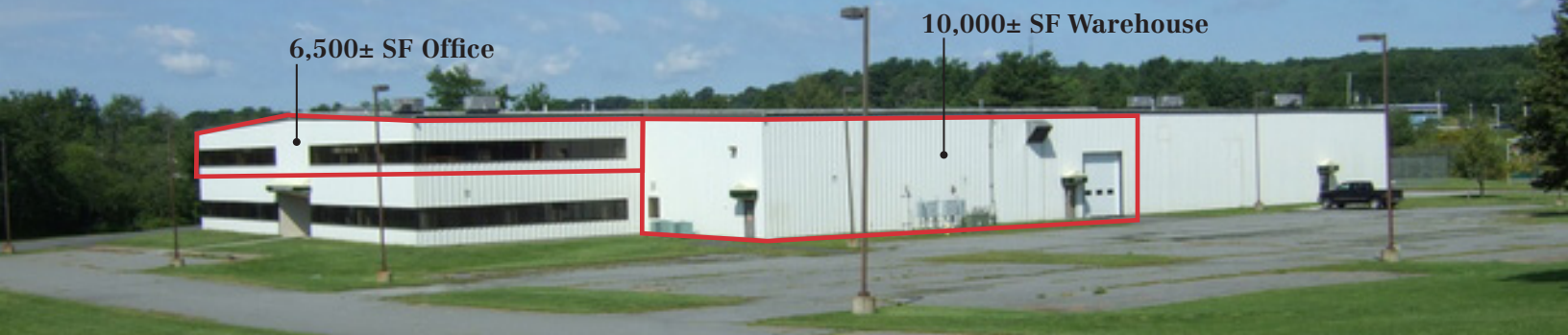


For Lease Industrial & Office Space

6,500 - 16,500± SF



Industrial & Office Space

6 Lincoln Avenue
Scarborough, ME 04074

Property Highlights

- One (1) overhead door
- 22' Ceiling heights
- ESFR sprinkler system throughout
- Former call center office space

Property Description

We are pleased to offer for lease this Class-A 10,000 SF industrial warehouse space which can include an additional 6,500 SF of 2nd floor open concept office space. The office and warehouse can be leased independently or together. As the first and most visible property in the Scarborough Industrial Park, you cannot beat this premier location.

The warehouse space includes 22' ceiling heights, an ESFR sprinkler system, central HVAC in the showroom/office space, high efficiency gas ceiling heaters and one (1) 12'x12' overhead door. The office is a former call center and features fiber optic cabling throughout, a breakroom and multi-stalled restrooms. There are full windows on three sides of the space allowing for an abundance of natural light and views of the abutting wooded preserve.



Broker Contact

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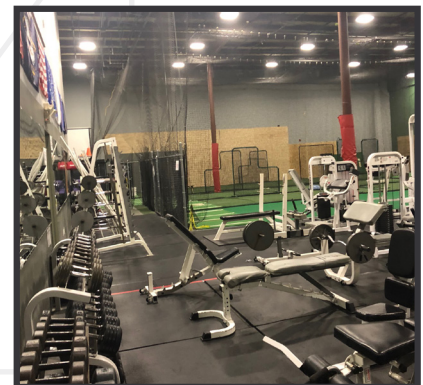
Property Overview

Owner/ Landlord	Laudholm, Inc.
Building Size	46,000± SF
Lot Size	6.88± acres
Available Space	6,500 - 16,500± SF
Space Breakdown	10,000± SF Warehouse 6,500± SF 2nd Floor office
Zoning	Industrial
Building Construction	Metal frame
Flooring	Cement slab in warehouse - commercial grade carpet in office
Utilities	CMP electric, Natural gas and municipal water & sewer
Ceiling Height	22' in warehouse
Drive-in OHD	One (1) 12'x12' overhead door
HVAC	Natural gas-fired ceiling mounted heaters in warehouse with central HVAC in office
Electrical	480/277, 3-phase panel
Lighting	T-8 fluorescent lighting
Sprinkler System	ESFR system
Parking Spaces	Ample parking on-site

WAREHOUSE LEASE RATE : \$7.50/SF NNN

OFFICE LEASE RATE : \$9.00/SF NNN

NNN Expenses: \$2.52/SF



6 Lincoln Avenue

