

For Sale

Approved Office, Medical, Hospitality, Retail Building Sites

I-95 Exit 42 to Haigis Parkway

Scarborough, Maine



- **HAIGIS PARKWAY BUSINESS PARK**
- Exit 42 Maine Turnpike
- 2 to 75 acres
- Public utilities to lot line
- DEP & Local approvals in place
- Site plan approval needed per building
- 75' building height zoning
- Near Cabela's, Restaurants, Retail

SALE LOTS NOW AVAILABLE

3a or 17a	\$375,000
3a & 17a	\$700,000

Proposed 14,000sf (3a) to 28,000sf (3a+17a) two story office or medical building w/72 to 148 car parking, up to 20 acres included

Other sites available

The Real Estate Store

APPLEBEE COMMERCIAL

jerry@applebeecommercial.com

252 U.S. Route One
Scarborough Maine 04074
(T) 207-883-3333
(F) 207-883-3344

ZONING

SECTION XVIII.B. HAIGIS PARKWAY DISTRICT, HP [8/21/96]

A. PURPOSE

The land immediately surrounding the Haigis Parkway between Payne Road and Route One is unique in its topography, water features, visibility, accessibility and new road frontage. Its proximity to Exit 42 makes it highly desirable as a regional center for employment, entertainment, and cultural activities. The Haigis Parkway District intended to be one of the gateways into Scarborough, and anticipates high quality uses such as office parks, hotels, small scaled retail, convention centers, and places of cultural and civic assembly. The standards listed below are intended to encourage a high quality of campus-style landscape and architectural design, preservation of natural features, integration of pedestrian circulation, and inter-connection of open spaces and resource protection areas. The Haigis Parkway District is both the backbone of the Exit 42 Edge City area and a vital complement to the Oak Hill town center.

The Haigis Parkway is part of the Exit 42 Economic Development Overlay District, and therefore reference should be made to Section VIIB, Exit 42 Economic Development Overlay District, as well as Section VIIB (c), Concept Plan Review requirement. [Amended 02/01/2006]

B. USES

The following uses are permitted uses:

1. Professional offices; financial, insurance, and real estate offices; banks; business services; and business offices. (04/16/03)
2. High Technology Facilities, subject to the performance standards of Section IX(M) of this ordinance. (04/16/03) (04/16/2008)
3. Hotels and motels, provided all guest rooms are accessed by interior corridors. (11/06/02) (04/16/03)
4. Restaurants, with no drive-up, drive-through or drive-in service. (11/06/02) (04/16/03)
5. Day Care Centers. (04/16/03)
6. Retail sales and services with less than 20,000 square feet of retail floor area per unit of occupancy, including warehousing and wholesale distribution of products other than fuel stored in bulk - excluding car washes, automobile repair and service facilities, Mini-Warehouse/Storage Facilities and outdoor sales. (12/03/97) (3/20/02) (11/06/02) (04/16/03)
7. Warehousing or wholesale distribution accessory to and located in the same building with a permitted principal use, provided that the floor area of the warehousing and/or wholesale distribution does not exceed 50% of the floor area of the principal use. (11/06/02) (04/16/03)
8. Municipal buildings and uses. (04/16/03)
9. Public Utility Facilities. (04/16/03)
10. Accessory uses, excluding outdoor storage. (04/16/03)

ZONING

SECTION XVIII B. HAIGIS PARKWAY DISTRICT, HP [8/21/96]

The following uses are allowed only pursuant to a contract zoning agreement approved by the Town Council pursuant to Section II(I) of this Ordinance: (04/16/03)

11. Non-municipal government offices. (04/16/03)
12. Medical/diagnostic facilities (other than professional offices permitted under section XVIII B(B)(1) above). (04/16/03)
13. Places of assembly, amusement, recreation, culture or government, exclusive of arcades, video arcades, amusement parlors, video gambling, casino gambling and off-track betting, fully enclosed within a building or buildings. (04/16/03)
14. Golf Courses and Campgrounds. (04/16/03)
15. Educational Institutions. (04/16/03)