



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)

PORTLAND, ME

MAINE MALL

PORTLAND INTERNATIONAL JETPORT

I-95

COSTCO WHOLESALE

ROUTE 1

The Downs

Cabela's

RENDERINGS & AERIAL VIEWS







PORLAND, MAINE



SCOREBUILDERS



SUBJECT PROPERTY



- 1 **COSTCO WHOLESALE**
- 2 **THROTTLE**
CAR CLUB • STORAGE • EVENTS
- 3 **CROWN**
- 4 **AV TECHNIK**
- 5 **IDEXX**
- 6 **Mainely Tubs**
relax with us
100% Employee Owned
- 7 **Future Scarborough
Town Center**
- 8 **Cabela's**
- 9 **ALLAGASH**
BREWING COMPANY
- 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.



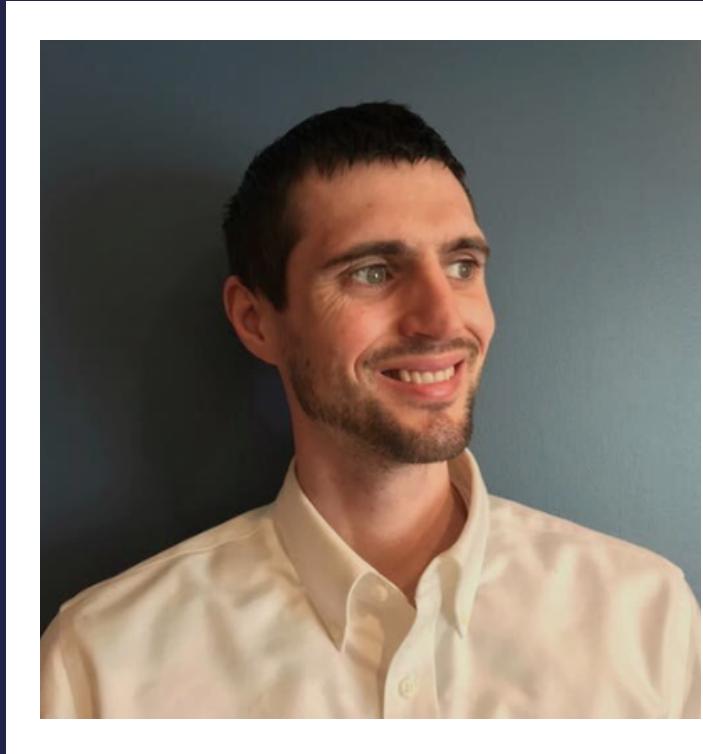
ATLANTIC NATIONAL TRUST



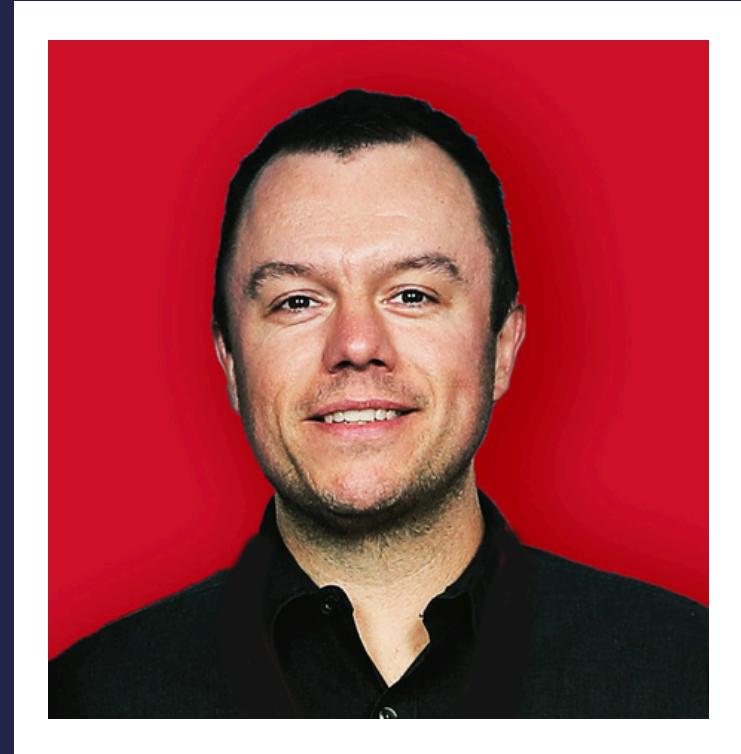
CONTACT US TODAY



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