

FOR LEASE

Industrial

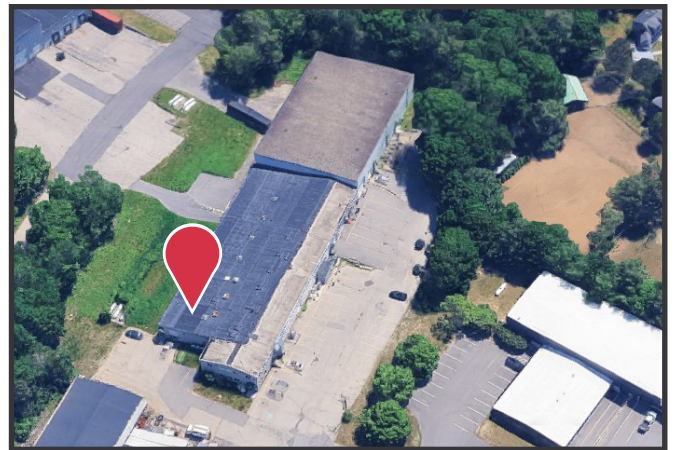
4,000± SF | \$12.00/SF NNN



3 Commercial Road, Scarborough

Property Highlights

- *2± miles to I-295 and I-95 exit spur*
- *LED lighting*
- *Updated heating system*
- *Low NNN's*



Property Description

We are please to offer for 4,000± SF of industrial space for lease at 3 Commercial Road in Scarborough. The space can be used for a variety of industrial uses including distribution/warehouse, manufacturing, storage and more. This property is conveniently located within 2± miles of I-95 and I-295 which offers easy access to major transportation routes.

TC Haffenreffer | tc@dunhamgroup.com
Sylas Hatch | sylas@dunhamgroup.com
207.773.7100 | dunhamgroup.com

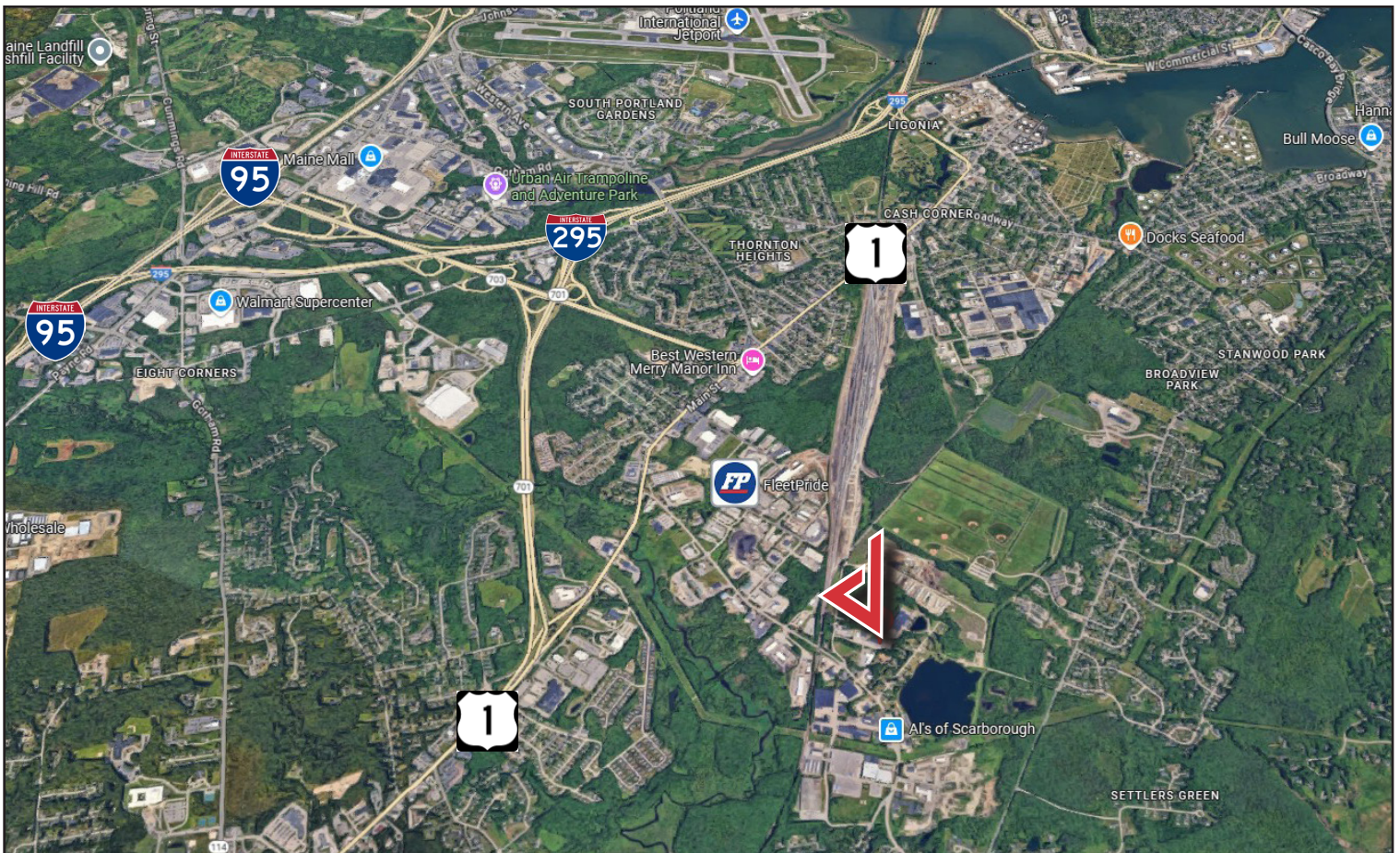


Property Overview

Owner	3 Commercial, LLC
Building Size	35,748± SF
Lot Size	3.1± acres
Zoning	Industrial (31)
Available Space	4,000± SF, includes 100± SF office space
Assessor's Reference	Map R078, Lot 012A
Building Age	1974 - recently updated
Building Construction	Metal
Roof	Rubber membrane
Siding	Metal
Flooring	Concrete
Utilities	Public water, private sewer (septic)
Ceiling Height	12' - 15'±
Loading Docks	One (1)
HVAC	Propane-fired, forced hotair hung untis
Electrical	120/208V, 225 Amp, 3-phase
Lighting	LED
Sprinkler System	Yes, wet
Bathrooms	Two (2)
Parking	On-site, see below picture for configuration
NNN's	\$2.25/SF

FOR LEASE : \$12.00/SF NNN





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.