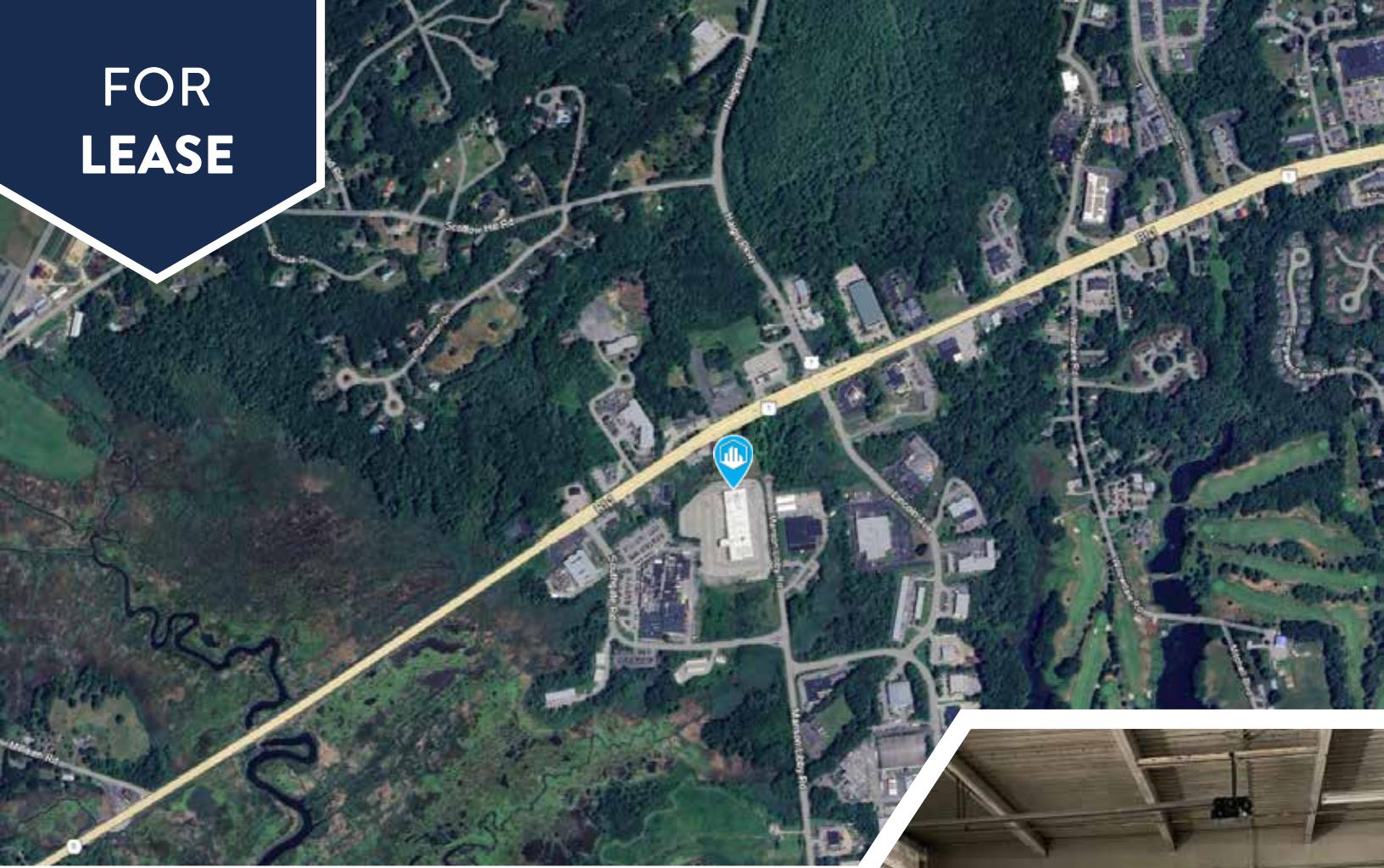


FOR  
LEASE



## 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.

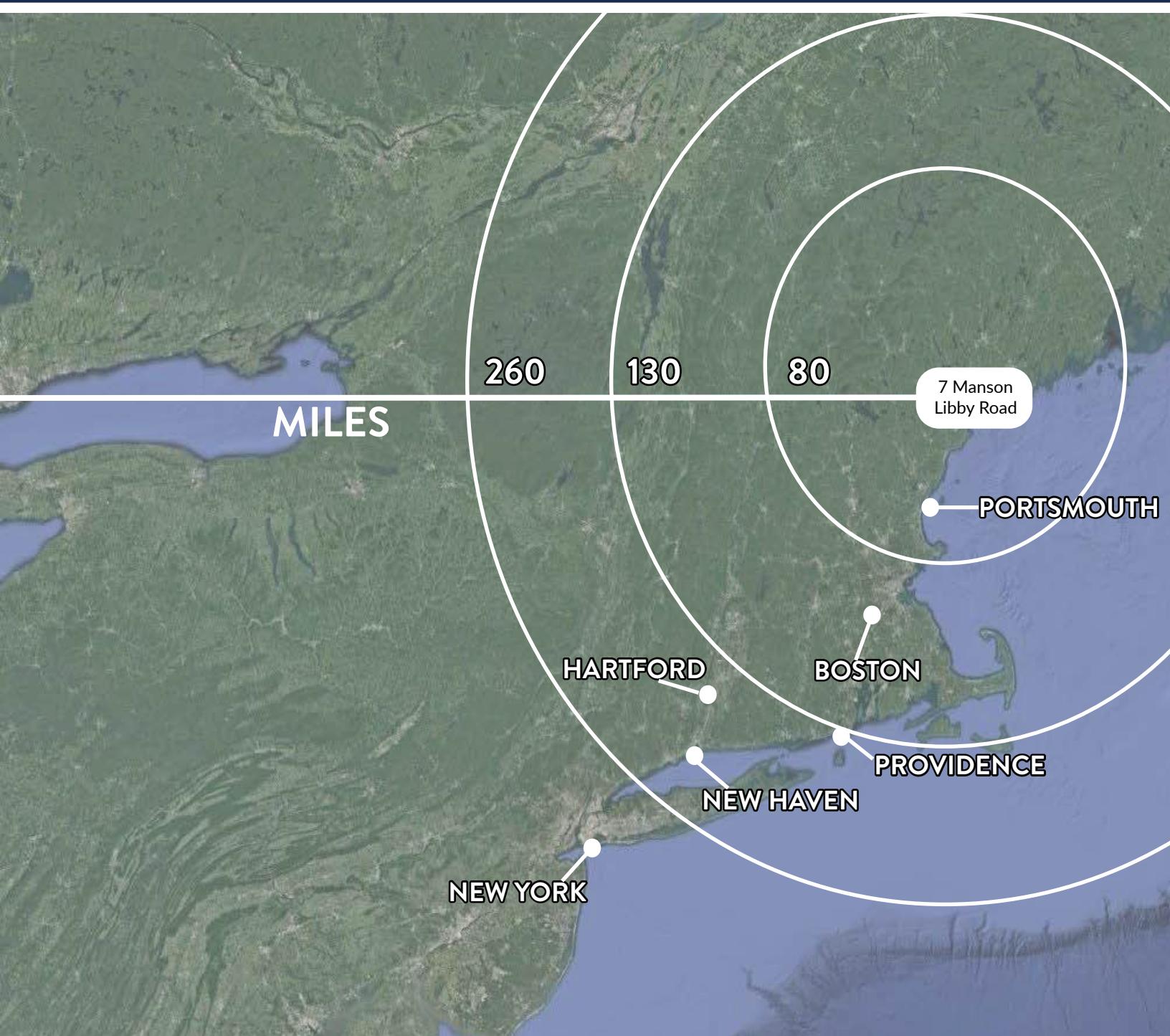
### LEASE RATE

**\$975** per door per month



## PROPERTY HIGHLIGHTS

<b>OWNER</b>	Fair Terminal Corp
<b>BOOK/PAGE</b>	11533/107
<b>ASSESSOR'S REFERENCE</b>	Map U037, Lot 001
<b>TOTAL LAND AREA</b>	15.45± Acres
<b>TOTAL BUILDING AREA</b>	68,818± SF <ul style="list-style-type: none"><li>• 64,006± SF - First floor</li><li>• 2,406± SF - Upper story, finished</li><li>• 2,406± SF - Basement, semi-finished</li></ul>
<b>AVAILABLE SPACE</b>	68,818± SF
<b>ZONING</b>	I (Industrial) B-3 (Business District)
<b>CEILING HEIGHT</b>	18'
<b>ELECTRICAL</b>	480V 3-Phase 1,200 amps
<b>HEATING</b>	Oil (office space only)
<b>WATER/SEWER</b>	Municipal
<b>SPRINKLERS</b>	Dry System
<b>DOCKS/DOORS</b>	50 total doors; 13 doors at grade that back into covered dock-height positions within the building
<b>PARKING</b>	160 Trailer Parking Spaces
<b>2024/2025 RE TAXES</b>	\$39,341.44
<b>LEASE RATE</b>	\$975 per door, per month



### 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 

95  
EXIT 42  
2 miles away



## CONTACT US



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