

The Real Estate Store

APPLEBEE COMMERCIAL

252 U.S. Route One
Scarborough Maine 04074
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INDUSTRIAL BUILDING FOR SALE



**1 Commercial Rd.
Scarborough, ME**

Contact

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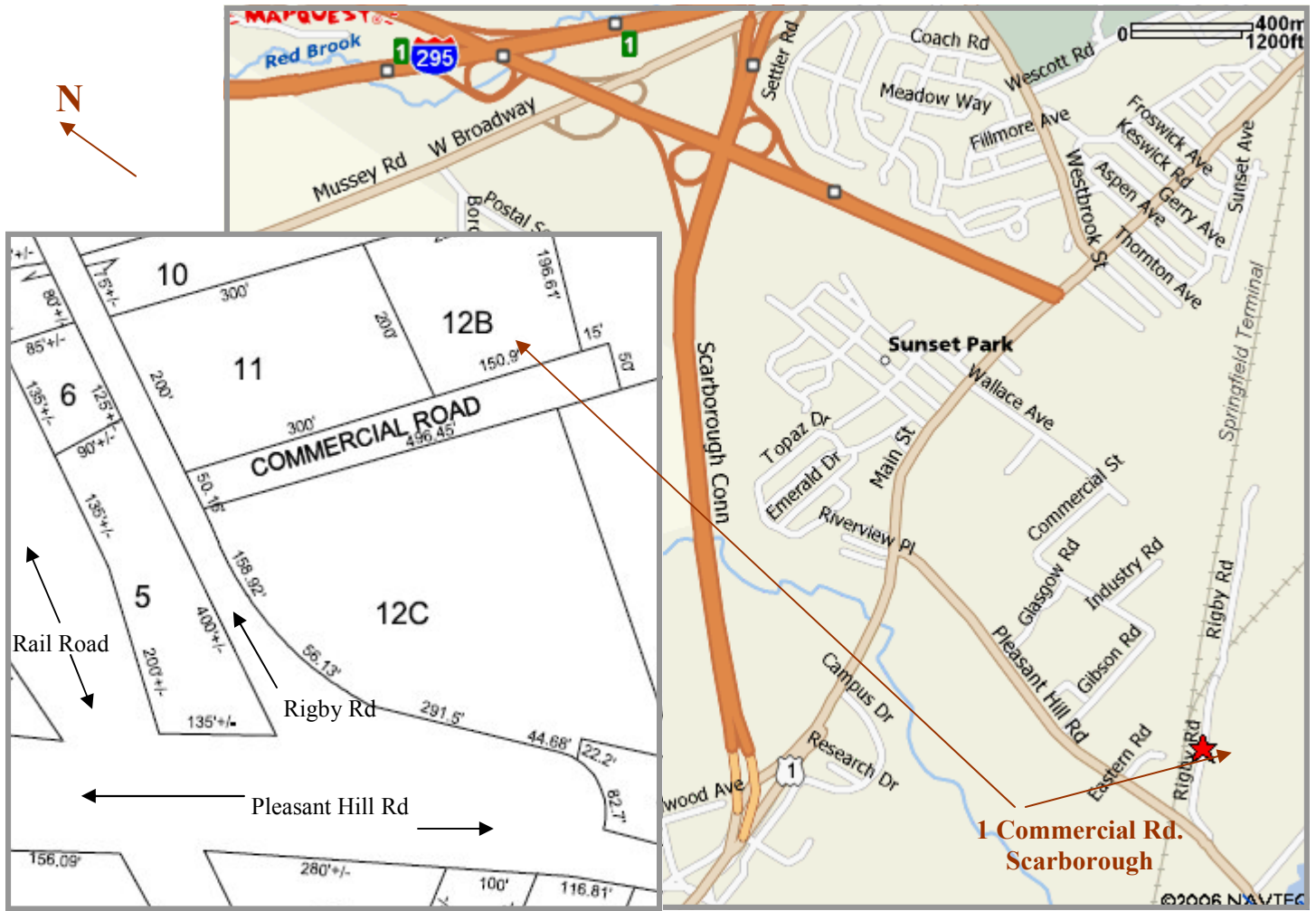


Convenient Business / Industrial location situated near the South Portland - Scarborough line, U.S. Route 1 and the I-95 & I-295 connectors. The existing 7,200 sf masonry metal building features 2,400sf of offices and a warehouse dock area of 4,800sf with two 14' overhead doors and upgraded lighting and heating systems. Approximately one acre level site with ample paved parking and circulation areas. Separate entrances for each office level.

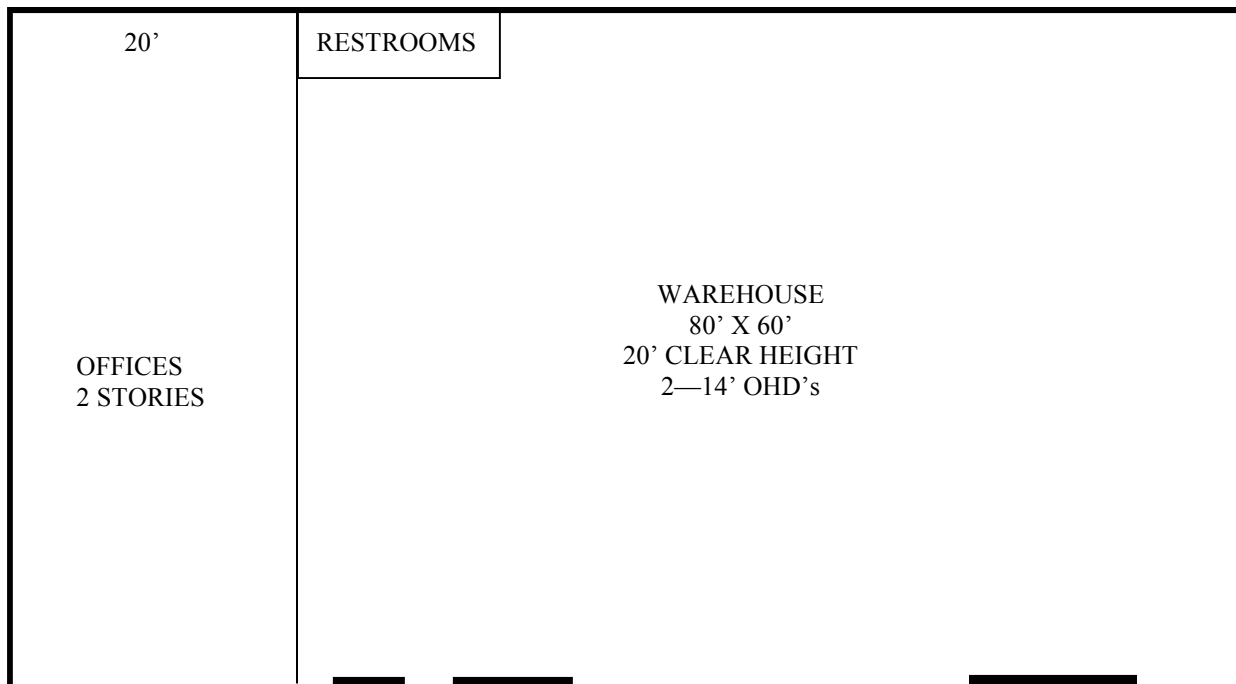
Leaseback Opportunities Possible

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LOCATION:	1 Commercial Rd, Scarborough, Maine 04074
BUILDING SIZE:	7,200sf of usable space; 6,000 s.f. footprint 2 -1,200sf of Offices (two levels) 4,800sf heated warehouse
TENANTS:	MBI, GM Specialties, GM Labs
LAND AREA:	.94 Acres; 150' of frontage
AVAILABLE:	TBD
CONSTRUCTION:	Steel frame, metal roof, dock height warehouse, 18' to 20' clear height, 2 restrooms on first floor, 2 - 14' OH Doors
HEAT:	Suspended Oil furnace (4 yrs.) in warehouse Offices heated by separate kerosene monitors, central A/C 1st floor
ELECTRIC	480V; new fluorescent lighting system in Warehouse Smoke and fire detection system in upper office
UTILITIES:	Municipal water, septic system
PARKING:	Free on Site; Paved
SIGNAGE:	Street and Building
LEGAL:	Book 18041 Page 338 Map R078 Lot 12B
OWNER:	RMK 1 LLC
ZONE:	I-Industrial
SALE PRICE:	\$469,000
DIRECTIONS:	Route One Scarborough near South Portland / Scarborough line to Pleasant Hill Rd 3/4 mile to RR Overpass, immediate left after tracks to Rigby to Commercial Rd (no sign on lot)
<p>Applebee Commercial 207-883-3333 info@applebeecommercial.com</p>	



100'



FRONT