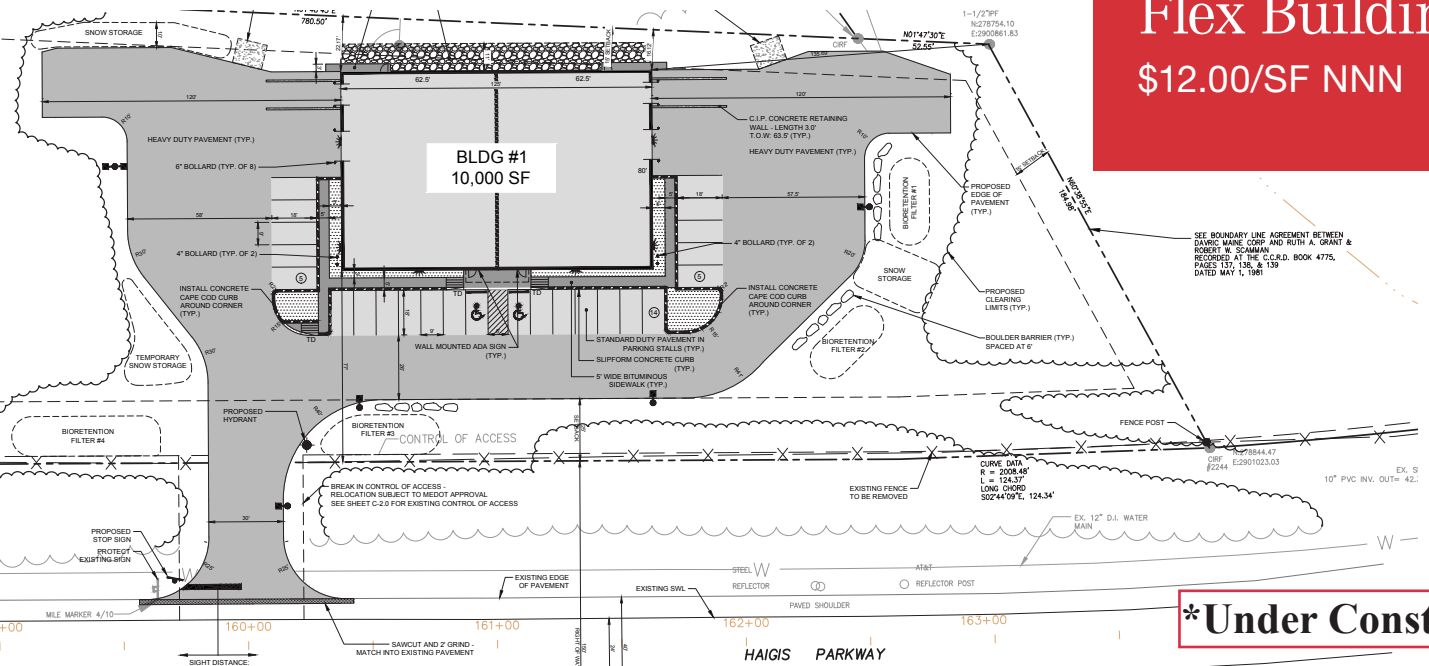


For Lease
Flex Building
\$12.00/SF NNN

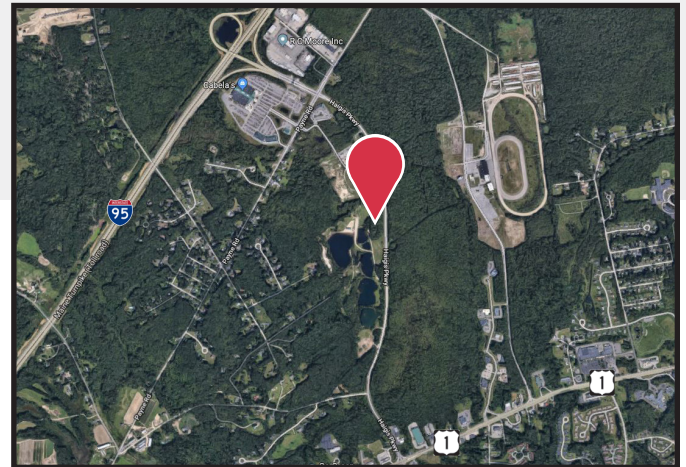


Class A Flex Property

70 Haigis Parkway
Scarborough, Maine

Property Highlights

- Build-to-suit - to be completed Winter 2021/22
- 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. Scheduled for occupancy 1st quarter 2022.

Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

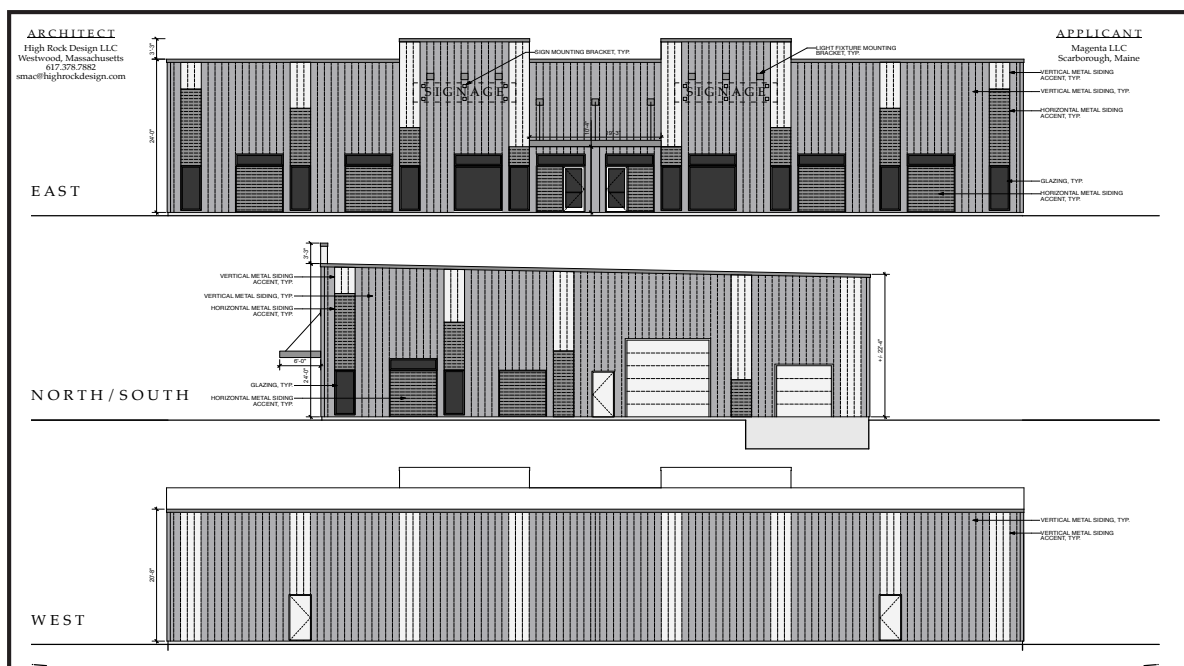
tmoulton@dunhamgroup.com

katie@dunhamgroup.com

Property Overview

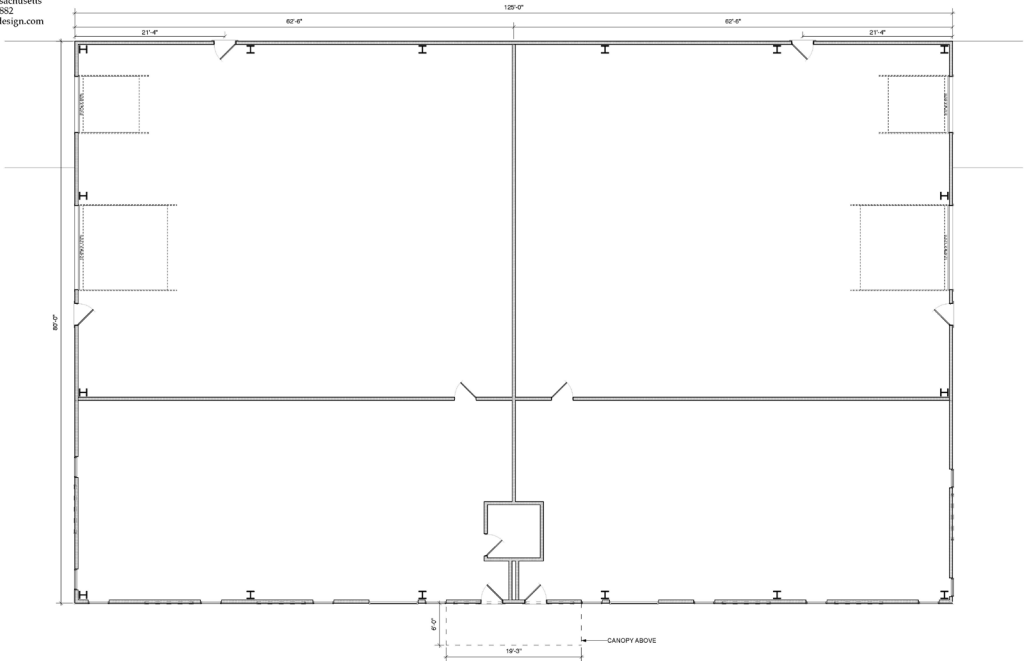
Owner	Seventy Haigis LLC
Assessor's Reference	Map R05, Lot 35
Zoning	Haigis Pawkay (HPZ)
Building Size	10,000± SF
Subdividable	Yes, down to 5,000± SF
Building Age	2021
Layout	Clear span
Utilities	Public water & sewer, electric, telephone, cable, natural gas - separately metered
Electrical	Single phase 600 amp service
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'×14' 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

