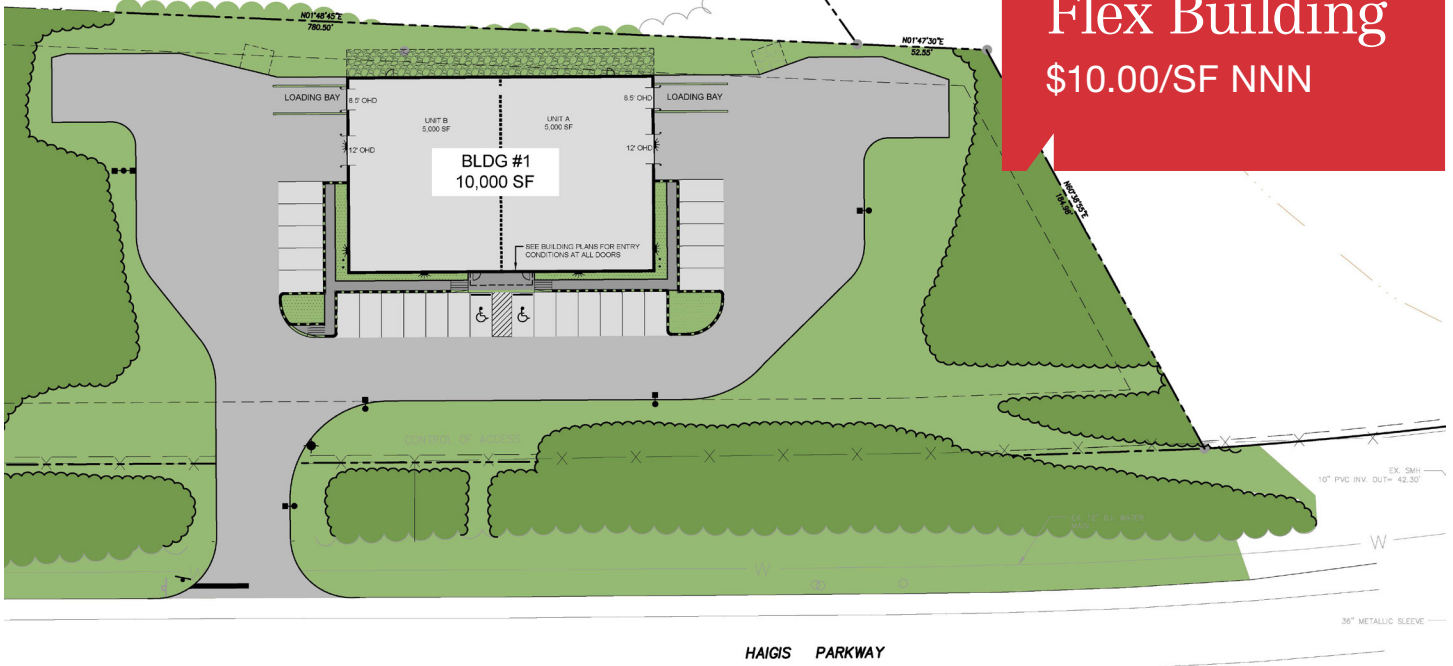


For Lease  
Flex Building  
\$10.00/SF NNN



## Class A Flex Property

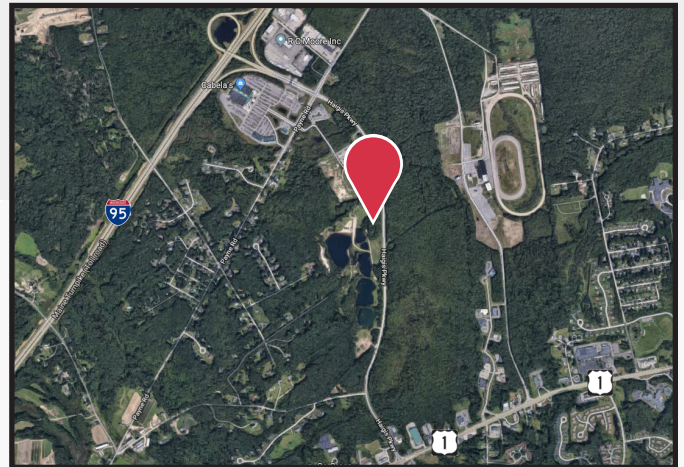
40 Haigis Parkway  
Scarborough, Maine

### Property Highlights

- Build-to-suit
- On-site parking
- Easy access to US Route 1 & I-95, Exit 42
- Rapidly expanding commercial corridor

### Property Description

We are pleased to offer a 10,000± SF Class A flex building for lease at 40 Haigis Parkway, Scarborough. The space can be subdivided into two 5,000± SF spaces. This build-to-suit opportunity allows for custom layouts.



### Broker Contact

Tom Moulton, CCIM, SIOR

Katie Millett, Esq.

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kmillett@dunhamgroup.com

## Property Overview

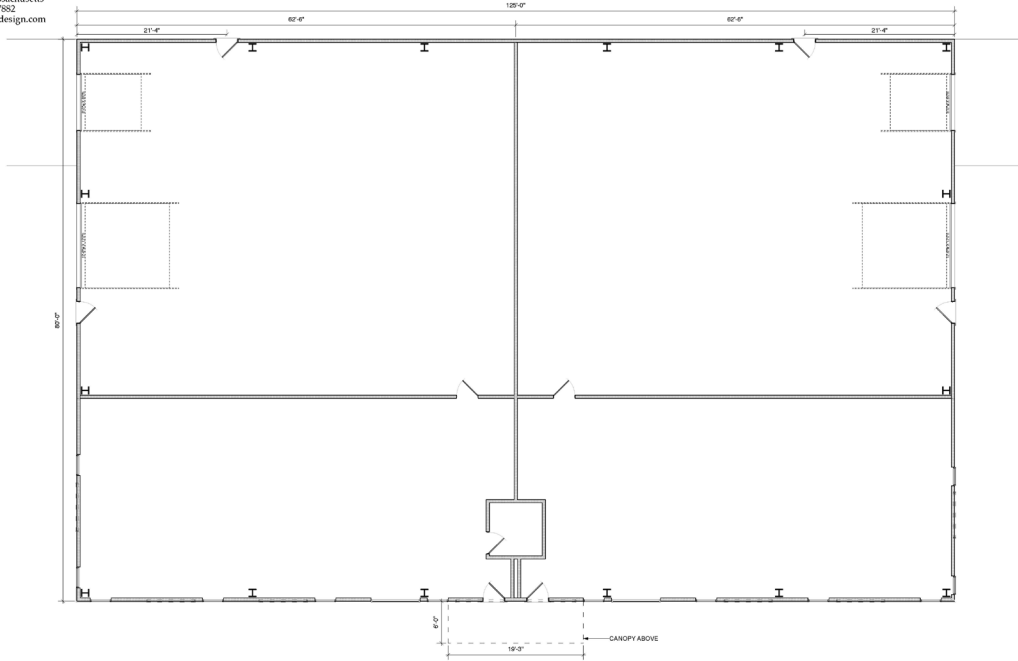
Owner	Magenta, LLC
Assessor's Reference	Map R05, Lot 35
Zoning	Haigis Parkway (HPZ)
Building Size	10,000± SF
Subdividable	Yes, down to 5,000± SF
Building Age	2019
Layout	Clear span
Utilities	Public water & sewer, electric, telephone, cable, natural gas - separately metered
Electrical	3 phase
HVAC	Office areas will have HVAC
Loading Docks	One (1) per suite
Overhead Doors	One (1) 12'x14' per suite
Sprinkler System	Full coverage wet system
Fire Alarm	24 Hour monitored system
Signage	Available per local code

**FOR LEASE : \$10.00/SF NNN**  
**Estimated NNN Expenses: \$3.50/SF**



# 40 Haigis Parkway

ARCHITECT  
High Rock Design LLC  
Westwood, Massachusetts  
617.378.7882  
smac@highrockdesign.com



March 18, 2019

Haigis Parkway Building #1 Scarborough, Maine

