

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.

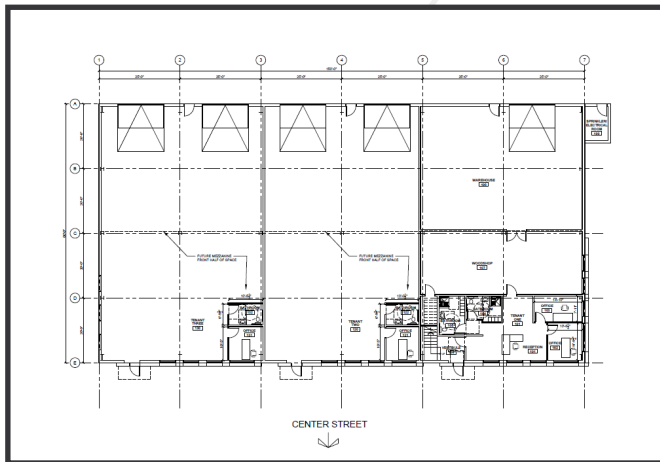
### Broker Contact

Sam LeGeyt  
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sam@dunhamgroup.com

## Property Overview

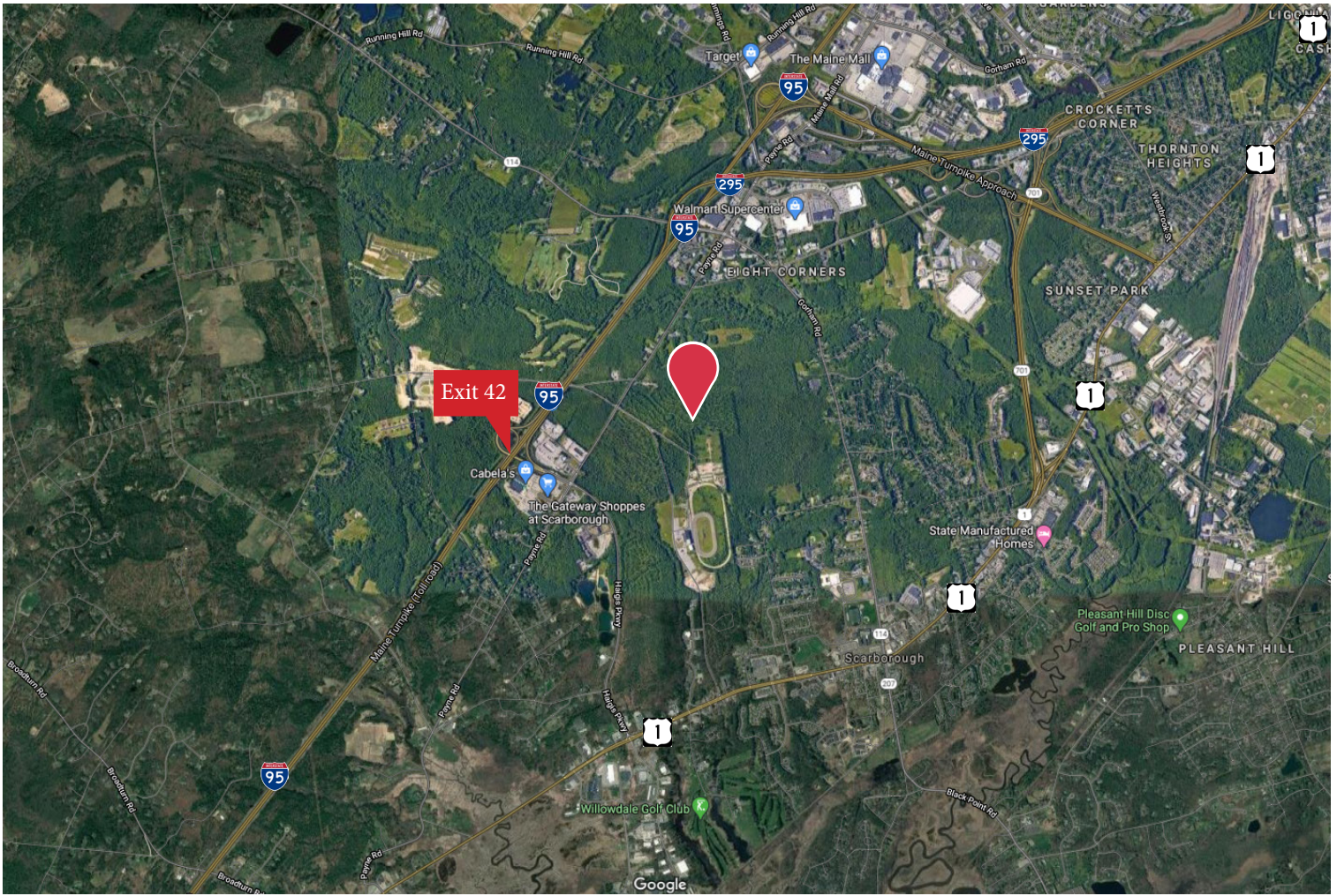
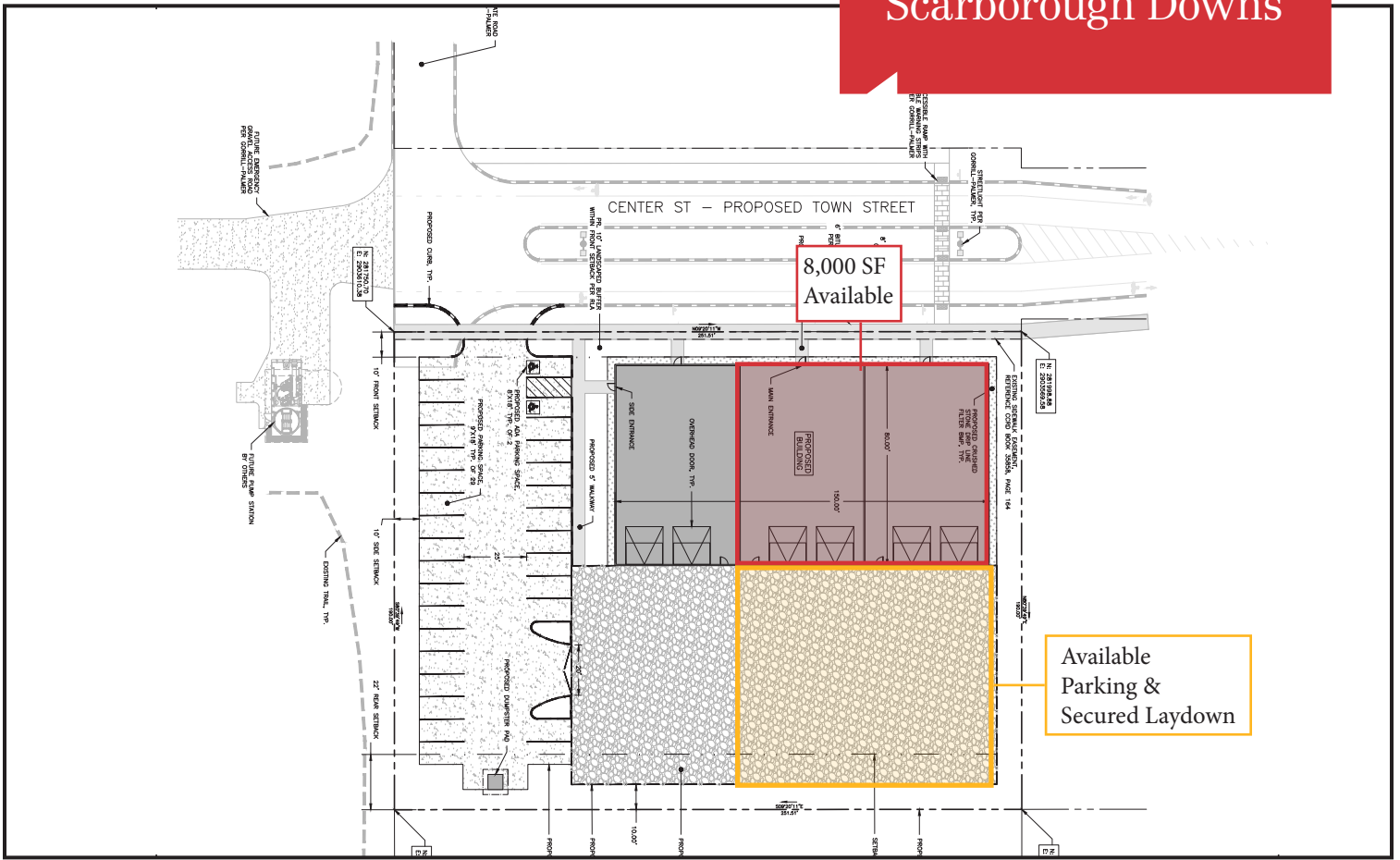
Owner	DC at The Down, LLC
Building Size	12,000± SF
Space Breakdown	8,000± SF - subdividable to 4,000 SF
Assessor's Reference	TBD
Deed Reference	TBD
Zoning	Crossroads Planned Development (CPD)
Year Built	2020
Building Construction	Metal sided, steel frame
Ceiling Heights	25' - 28'
Drive-in OHDs	2 per 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

**FOR LEASE : \$12.00/SF NNN**





# Scarborough Downs



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.