

BUILD TO SUIT FOR LEASE

INNOVATION DISTRICT LOTS 4 & 5
SCARBOROUGH, ME 04070

THE
Downs

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

LOCATION DETAILS

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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A map of an industrial area near Interstate 95 (I-95). The map shows several large green plots, with the largest one labeled '1' and containing the text 'GAS', '1A', '1B', 'C-STORE', and '80K GROCER'. To the left of this plot is a large red plot labeled '4'. To the right of plot '4' is a large red plot labeled '5'. Further right is a large red plot labeled 'IDEXX'. The map also shows a grid of smaller green plots numbered 1 through 55. Various business logos are overlaid on the map, including 'PRIDE STORAGE SOLUTIONS', 'AV TECHNIK', 'THROTTLE CAR CLUB - STORAGE - EVENTS', 'SCOREBUILDERS', 'CROWN', 'Mainly Tubs relax with us 100% Employee Owned', 'DC DUCAS CONSTRUCTION', and 'ZOOM DRAIN'. A blue circle highlights a section of the map in the top right corner. A blue line connects the large red plot '5' to the blue circle. A blue shield with the number '95' and the word 'INTERSTATE' is shown in the bottom left corner. The text 'I-95 Within One Mile' is written below the shield. The map includes labels for 'PAYNE RD', 'SCARBOROUGH DOWNS RD', 'INNOVATION WAY', and 'ENTER STREET'.



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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



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IDEXX

THE DOWNS

**2.89 ACRES
READY FOR BUILD TO SUIT**

LEGEND

- Existing Buildings
- Planned Buildings
- Buildings Underway

1. Uplands, Senior Housing (Summer 2021)
2. The Mooring, Memory Care Home
3. Mill Commons, Condominiums
4. Carriage Walk, Apartments (5th Building, Fall 2021)
5. Grist Mill Neighborhood, Single Family Homes
6. Tandem Court, Apartments (Under Construction, Spring 2021)
7. The Gables, Condominiums (Under Construction, Fall 2021)
8. Frontrunner Park, Single-Family Homes (Under Construction)
9. Hayloft Apartments (Under Construction, Spring/Summer 2021)
10. Townhouses at Frontrunner Park (Planned)
11. Redico, Senior Care Facility (Planned)
12. Ducas Construction (Under Construction, Summer 2021)
13. Zoom Drain (Under Construction, Fall 2021)
14. Mainley Tubs (Under Construction, Fall 2021)
15. DPR (Planned)
16. Crown Equipment Corporation (Planned)
17. Scorebuilders
18. AV Technik
19. Throttle Car Club (Under Construction, Spring 2021)
20. Pride Storage Solutions (Under Construction, Summer 2021)
21. Incubator Spaces (Under Construction, Spring 2021)
22. Oyster LLC (Planned)

- Infrastructure, surveys, roadways, approvals and permits are in place saving up to a year in the planning process.
- New Scarborough Town Center being built within The Downs will be in walking distance to The Innovation District
- New businesses coming soon to The Downs include light industrial, manufacturing, technology, service, restaurant, gas station, and small and large retail end-users.



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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](#)
- [Future of The Downs takes shape as racing era ends](#)

