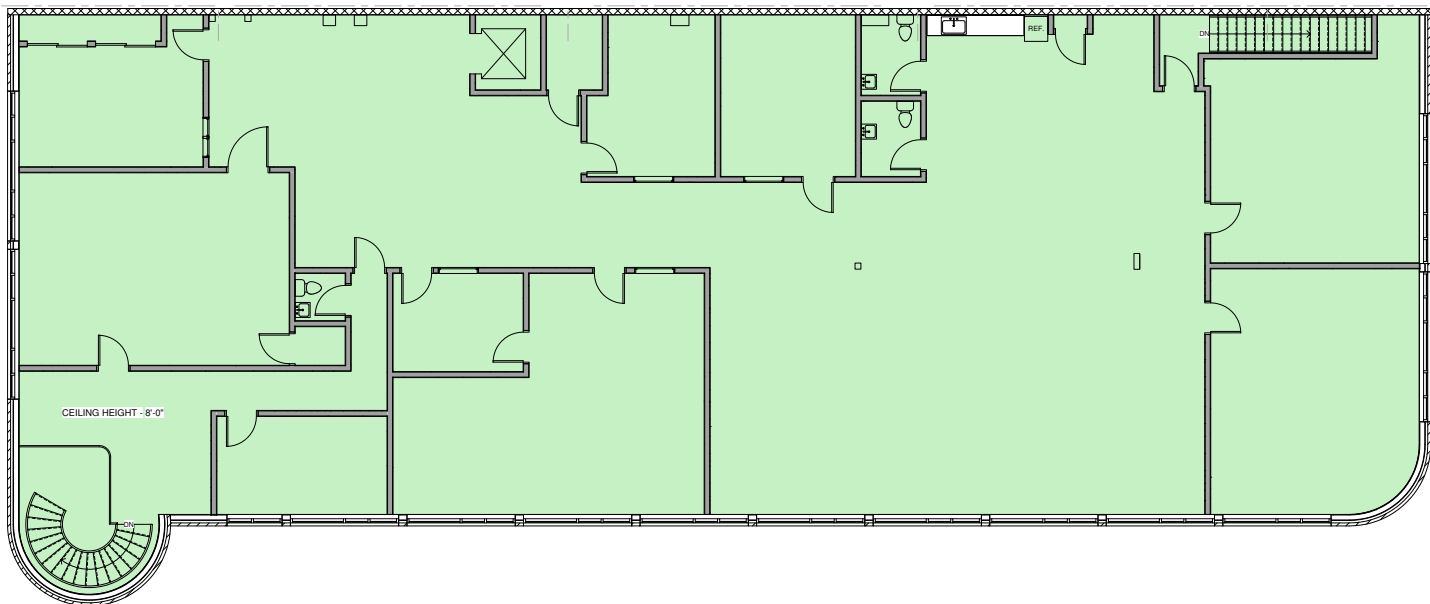
Owner	28 Pond View, LLC	
Building Size	74,724± SF (expandable)	
Site Size	9.8± acres	
Building Age	1984	
Space Breakdown	Manufacturing/Shop	60,544± SF
	Office	14,180± SF
	Total	74,724± SF
Assessor's Reference	Map R78, Lot 24	
Deed Reference	Book 32176, Page 30	
Zoning	Industrial District (I)	
Taxes	\$85,930.06 (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 SALE : \$9,000,000

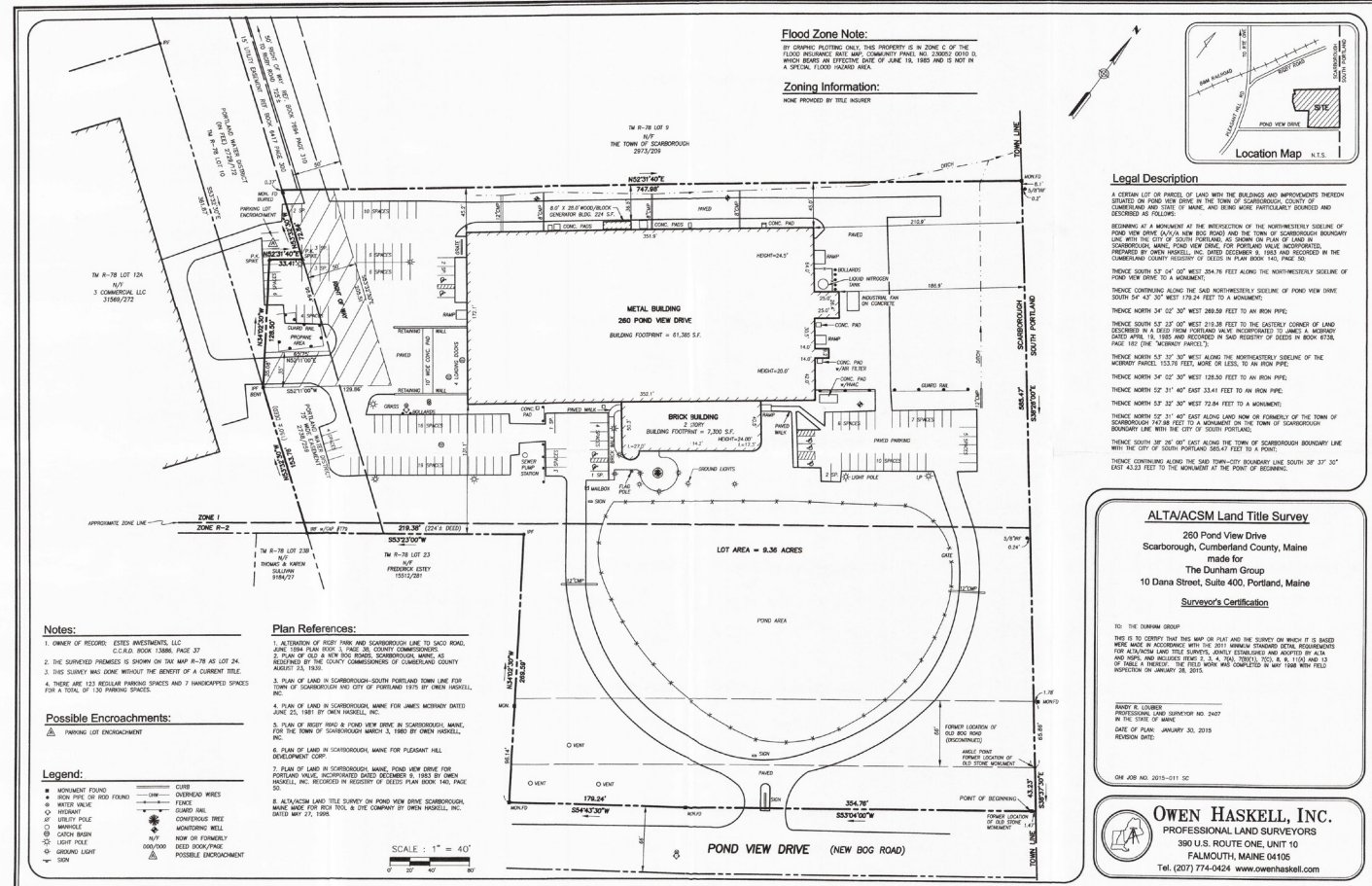
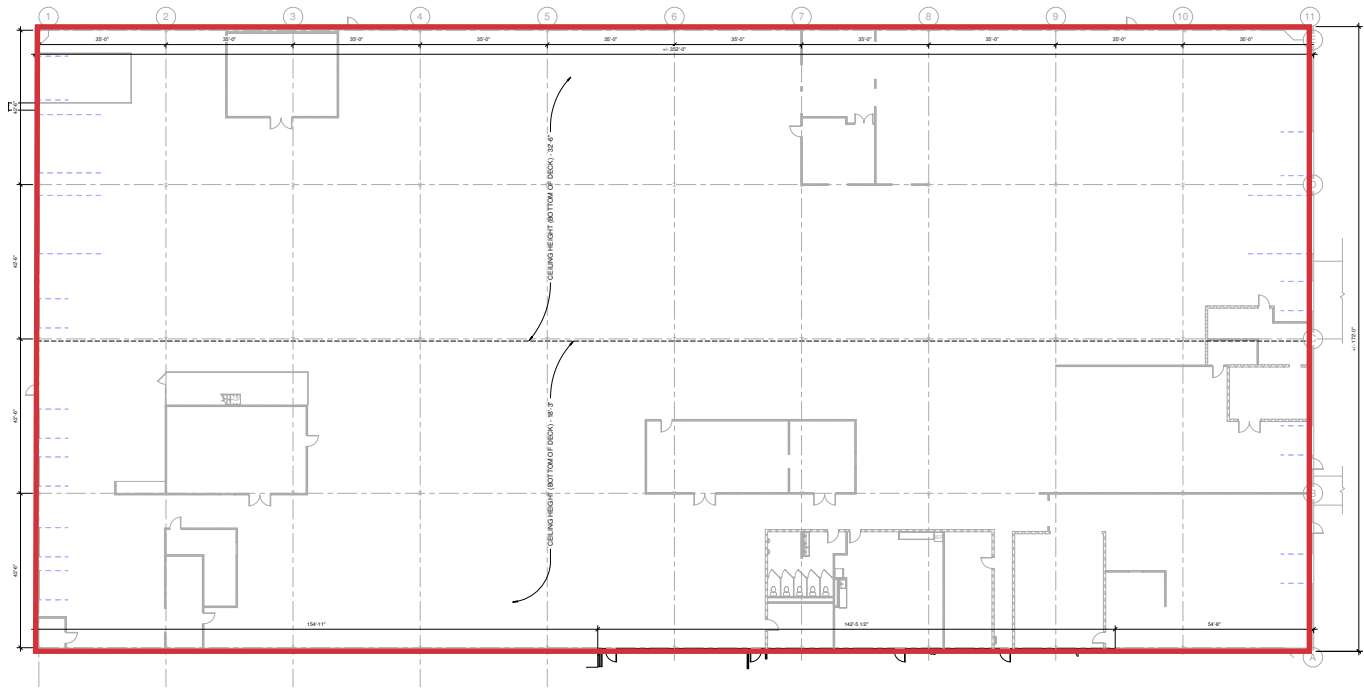
First Floor - 7,090± SF Office Space



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.



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:

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. Inactive licensees may not practice real estate brokerage.