



**FOR
LEASE**



CLASS A INDUSTRIAL FOR LEASE

16 WASHINGTON AVENUE
SCARBOROUGH, ME 04074

PROPERTY HIGHLIGHTS

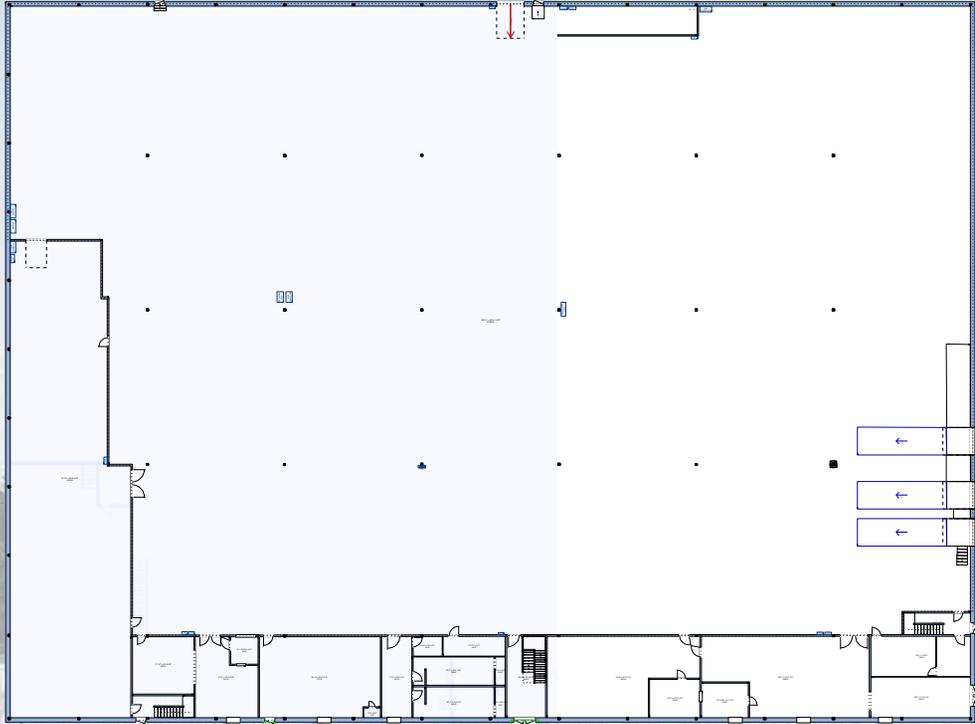
- NEWLY RENOVATED CLASS A INDUSTRIAL SPACE PROFESSIONALLY MANAGED BY THE RAM COMPANIES
- RENOVATIONS INCLUDE MAJOR IMPROVEMENTS TO ROOF, PARKING, LOADING, HVAC, INTERIOR AND EXTERIOR LIGHTING, ENTRYWAY, AND INTERIOR SPACES. TO BE COMPLETED IN SPRING 2026.
- EASY ACCESS TO I-95 AND I-295
- 18' - 22' CLEAR HEIGHT
- THREE (3), 8'X10' LOADING DOCKS; ONE (1) OVERHEAD DOOR



PROPERTY DETAILS

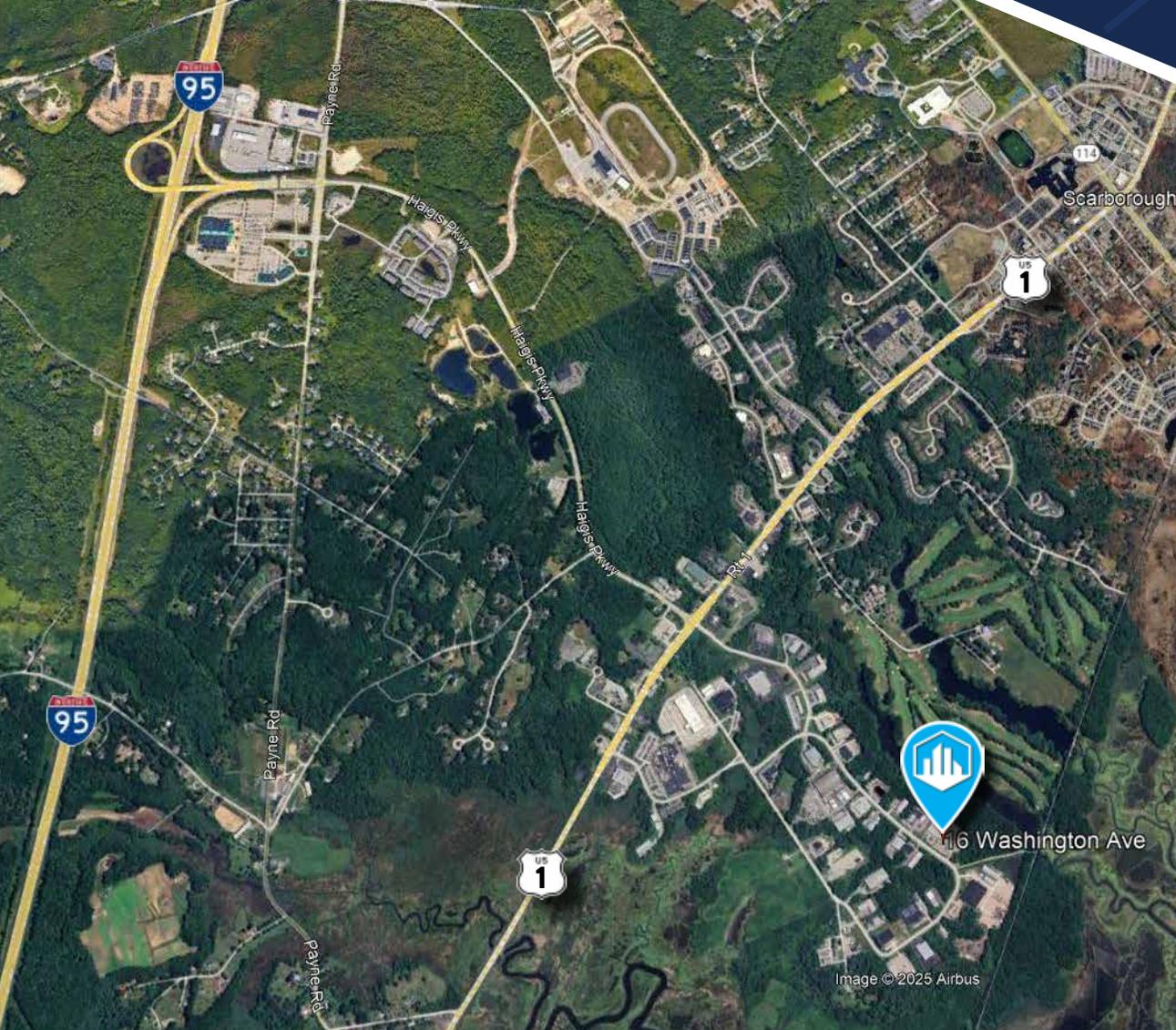
OWNER	Washington Avenue Commerce Center, LLC	COLUMN SPACING	24'-50'
DEED REFERENCE	15039/90	LOADING DOCKS	Three (3), 8' x 10' (Additional doors can be added.)
ASSESSOR'S REFERENCE	R062-010	OVERHEAD DOORS	One (1), 8' x 10' drive-in door Additional doors can be added.
BUILDING SIZE	66,920± SF	SPRINKLER	Yes, wet system
YEAR BUILT	1985; renovated 2026	HVAC	New HVAC for all or portion of the building
AVAILABLE SPACE	Warehouse; 30,000 - 59,220± SF Office: 3,800± SF Mezzanine: 3,900± SF	POWER	Two 3-phase 480V/1200Amp One 3-phase 240V/600Amp
LOT SIZE	14.70± AC	UTILITIES	Municipal water and sewer
ZONING	I - Industrial District	PARKING	Approximately 100 spaces on-site. Additional trailer parking available.
CONSTRUCTION	Metal	LEASE RATE	\$11.00/SF NNN
ROOF	New restoration of Standing Seam Metal roof	T.I. ALLOWANCE	Allowance available pending lease terms
CLEAR HEIGHT	18' - 22'	DATE AVAILABLE	Immediately Renovations to be completed in Spring 2026.

FIRST FLOOR PLAN



PHOTOS





CONTACT US



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