

For Lease
Industrial Building
11,500± SF | \$7.50/SF NNN



71 Pleasant Hill Road

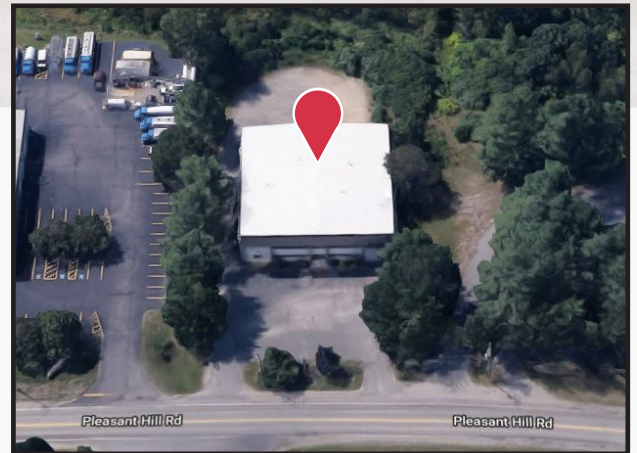
Scarborough, ME 04074

Property Highlights

- Easy access to I-95, I-295, and US Route 1
- Ample on-site parking
- Five (5) dock doors

Property Description

We are pleased to offer 71 Pleasant Hill Road in Scarborough for lease. The building is comprised of a 7,200± SF warehouse and 4,300± SF of office space. Located 1± mile from the Maine Turnpike Approach and I-295.



Broker Contact

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Property Overview

Owner	Robert Bazinet Revocable Trust
Building Size	11,500± SF
Lot Size	3.9± acres
Assessor's Reference	Map R077, Lot 15
Annual Taxes	\$8,312.61 (FY '18-19)
Zoning	Industrial (I)
Available Lease Space	11,500± SF
Space Breakdown	7,200± SF Warehouse 2,800± SF First floor office 1,500± SF Second floor office
Building Construction	Steel frame with metal siding
Roof	Sloped metal
Flooring	Concrete slab
Utilities	Municipal water and sewer, LP gas
Ceiling Height	22' clear height in warehouse
Loading Docks	Five (5) dock doors
Heat/HVAC	LP gas FHA units in warehouse; HVAC in office area
Electrical	200 Amp, 3 phase service
Lighting	Fluorescent, LED, and HPS fixtures
Sprinkler System	Wet pipe system
Parking	Ample on-site

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