

FOR LEASE

Light Industrial Space

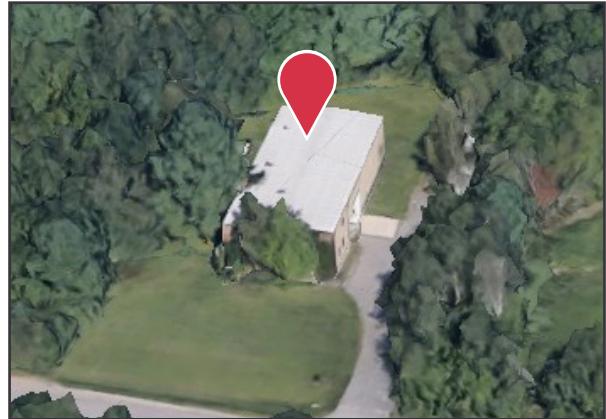
4,080± SF | \$13.00/SF NNN



8 Washington Avenue, Scarborough, ME

Property Highlights

- *Established business park with industrial zoning and utilities*
- *Easy access to Route 1, Haigis Parkway, and I-95*
- *One (1) loading dock and One (1) OHD*



Property Description

We are pleased to offer 8 Washington Avenue for lease. This 4,080± SF industrial building is conveniently located in the Scarborough Industrial Park with great access to Maine Turnpike/I-95. The building is comprised of 2,480± SF of warehouse space and 1,600± SF of office space over two floors. An adjacent 1-acre± of land can be made available for an additional cost.

Sylas Hatch | sylas@dunhamgroup.com

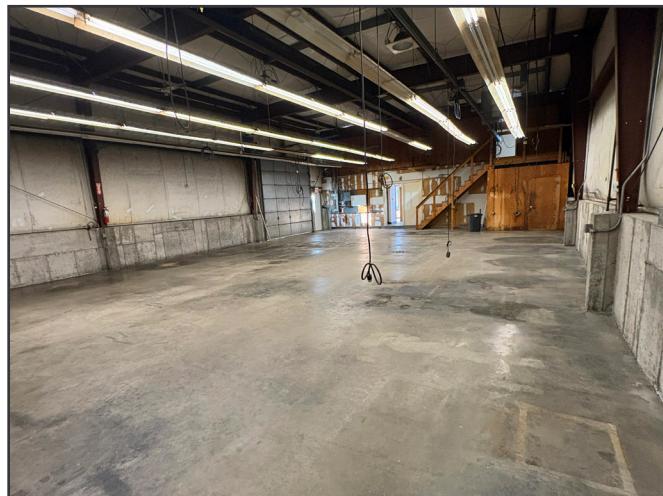
TC Haffenreffer | tc@dunhamgroup.com

207.773.7100 | www.dunhamgroup.com

Property Overview

Owner	Louis A. Profenno
Building Size	4,080± SF
Lot Size	3.16± acres
Deed Reference	Map R62, Lot 23
Zoning	Industrial
Building Age	1983
Building Construction	Steel frame
Roof	Pitched metal
Siding	Metal
Flooring	Concrete
Utilities	Municipal water and sewer
Ceiling Height	20'±
Loading Docks	One (1) loading dock, no leveler
Overhead Door	One (1) 10' x 10' drive-in OHD
HVAC	Natural gas FHA
Electrical	400 amp, 3-phase
Sprinkler System	No
Bathrooms	Yes, Three (3)
Parking	Ample paved parking around building

FOR LEASE : \$13.00/SF NNN



8 Washington Avenue



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.