

FOR LEASE

Industrial Space

9,600± SF | \$8.50/SF NNN



3 Glasgow Road, Scarborough

Property Highlights

- Two (2) 14' x 20' drive-in OHDs
- Clear span space (no columns)
- 400 Amp, 3 phase electrical service
- Trench drain in manufacturing space



Property Description

We are pleased to offer 9,600± SF at 3 Glasgow Road, Scarborough for lease. Located in the Pleasant Hill Road area, the property is 2± miles from I-295 and the Maine Turnpike/I-95 Exit 45.



Broker Contact

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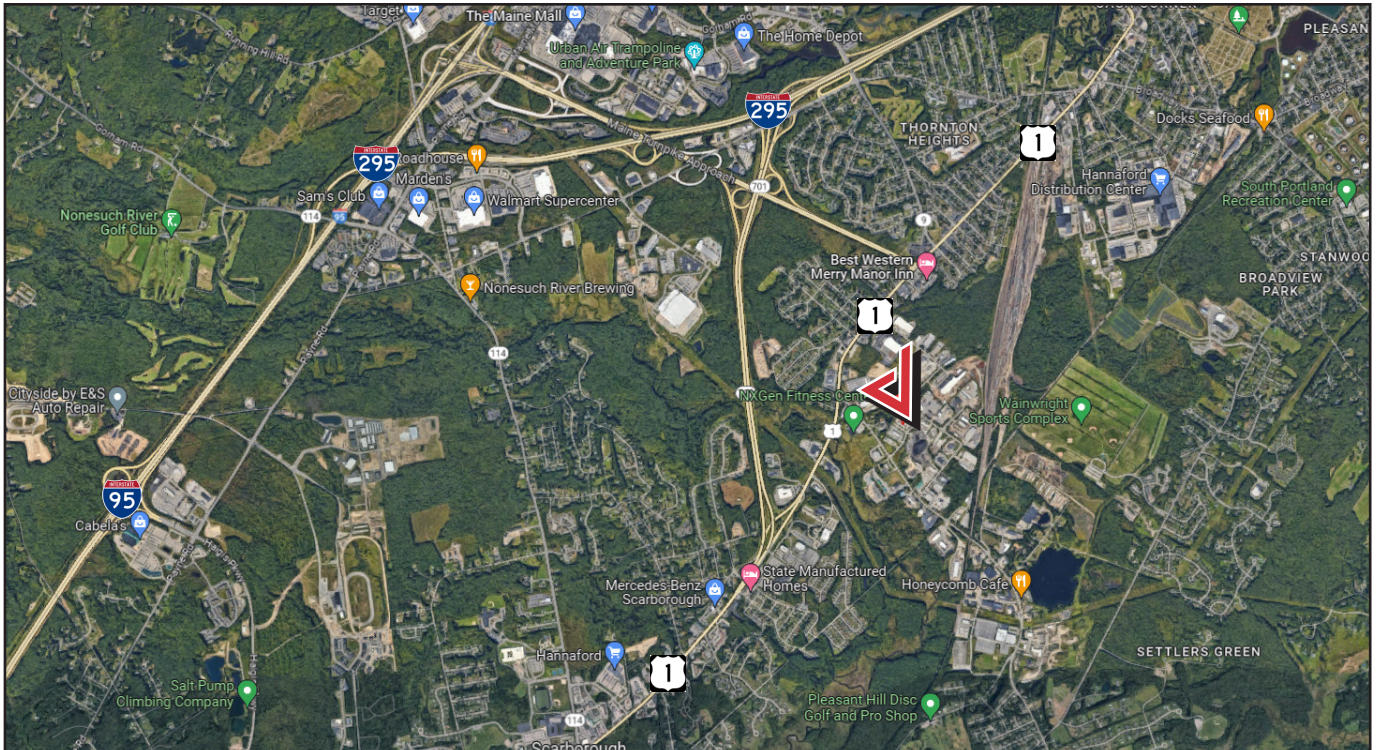
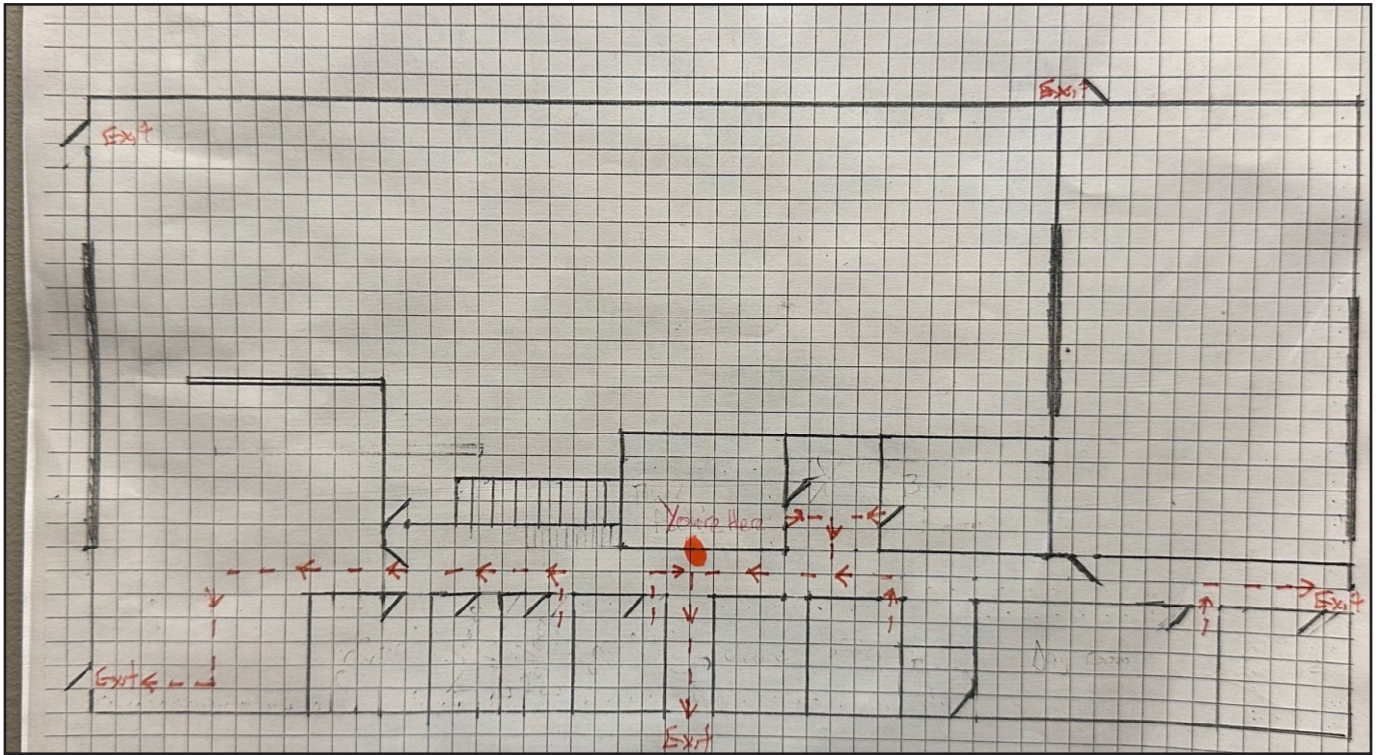
Property Overview

Owner	Gibson Realty, LLC
Building Size	9,600± SF (60' x 160")
Space Breakdown	Office 1,800± SF Manufacturing 7,800± SF
Lot Size	1.46± acres
Assessor's Reference	Map R-77, Lot 702
Annual Taxes	\$11,165.45 (2022-2023)
Zoning	Industrial
Year Built	2003
Building Construction	Metal siding with steel frame
Roof	Sloped metal
Floor	Concrete slab with trench drain
Utilities	Municipal water and sewer, LP gas
Clear Height	14'±
Loading Doors	Two (2) 14' x 20' drive-in overhead doors
Heat/HVAC	Office: HVAC Manufacturing: LP gas FHA heaters
Electrical	400 Amp, 3 phase power
Lighting	LED fixtures
Sprinkler	Full coverage with wet pipe system
Parking	Ample paved parking on-site
Miscellaneous	Trench drain in shop area
Availability	November 1, 2023

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Floor Plan : 60' x 160'



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.