

FOR LEASE

Industrial Building

3,000± SF | \$13.00/SF MG



94-B Broadturn Road, Scarborough

Property Highlights

- 3,000± SF - fully insulated
- One (1) OHD and 14' Ceiling
- Close proximity to I-95 and US Route 1
- Outfitted with a ventilated paint booth

Property Description

We are pleased to offer 3,000± SF of industrial space for lease at 94 Broadturn Road in Scarborough. Some excess land is available for parking or storage. The property is close to US Route One in Scarborough Dunstan Corner and located between Exits 42 & 36 of the Maine Turnpike.



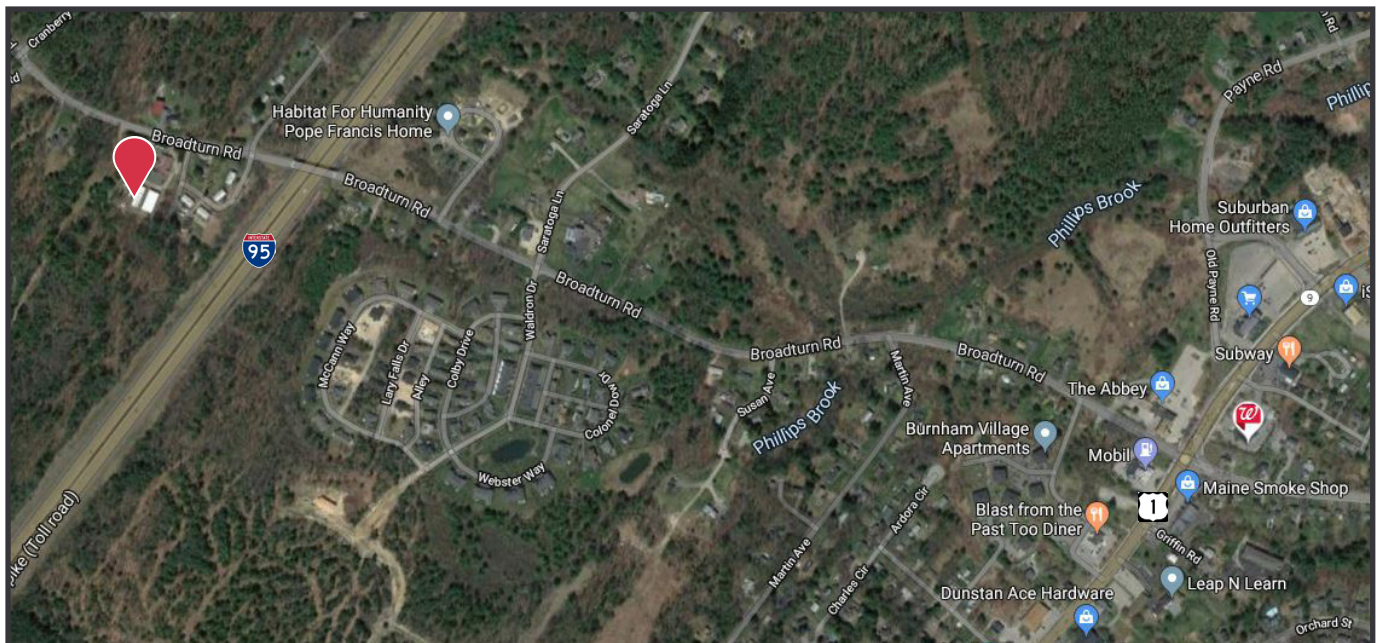
Broker Contact

Tom Moulton CCIM, SIOR
Katie Allen Breggia
tmoulton@dunhamgroup.com
katie@dunhamgroup.com

Property Overview

Owner	PGB Holdings LLC
Lot Size	4± acres
Available Space	3,000± SF
Year Built	1985
Assessor's Reference	Map R-45, Lot 3A
Deed Reference	Book 24732, Page 111
Zoning	RF (Rural Farmland)
Roof	Sloped metal roof
Siding	Metal
Floor	Concrete slab
Ceiling Height	14'±
Drive-In OHD	One (1) - 10'
Utilities	Private septic system and well; LP gas
Sprinkler System	None
Electrical	400 Amp, 3-phase fed from electrical panel in Building 1
Heat	LP gas FHA system
Bathroom	None. Tenant uses bathroom in Building 1.

FOR LEASE : \$13.00/SF MG



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.