

FOR SALE/LEASE | CLASS A OFFICE SPACE

482 Payne Road | Scarborough, ME



MALONE
COMMERCIAL BROKERS

ONLY ONE FLOOR REMAINING!



9,696± SF CLASS A OFFICE SPACE

- Join Granite Bay Medical on the corner of Payne Rd and Cummings Rd on the South Portland/ Scarborough line
- Just off I-295 and I-95 with easy access to the Portland International Jetport, Maine Mall and Downtown Portland
- Great signage options offer tenants excellent exposure
- Roof mounted photovoltaic system with solar panels

SALE PRICE: \$7,950,000

LEASE RATE: \$15.00/SF NNN



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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

482 Payne Road | Scarborough, ME



OWNER: Cowabunga LLC

DEED: Book 23998, Page 216

ASSESSOR: Map R037, Lot 041

LOT SIZE: 2.25± AC

BUILDING SIZE: 38,784± SF

YEAR BUILT: 1987

CONSTRUCTION: Steel frame

FOUNDATION: Slab

STORIES: Four

ROOF: Flat

EXTERIOR: Brick

FLOORING: Carpet/tile mix

CEILINGS: Drop ceilings

LIGHTING: Mix T-12 - T-5

ELECTRICITY: 3-phase, 200 amp

HVAC: Gas/electric fired water source closed loop heat pump above ceiling
Roof mounted photovoltaic system with electricity-generating solar panels

UTILITIES: Municipal

RESTROOM: Separate men and women multi-stalls on each floor. Fourth floor has additional private bath with shower

SPRINKLER: Wet system

ELEVATOR: One

SIGNAGE: On building and street pylon

PARKING: 157± in common with two egress points on Payne and Cummings Rd

ZONING: B-2 Regional Business

PROPERTY TAXES: \$63,668 (2026)

EXISTING LEASE

Existing lease with Granite Bay Medical. Financials and lease information available with signed confidentiality agreement.

ANTENNAE EASEMENT & PROFIT SHARE

Telecom Facilities Easement for a portion of the roof to Wireless Realty Advisors III, LLC (WRA) that will pay fifty-five (55%) of gross revenue attributable to any future antennae subtenants of WRA to the building owner.



PHOTOS

482 Payne Road | Scarborough, ME



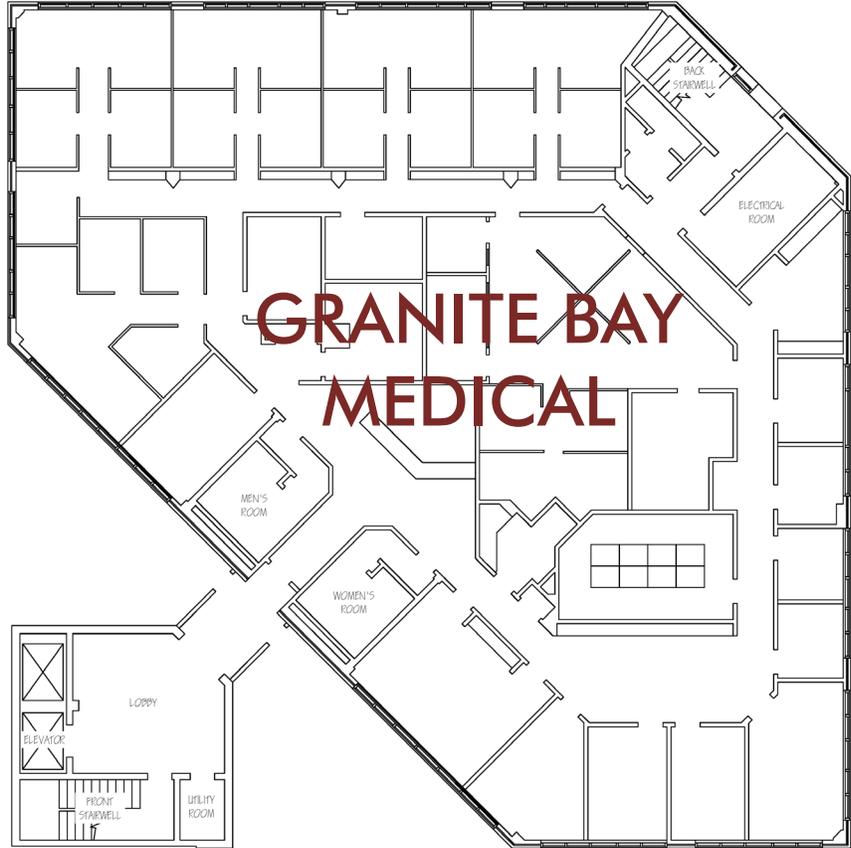
FLOOR PLANS - 1ST & 2ND FLOOR

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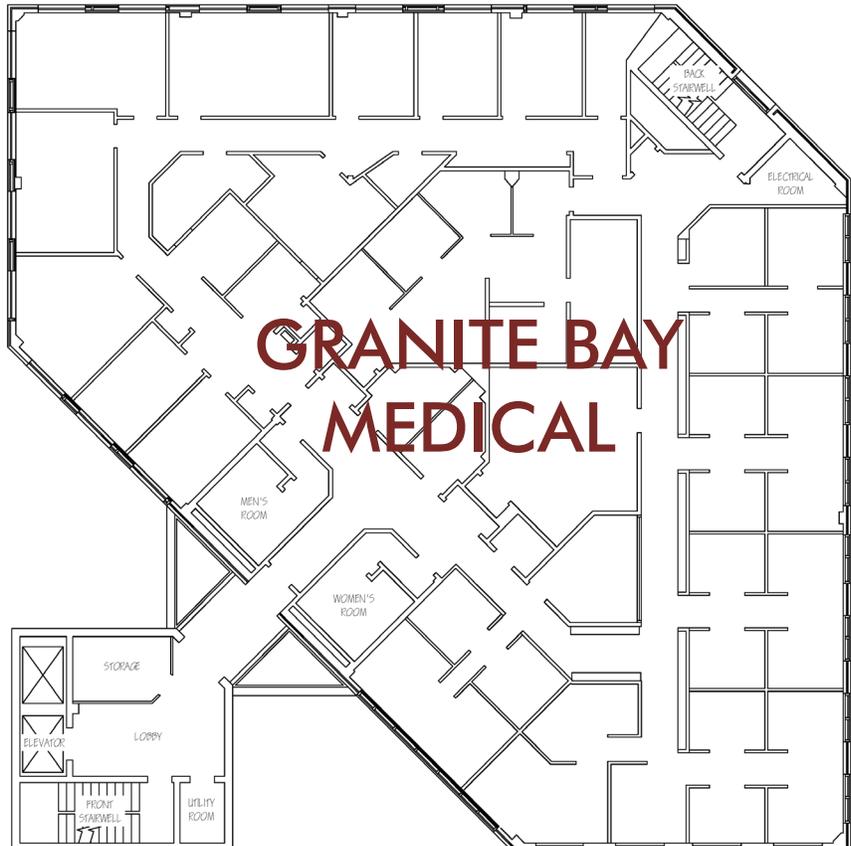
1ST FLOOR - 9,107± SF

LEASED



2ND FLOOR - 9,696± SF

LEASED



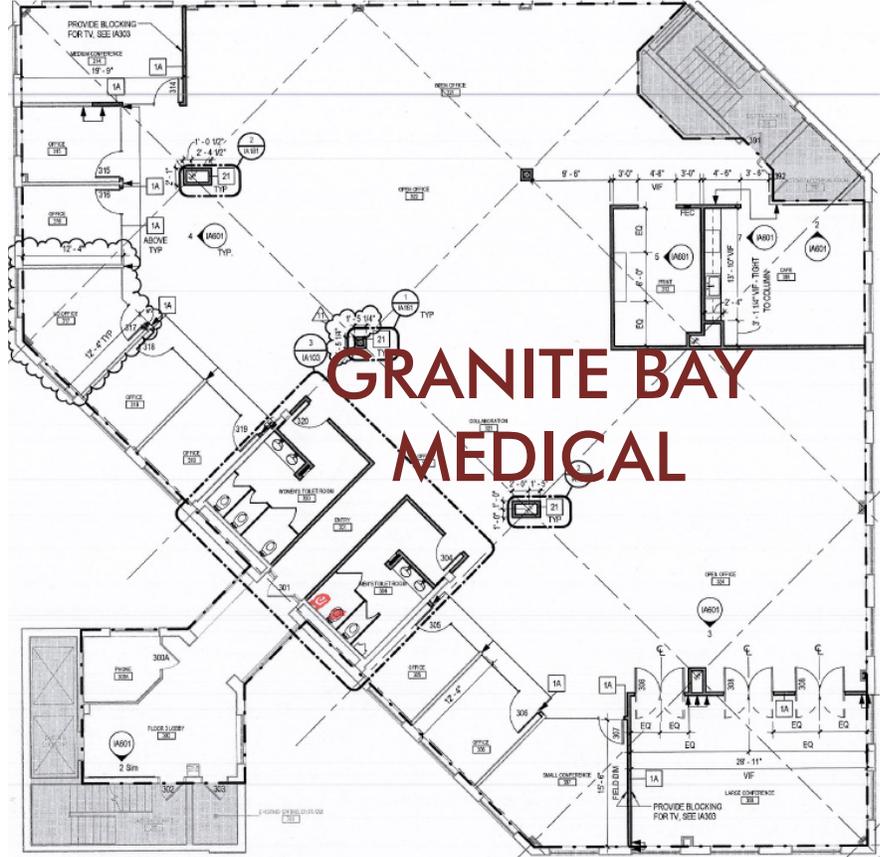
FLOOR PLANS - 3RD & 4TH FLOOR

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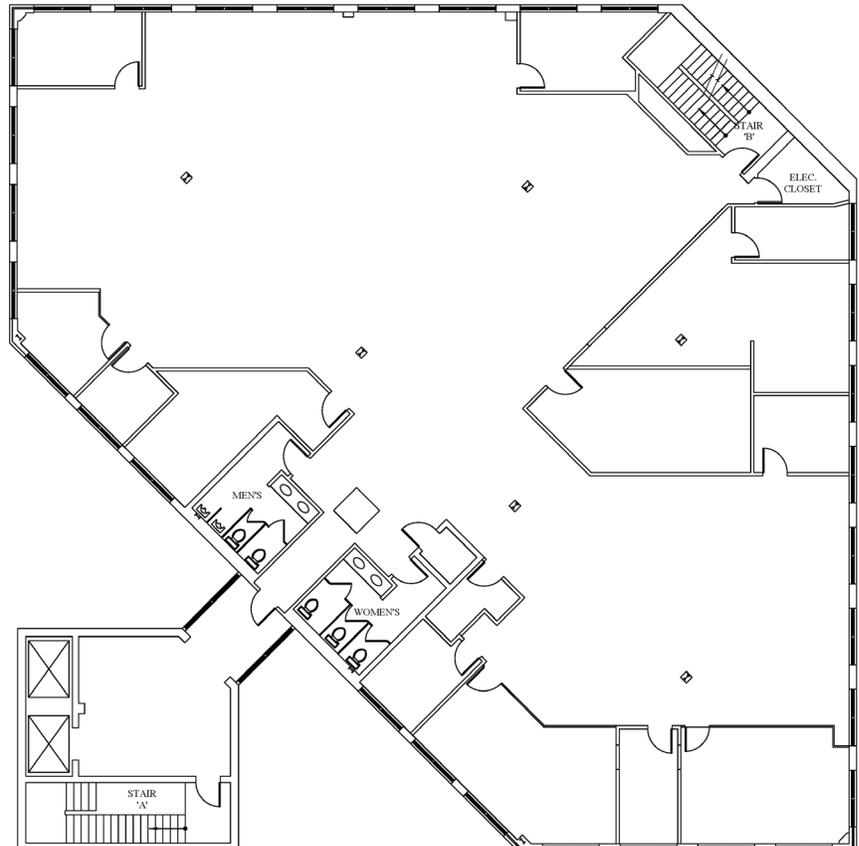
3RD FLOOR - 9,696± SF

LEASED



4TH FLOOR - 9,696± SF

AVAILABLE



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SUBJECT PROPERTY

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