

# FOR LEASE

## Flex Building

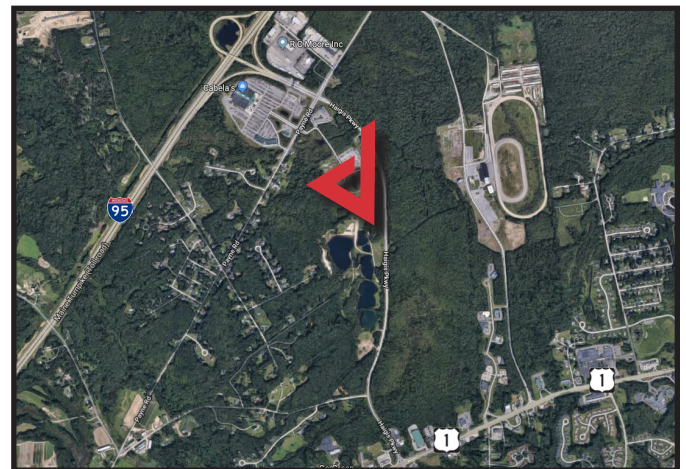
10,000± SF | \$13.00/SF NNN



## 70 Haigis Parkway, Scarborough

### Property Highlights

- *Build-to-suit to be completed Summer 2022*
- *On-site parking*
- *Rapidly expanding commercial corridor*
- *Easy access to US Route One & Maine Turnpike/I-95, Exit 42*



### Property Description

We are pleased to offer a 10,000± SF Class A flex building for lease at 70 Haigis Parkway in Scarborough. The space can be subdivided into two (2) 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.



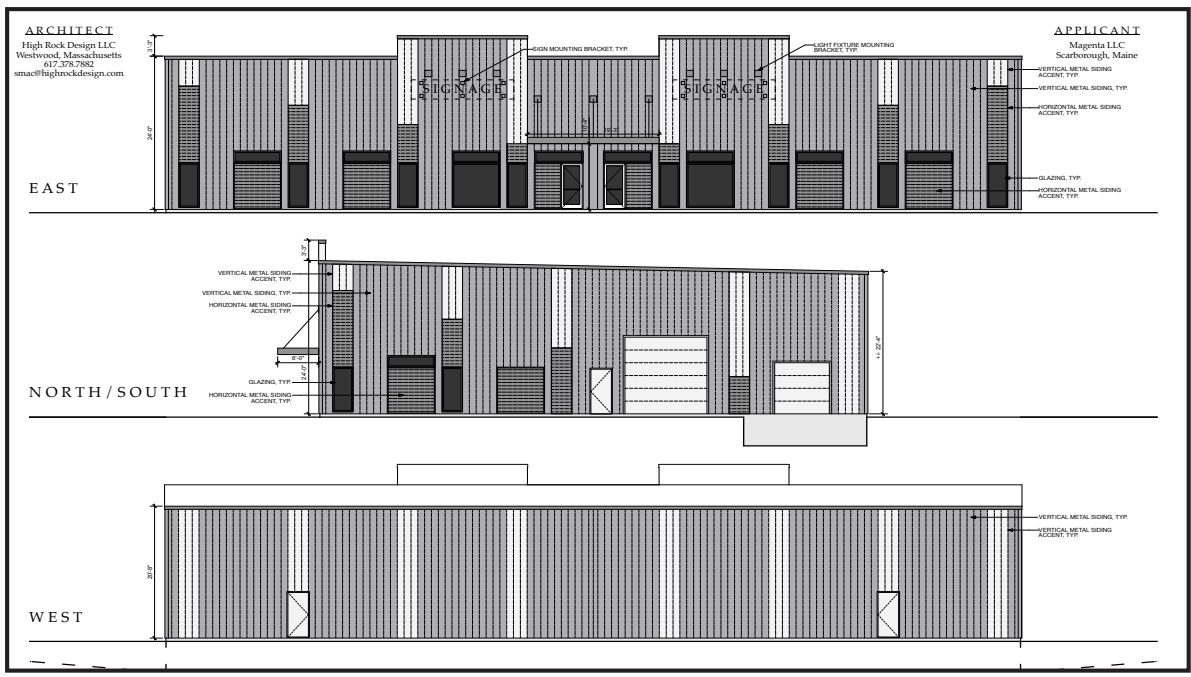
### Broker Contact

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## Property Overview

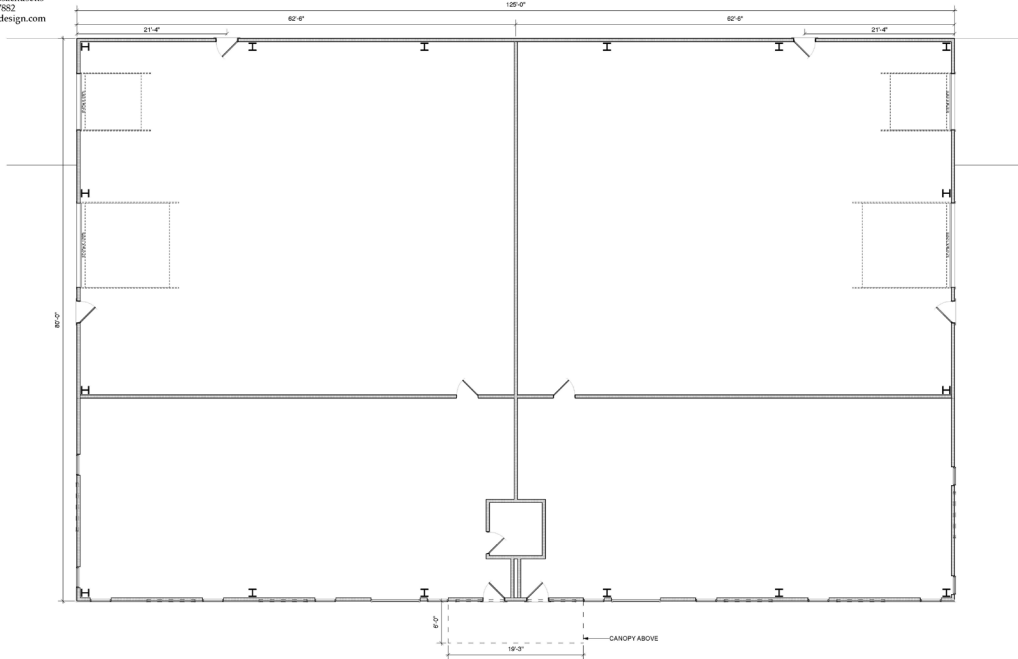
Owner	Seventy Haigis LLC
Assessor's Reference	Map R05, Lot 35
Zoning	Haigis Parkway (HPZ)
Building Size	10,000± SF
Subdividable	5,000± SF
Year Built	2021
Layout	Clear span
Utilities	Public water & sewer, electric, telephone, cable, natural gas - separately metered
Electrical	Single phase 600 amp service
HVAC	Office areas will have HVAC
Heat	Ware will have heat distributed via FHA
Bathrooms	Exclusive use en suite
Loading Docks	One (1) per suite
Overhead Doors	One (1) 12' x 14' per suite
Sprinkler System	Full coverage wet system
Fire Alarm	24-hour monitored system
Signage	Available per local code

**FOR LEASE : \$13.00/SF NNN - Estimated NNN's \$3.50/SF**



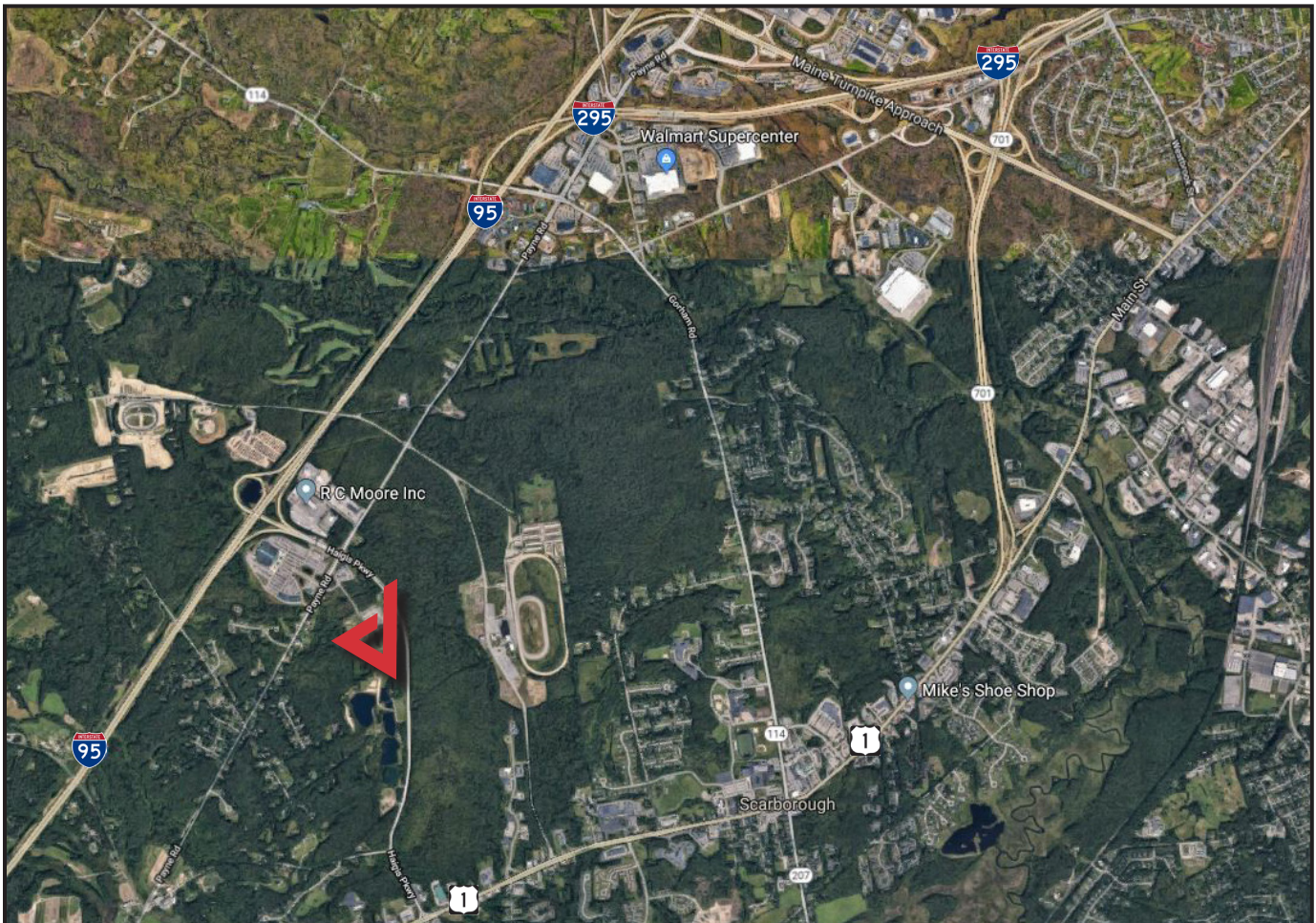


ARCHITECT  
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March 18, 2019

Haigis Parkway Building #1 Scarborough, Maine



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.