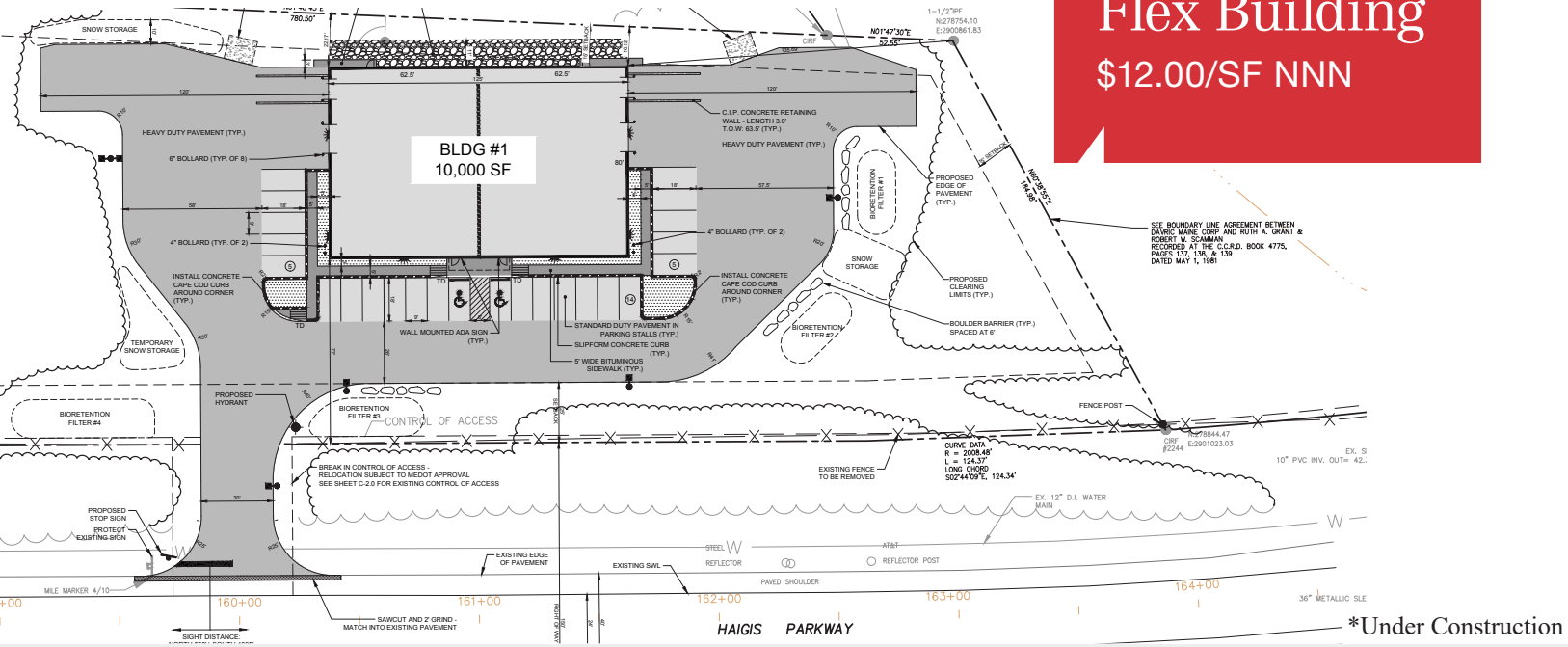


For Lease  
**Flex Building**  
 \$12.00/SF NNN

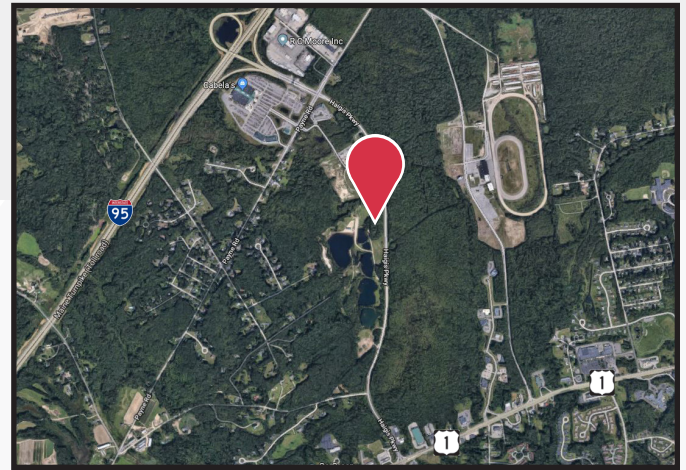


# Class A Flex Property

70 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 70 Haigis Parkway, Scarborough. The space can be subdivided into two 5,000± SF spaces. This build-to-suit opportunity allows for custom layouts, ample on-site parking and excellent signage potential. This area is home to many successful businesses and offers close access to US Route One and the Maine Turnpike/I-95.

### Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

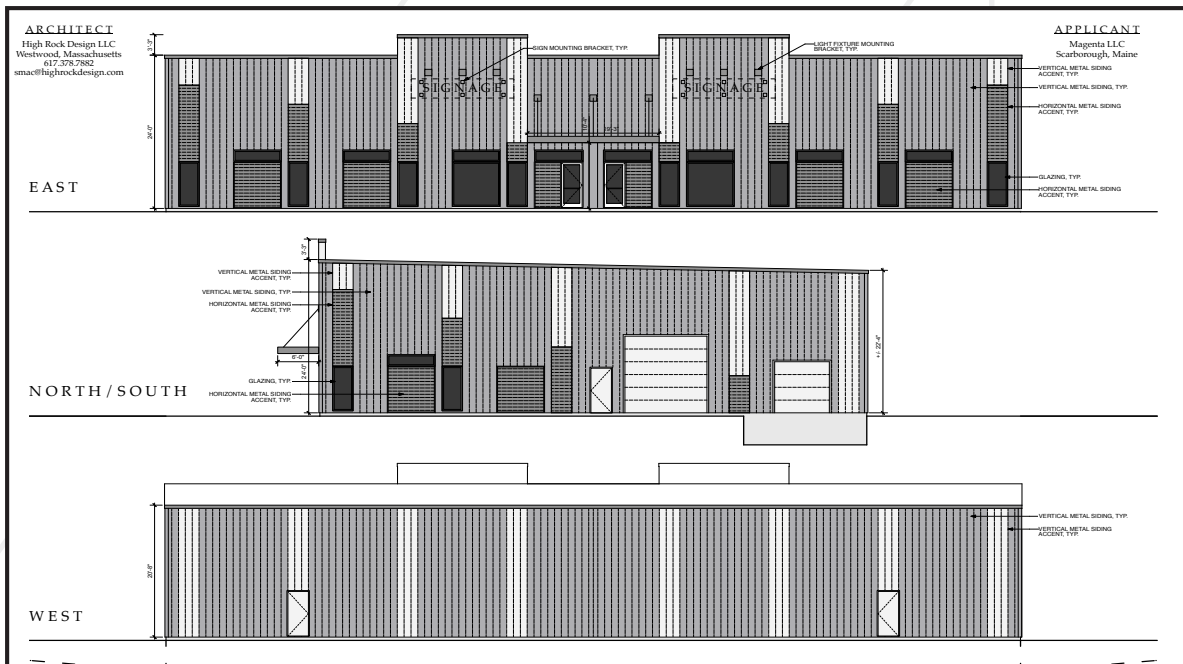
[tmoulton@dunhamgroup.com](mailto:tmoulton@dunhamgroup.com)

[katie@dunhamgroup.com](mailto:katie@dunhamgroup.com)

## Property Overview

Owner	Seventy Haigis LLC
Assessor's Reference	Map R05, Lot 35
Zoning	Haigis Pawkay (HPZ)
Building Size	10,000± SF
Subdividable	Yes, down to 5,000± SF
Building Age	2021
Layout	Clear span
Utilities	Public water & sewer, electric, telephone, cable, natural gas - separately metered
Electrical	3 phase
HVAC	Office areas will have HVAC
Heat	Warehouse will have heat distributed via FHA
Restrooms	Exclusive use en suite
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

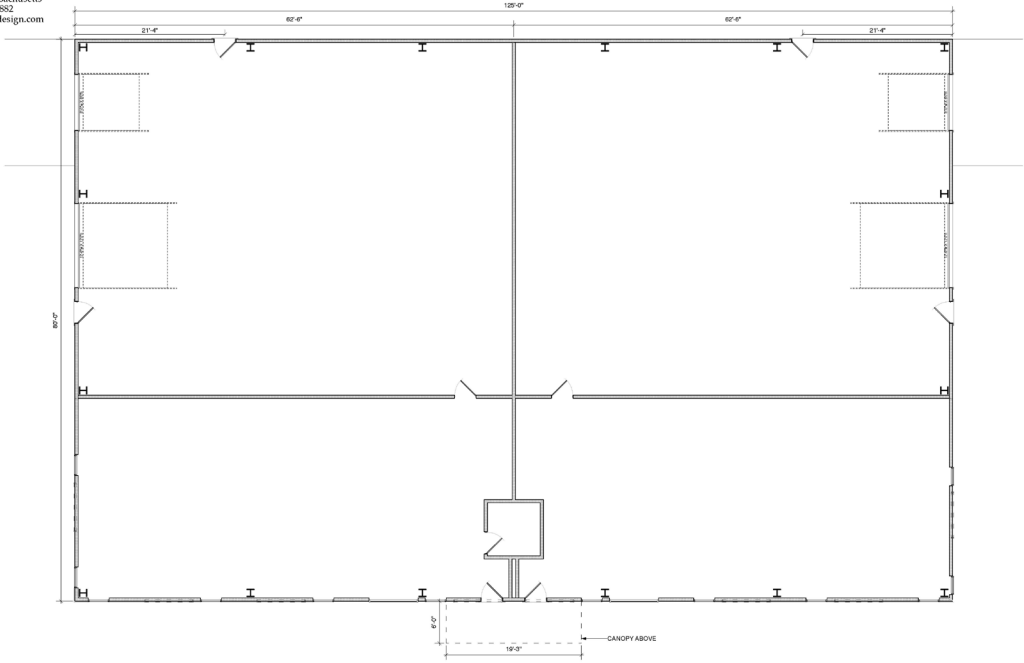
**FOR LEASE : \$12.00/SF NNN**  
**Estimated NNN Expenses: \$3.50/SF**





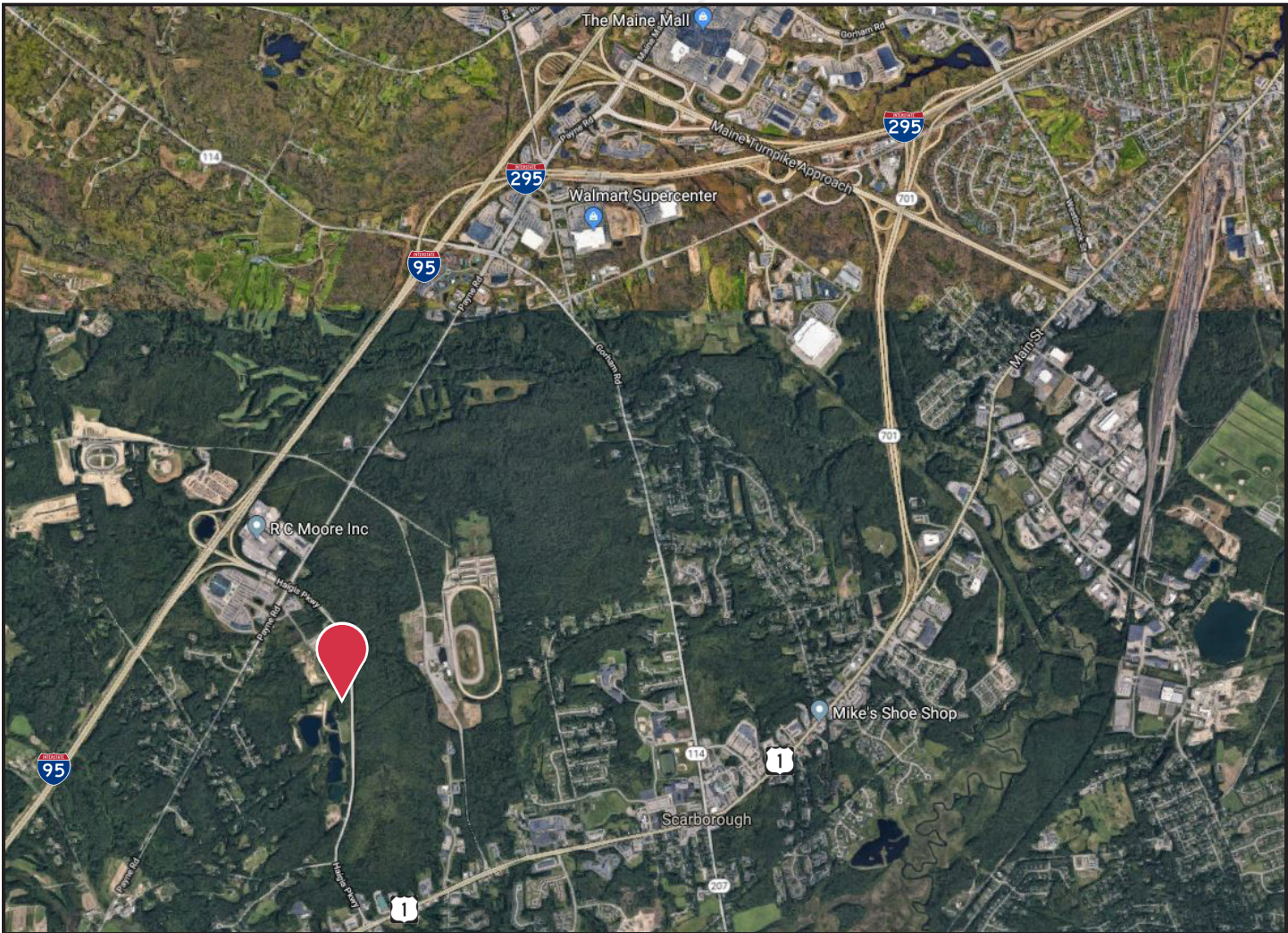
# 70 Haigis Parkway

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



Haigis Parkway Building #1 Scarborough, Maine

March 18, 2019



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.