

THE
Downs



PRE-LEASING

LIGHT INDUSTRIAL OR RETAIL SPACE

Reserve Now:

7,000 - 22,000 SF | Lot 5 Also Available

106 Innovation Way (Lot 4)

Scarborough, ME 04074





WELCOME TO THE DOWNS



SUBJECT PROPERTY

EXECUTIVE SUMMARY

Introducing an unparalleled opportunity at The Downs in Scarborough, Maine – a state-of-the-art 22,000 SF building nestled within the vibrant Innovation District. Light industrial or retail space available for pre-leasing, ranging from 7,000 - 22,000 SF, this prime space offers an ideal environment for businesses seeking a dynamic and strategic location. Lot 5 is also available if additional space is needed.



Property Overview	
Number of Buildings	1
Building Size	22,000 SF
Land Area	1.68 ac
Zoning	CPD
Year Built	2024
Total Parking Spaces	TBD
Lease Rate	\$14-15/SF NNN

INNOVATION DISTRICT



Join a diverse array of neighbors, from light industrial and manufacturing to technology, service, restaurants, gas stations, and both small and large retail enterprises. Seize the opportunity to establish your business in a location primed for success, surrounded by innovation and poised for growth.



STRATEGIC LOCATION



Situated just south of Portland, Scarborough enjoys a strategic location with easy access to major transportation routes. Proximity to Interstate 95 and the Portland International Jetport facilitates seamless connectivity, making it an ideal destination for businesses looking to establish a presence in a well-connected community.

LOCATION DETAILS

ADDRESS:

106 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)



RENDERINGS & AERIAL VIEWS







PORTLAND, MAINE



IDEXX



Mainely Tubs
relax with us
100% Employee Owned

CROWN

THRATTLE
CAR CLUB • STORAGE • EVENTS

SCOREBUILDERS



SUBJECT PROPERTY



1



2



3



4



5



6



7

Future Scarborough
Town Center

8



9



10

10 Market St.
Future Retail/Office

ABOUT THE DEVELOPER

Atlantic National Trust is a successful commercial real estate investment and development company with a portfolio consisting of notable projects such as 68 Marginal Way, 63 Marginal Way, and 84 Marginal way in Portland, Maine, the iconic building known as the Intermed Building. To learn more, visit www.atlanticnationaltrust.com.



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