

For Lease
Class A Flex Space
8,000± SF | \$12/SF NNN



Class A Flex Space at Scarborough Downs

Center Street - Scarborough, Maine

Property Highlights

- Build-to-suit available
- On-site parking and secured lay down area
- Easy access to Route 1, I-95 Exit 42, and The Downs “Town Center”
- Optional functional mezzanine space available
- Delivered turn-key with one office and bathroom



Property Description

We are pleased to offer for lease 4,000 - 8,000± SF of office and warehouse space at The Downs. Join Ducas Construction at their new headquarters in this exceptional Scarborough location. For more information about this exciting new community at The Downs visit www.thedowns.com.

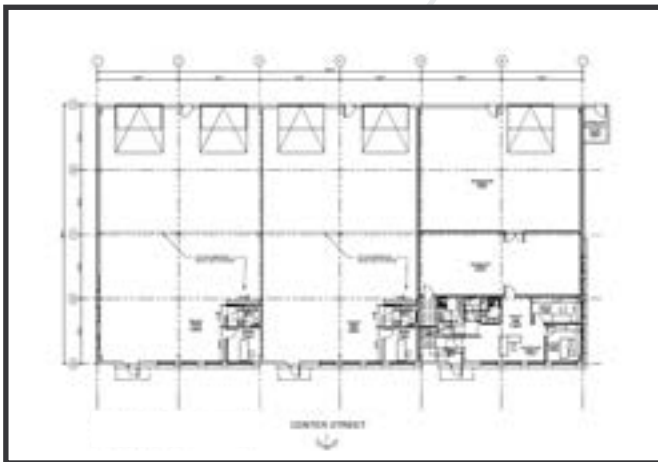
Broker Contact

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Property Overview

| | |
|-----------------------|---|
| Owner | DC at The Down, LLC |
| Building Size | 12,000± SF |
| Space Breakdown | 8,000± SF - subdividable to 4,000 SF |
| Assessor's Reference | TBD |
| Deed Reference | TBD |
| Zoning | Crossroads Planned Development (CPD) |
| Year Built | 2020 |
| Building Construction | Metal sided, steel frame |
| Ceiling Heights | 25' - 28' |
| Drive-in OHDs | 2 per 4,000 SF (14'x14') |
| Mezzanine | 2,000± SF Mezzanine Space per 4,000 SF, 8' ceiling height |
| Electrical | 3-phase, 400 amp |
| Floor Drains | 1 per 4,000 SF |
| Bathrooms | One (1) provided in each unit |
| Parking | 29 on-site spaced and secured laydown |
| Utilities | Municipal water and sewer |
| Availability | See Broker |

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Scarborough Downs

