

# FOR SALE | INDUSTRIAL CONDO

3 Southgate Road, Unit 5 | Scarborough, ME



## 1,786± SF INDUSTRIAL CONDO

- Located just off of US Route 1
- One overhead door and three parking spaces
- Clear span industrial space with a small office and restroom
- Includes a lift, condenser and racks

**SALE PRICE: \$345,000**



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# PROPERTY SUMMARY

3 Southgate Road, Unit 5 | Scarborough, ME



**OWNER:** TLAC Motors

**DEED:** Book 30491, Page 103

**ASSESSOR:** Map R063, Lot 3005

**CONDO SIZE:** 1,786± SF

**YEAR BUILT:** 2006

**CONSTRUCTION:** Steel

**ROOF:** Flat; metal

**SIDING:** Pre finished metal

**FLOORING:** Concrete

**ELECTRICITY:** 300 amps

**HVAC:** Mini splits; natural gas reznor heater; A/C in office space

**UTILITIES:** Municipal water & sewer

**LOADING:** One (1) overhead door

**RESTROOM:** One (1)

**SPRINKLER:** Wet system

**SIGNAGE:** Pylon at street

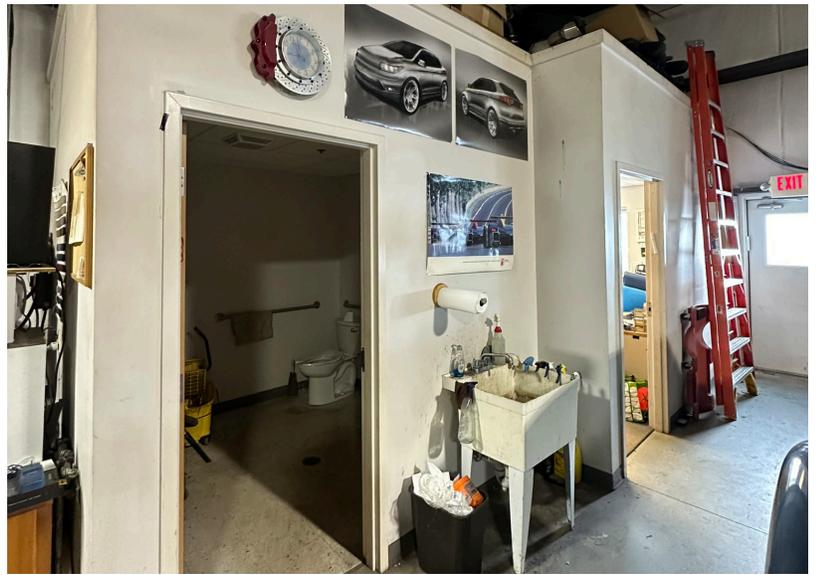
**PARKING:** Three (3) spaces

**ZONING:** I - Industrial

**CONDO DUES:** \$280/month

**SALE PRICE:** \$345,000

Restricted uses include storage of hazardous or toxic waste, flammable materials or oil or petroleum products



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