INNOVATION DISTRICT LOTS 4 & 5 SCARBOROUGH, ME 04070



TWO PARCELS | 2.89 ACRES 10,000 - 40,000 SF BUILDING



ADDRESS:

106 & 126 INNOVATION WAY

DISTANCE TO DOWNTOWN PORTLAND: 7 MILES (10 MINS)

> DISTANCE TO PORTSMOUTH, NH: 45 MILES (45 MINS)

DISTANCE TO BOSTON, MA: 100 MILES (1 HR 45 MINS)





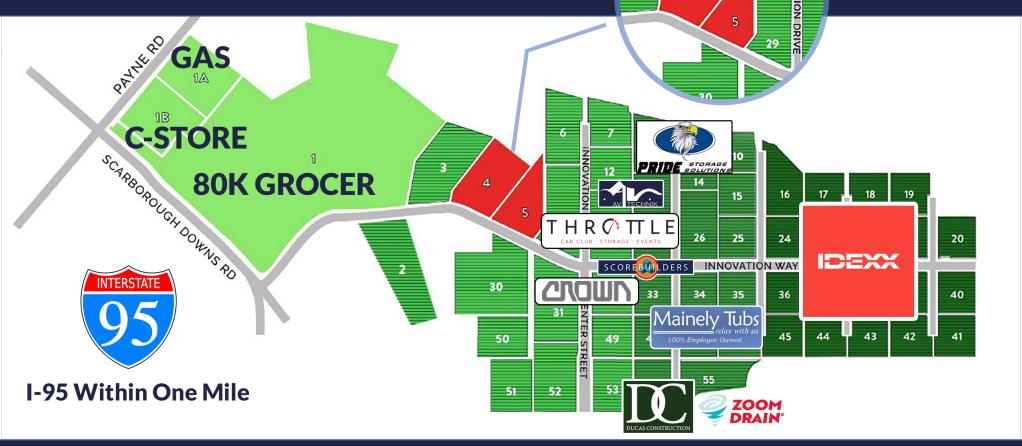
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Be part of Maine's hottest business park within the Innovation District at the Scarborough Downs. 100% of the lots within the Innovation District are sold or under contract.

We'll build your ideal business location custom to your building, clear height, loading, and parking needs.

Two ideally located parcels (2.89 acres in total) ready for build to suit lease. Building size between 10,000 and 40,000 SF.

Utilities include 3-phase power, municipal water and sewer, natural gas, fiberoptics and stormwater systems.

Lots are prepared for development and are cleared and graded. Road infrastructure is in place and all utilities on site. Ideal for mixed use, light industrial, warehouse/distribution.

ESSENTIAL DETAILS:

LOT SIZES:

LOT 4 - 1.68 AC, LOT 5 - 1.21 AC

PROPOSED BUILDING SIZE:

10,000 - 40,000 SF

LEASE RATE:

NEGOTIABLE

PROPERTY TYPE:

MIXED USE, LIGHT INDUSTRIAL, WAREHOUSE/DISTRIBUTION

UTILITIES:

3-PHASE POWER, MUNICIPAL WATER AND SEWER, NATURAL GAS, FIBEROPTICS AND STORMWATER SYSTEMS





22. Oyster LLC (Planned)

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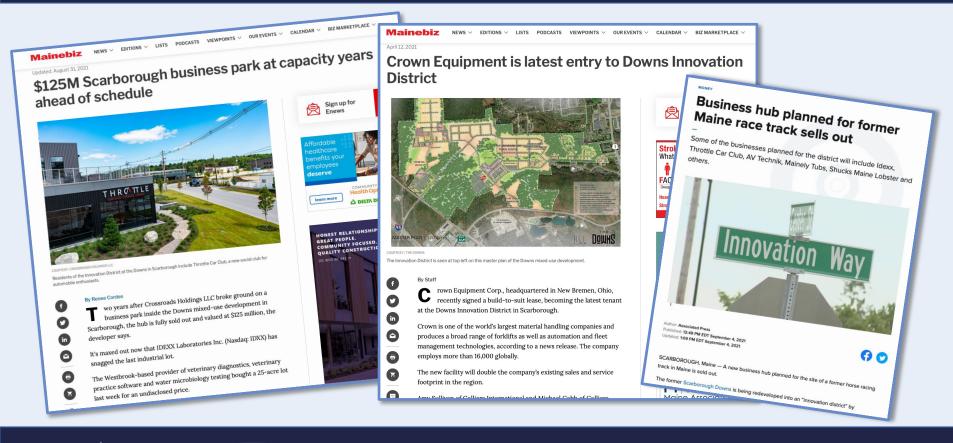
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MAKING HEADLINES:

- \$125M Scarborough business park at capacity years ahead of schedule
- Business hub planned for former Maine race track sells out
- Crown Equipment is latest entry to Downs Innovation District
- Scarborough contractor finds plenty of room to grow at Downs' Innovation District
- <u>Future of The Downs takes</u> <u>shape as racing era ends</u>