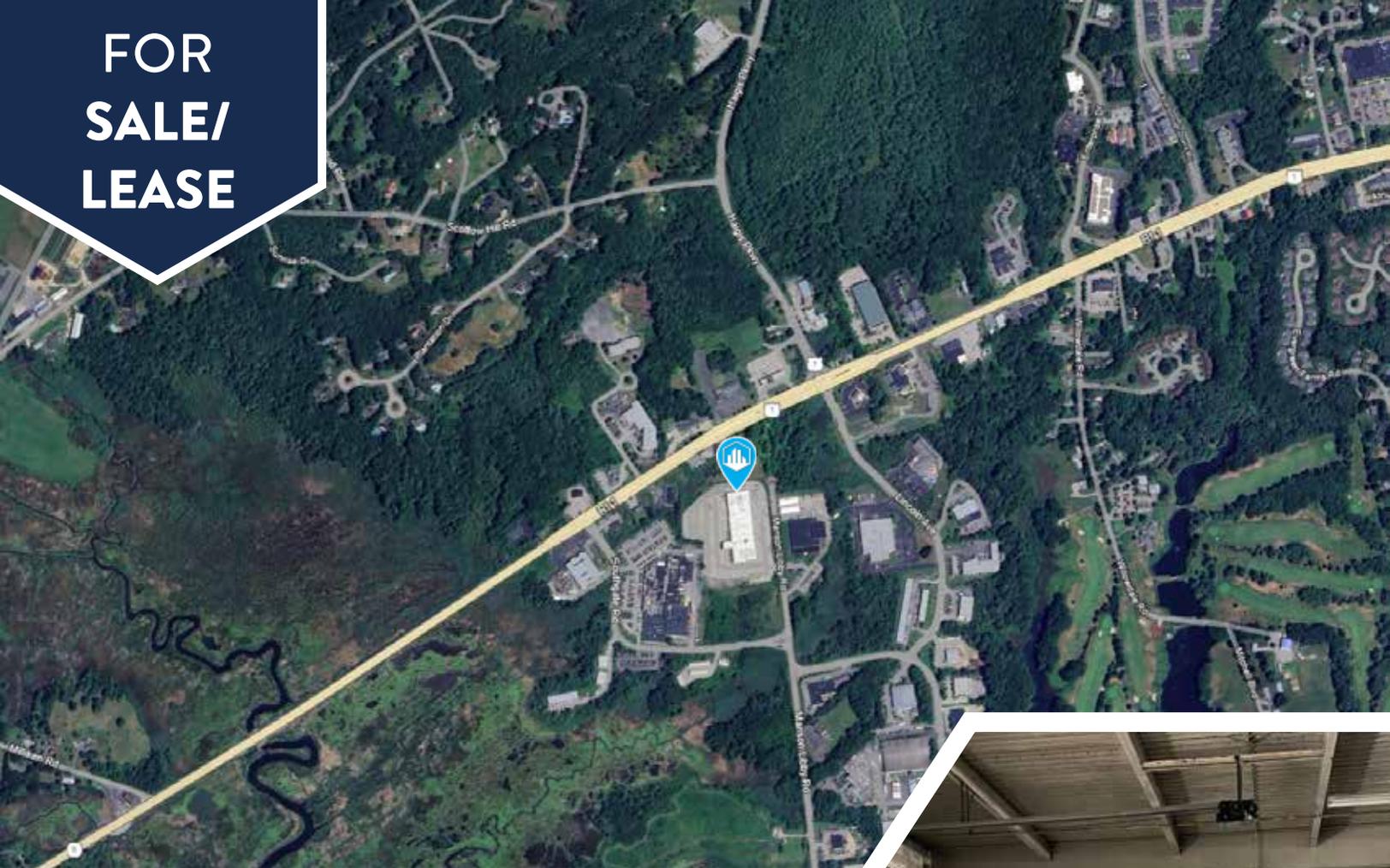


FOR
SALE/
LEASE



7 MANSON LIBBY ROAD

SCARBOROUGH, ME 04074

PROPERTY HIGHLIGHTS

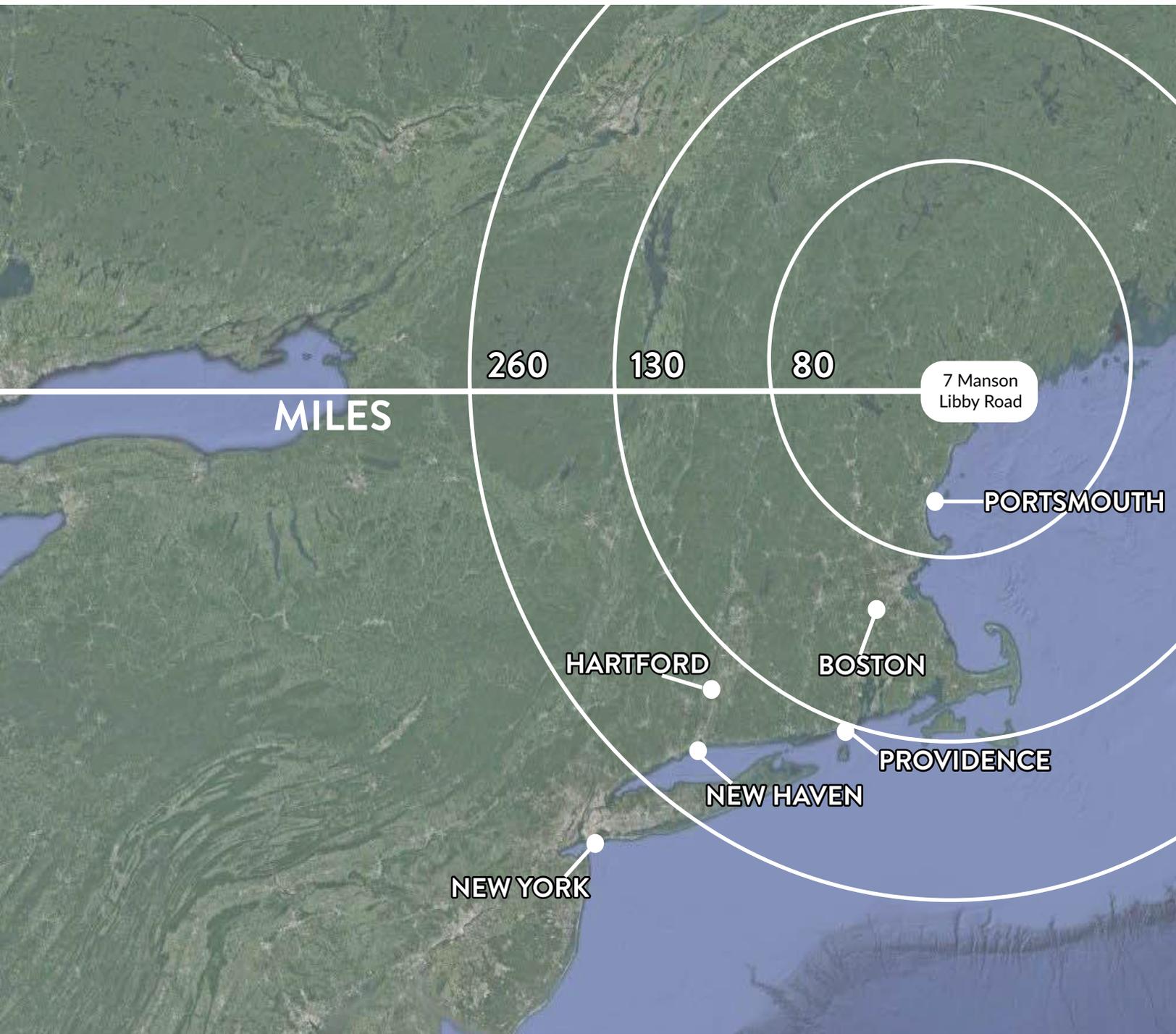
- 68,818±SF warehouse with 50 doors on 15.45± acre site within Scarborough Industrial Park.
- Approximately 2 miles from Exit 42 on I-95 – important to note that this is before the I-95 and I-295 split going Northbound which allows for more efficient access to Central Maine (I-95) and mid-coast Maine (I-295).
- Significant paved yard space for trailer parking (160 spaces) and/or industrial outdoor storage.
- Existing truck terminal facility in the low supply Southern Maine market.
- Lease Rate: \$8.50/SF NNN
- Sale Price: See Broker for details



THE BOULOS
COMPANY

PROPERTY HIGHLIGHTS

OWNER	Fair Terminal Corp
BOOK/PAGE	11533/107
ASSESSOR'S REFERENCE	Map U037, Lot 001
TOTAL LAND AREA	15.45± Acres
TOTAL BUILDING AREA	68,818± SF <ul style="list-style-type: none">• 64,006± SF - First floor• 2,406± SF - Upper story, finished• 2,406± SF - Basement, semi-finished
AVAILABLE SPACE	68,818± SF
ZONING	I (Industrial) B-3 (Business District)
CEILING HEIGHT	18'
ELECTRICAL	480V 3-Phase 1,200 amps
HEATING	Oil (office space only)
WATER/SEWER	Municipal
SPRINKLERS	Dry System
DOCKS/DOORS	50 total doors; 13 doors at grade that back into covered dock-height positions within the building
PARKING	160 Trailer Parking Spaces
2024/2025 RE TAXES	\$39,341.44
LEASE RATE	\$8.50/SF NNN
SALE PRICE	See Broker for details



DRIVE TIMES

LEWISTON/AUBURN - 45 MINS

AUGUSTA - 1 HOUR

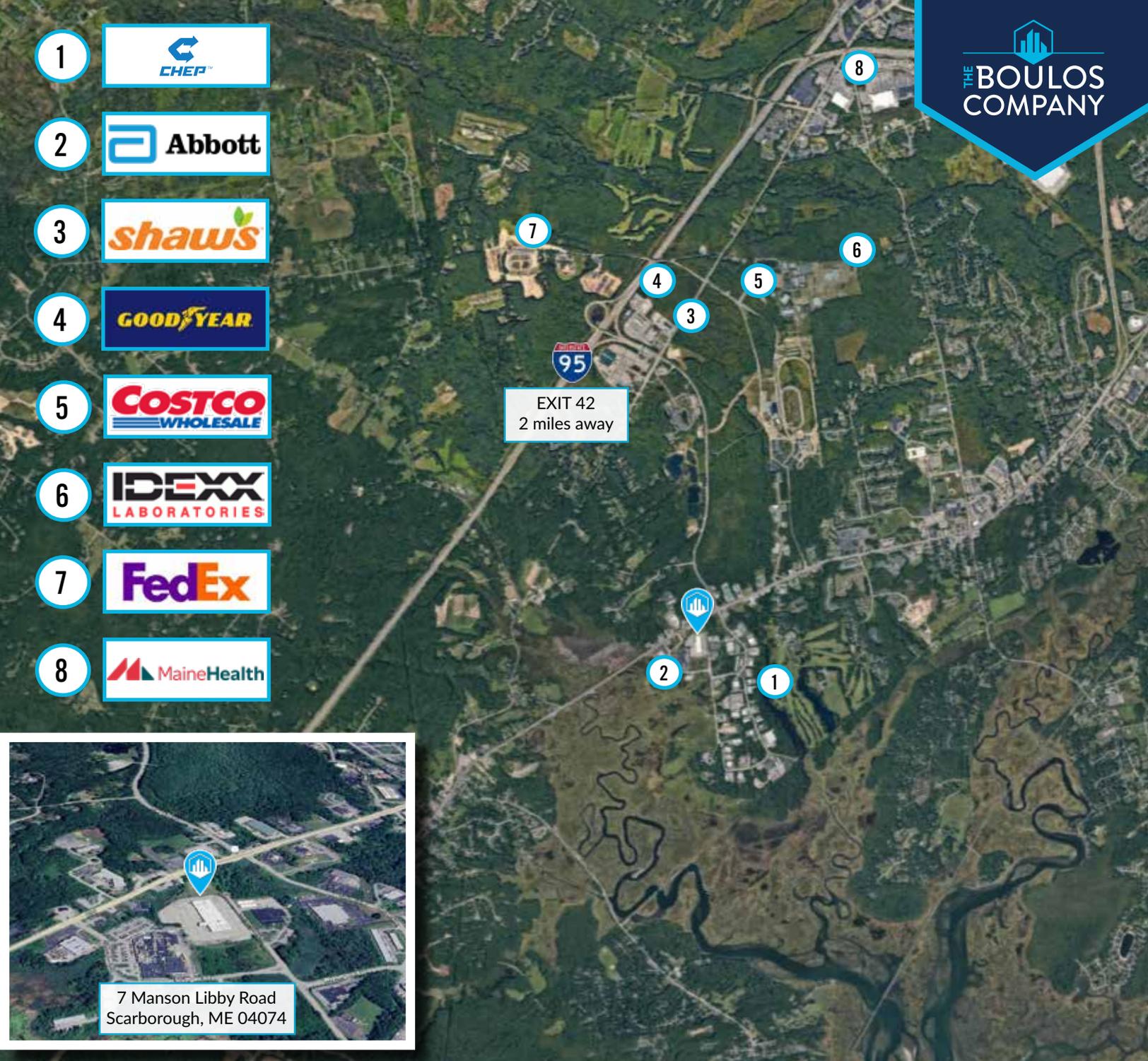
BANGOR - 2 HOURS

PORTSMOUTH, NH - 1 HOUR

BOSTON, MA - 2 HOURS

NEW YORK, NY - 6 HOURS

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 



CONTACT US



JON RIZZO, SIOR
Partner
207.553.1712 D
207.233.3304 C
jrizzo@boulos.com



GREGORY W. BOULOS
Managing Partner
207.553.1715 D
207.831.3000 C
gboulos@boulos.com

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