



SITES



Fall

An Economic Development and Site Location Bulletin Published by:
Scarborough Economic Development Corporation (SEDCO)

2006

Scarborough Statistics:

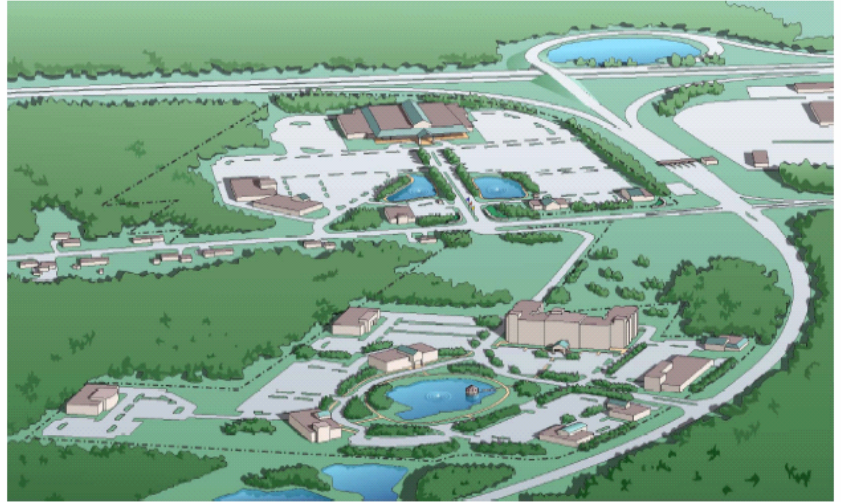
- 7 miles from Portland, ME
- 90 miles from Boston, MA
- 150 miles from Providence, RI
- 230 miles from New Haven, CT
- 300 miles from New York City

Haigis Parkway Site Details:

- 333.44 acres
- 28 parcels ranging in size from .5 acre to 60 acres
- Immediate proximity to I-95 (the Maine Turnpike) and US Route 1

Economy:

- The best telecommunications infrastructure in the nation
- A top 20 best performing metro area (*Milken Institute's "Best Performing Cities 2004" index*)
- A top 25 nationwide metro area for doing business (*Inc. Magazine*)
- Maine 10th in the nation for business retention (*Economic Development Magazine*)
 - #1 in the nation for small business vitality (*American City Business Journal*)
- One of the Best Places to Live in America (*Money Magazine*)



The **"Gateway at Scarborough"** is a proposed 70 acre project located at Payne Road/Haigis Parkway/Exit 42 in Scarborough. Potential tenants and uses include a 130,000 SF Cabela's (an outdoor outfitter), three 6,000 SF restaurant sites, a 4,000 SF banking facility, a 200 room hotel and function facility, and 40,000 SF of professional office space.

If you would like more information on the project, please contact developer Gene Beaudoin of New England Expedition at genebeaudoin@comcast.net. Contact SEDCO at sedco@maine.rr.com to voice your opinion of this project.

SEDCO Board of Directors
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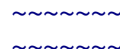


"SITES" Listing

If you are interested in having commercial properties located within Scarborough listed within "SITES" please contact SEDCO at 883-4893 for more information.

Attention brokers, developers, bankers, legislators, business operators et al.:

This year is SEDCO's 20th year of doing business in, and for, Scarborough!



We also look forward to seeing you at the

Portland Regional Chamber's
 Maine Business Expo event
 on November 2, 2006

at the
 Cumberland County
 Civic Center.

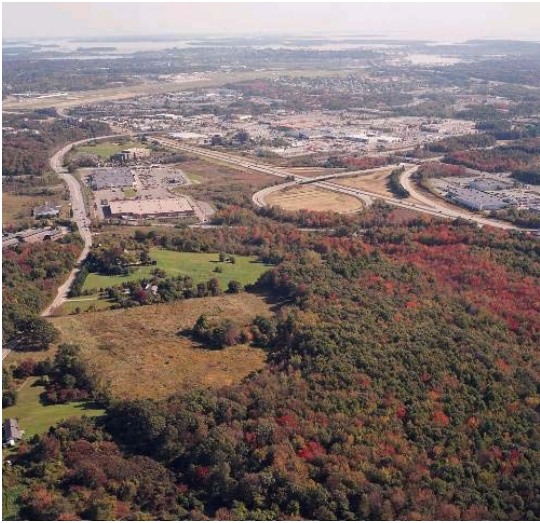
Feel free to stop by and see us!

<u>PROPERTY</u>	<u>ZONE</u>	<u>ADDRESS</u>	<u>AVAILABLE</u>	<u>TERMS</u>	<u>REALTOR</u>
Garden Center	B-2	571 US Route 1	130,680 SF	Sale or Lease	All Points Realtors
Land	RF	8 Lucky Lane	56 Acres	Sale	All Points Realtors
Land	HPZ	90 Haigis Parkway	4 Acres	Sale	Applebee Commercial
Land	HPZ	90 Haigis Parkway (A)	25 Acres	Sale	Applebee Commercial
Land	HPZ	90 Haigis Parkway (B)	8.5 Acres	Sale	Applebee Commercial
Land	HPZ	90 Haigis Parkway (C)	9.5 Acres	Sale	Applebee Commercial
Land	HPZ	90 Haigis Parkway (D)	7 Acres	Sale	Applebee Commercial
Land	HPZ	1000 Haigis Parkway	32 Acres	Sale	Applebee Commercial
Land	HPZ	1000 Haigis Parkway	4.5 Acres	Sale	Applebee Commercial
Land	HPZ	1000 Haigis Parkway	2 Acres	Sale	Applebee Commercial
Land	HPZ	1000 Haigis Parkway	16 Acres	Sale	Applebee Commercial
Land	HPZ	2000 Haigis Parkway	32 Acres	Sale	Applebee Commercial
Land	HPZ	Haigis Parkway/Payne Rd	16 Acres	Sale	Applebee Commercial
Land	RF	77 Broadturn Road	19.5 Acres	Sale	Applebee Commercial
Off/Retail/Whse	B-2	425 US Route 1	1,300-2,625 SF	Lease	Applebee Commercial
Retail	B-2	426 US Route 1	900 SF	Lease	Applebee Commercial
Office/Retail	B-2	70 US Route 1	3,800 SF	Lease	Applebee Commercial
Retail/Office	TVC	264 US Route 1	2,500-12,800 SF	Lease	The Boulos Company
Warehouse/Office I	I	2 Lincoln Ave- Unit 10	2,000 SF	Sale or Lease	The Boulos Company
Warehouse/Office I	I	2 Lincoln Ave- Unit 11	2,000 SF	Sale or Lease	The Boulos Company
Warehouse	I	7 Manson Libby Road	1,500-7,575 SF	Lease	The Boulos Company
Industrial Retail	B-2	411 Payne Road	14,500 SF	Lease	The Boulos Company
Land	HPZ	273 Payne Road	10,000-35,000 SF	Lease	The Boulos Company
Land	BD/RF	125 Running Hill Road	40.13 Acres	Sale	The Boulos Company
Land	B-2	135 Running Hill Road	16.50 Acres	Sale	The Boulos Company
Restaurant/Bank	B-2	200 Southborough Dr.	TBD	Lease	The Boulos Company
Retail	B-1	91 County Road	1,200-3,250 SF	Lease	Cardente Real Estate
Warehouse/Office I	I	29 Washington Avenue	3,000 SF	Lease	Cardente Real Estate
Warehouse/Office I	I	86 Pleasant Hill Road	1,610-2,870 SF	Lease	Cardente Real Estate
Land	B-2/I	6 Cummings Road	3.5 Acres	Sale	Dunham Group
Land	HPZ	Ginn Road	2.94 Acres	Sale	Dunham Group
Land	B-2/I	Lincoln Avenue	8.09 Acres	Sale	Dunham Group
Land	RF	118-122 Running Hill Rd	31 Acres	Sale	Dunham Group
Land	B-2/RF	299 Gorham Road	88 Acres	Sale	Dunham Group
Office	B-2	51 US Route 1	700 SF	Lease	Dunham Group
Warehouse	I	4 Washington Avenue	7,150 SF	Lease	Dunham Group
Office	B-2	306 US Route 1	1,600 SF	Lease	Dunham Group
Land	TVC-2	294 US Route 1	2.03 Acres	Sale	Dunham Group
Office/Retail	B-2	581 US Route 1	1,200-6,558 SF	Sale or Lease	Dunham Group
Land	HPZ	Technology Way- Lot 27	1.54 Acres	Sale	Enterprise Business Park
Land	HPZ	Technology Way- Lot 28	1.89 Acres	Sale	Enterprise Business Park
Land	HPZ	Technology Way- Lot 29	2.62 Acres	Sale	Enterprise Business Park
Land	HPZ	Technology Way- Lot 31	.99 Acres	Sale	Enterprise Business Park
Land	HPZ	Technology Way- Lot 32	1.05 Acres	Sale	Enterprise Business Park
Land	HPZ	Technology Way- Lot 33	1.03 Acres	Sale	Enterprise Business Park
Land	HPZ	Technology Way- Lot 34	1.06 Acres	Sale	Enterprise Business Park
Land	HPZ	Technology Way- Lot 36	1.13 Acres	Sale	Enterprise Business Park
Land	B-2	100 Enterprise Drive	3.79 Acres	Sale	Enterprise Business Park
Office	B-2	153 US Route 1	782-2,319 SF	Lease	Gendron Commercial
Office	B-2	144 US Route 1	2,700 SF	Lease	Ingalls Commercial
Office/Retail	TVC	25 Plaza Drive	1,000 SF	Lease	Ingalls Commercial
Office/Retail	TVC	27 Gorham Road	1,600 SF	Lease	Ingalls Commercial
Office/Retail	B-2	152 US Route 1	1,200-2,100 SF	Lease	Ingalls Commercial
Office	B-2	383 US Route 1	1,076-10,290 SF	Sale	Maine Coast Properties
Office/Warehouse I	I	125 Pleasant Hill Road	6,856-13,714 SF	Lease	Malone Commercial
Office/Retail	I-1	15 Pleasant Hill Road	2,044-3,044 SF	Lease	Malone Commercial
Land	RF/B-2	605 US Route 1	100 Acres	Sale	Malone Commercial
Office	B-2	20 Mussey Road	1,137-2,274 SF	Lease	Malone Commercial
Retail	B-2	442 US Route 1	13,500 SF	Lease	Malone Commercial
Warehouse	I	12 Washington Avenue	11,000 SF	Lease	Malone Commercial

<u>PROPERTY</u>	<u>ZONE</u>	<u>ADDRESS</u>	<u>AVAILABLE</u>	<u>TERMS</u>	<u>REALTOR</u>
Land	B-2	246-250 Payne Road	25.00 Acres	Sale	Malone Commercial
Retail	B-2	300 Roundwood	3,800 SF	Lease	Malone Commercial
R&D Facility	B-2	71 US Route 1	4,550-65,700 SF	Lease	Paragon Commercial
Office	B-2	180 US Route 1	2,000-6,000 SF	Sale or Lease	Paragon Commercial
Retail	B-2	295 US Route 1	1,091-65,653 SF	Lease	Paragon Commercial
Office/Retail	B-2	360 US Route 1	565-1,515 SF	Lease	Ram Harnden
Office	B-2	600 Roundwood Drive	1,627-3,544	Lease	Ram Harnden
Office	B-2	10 Southgate Road	5,000-17,024 SF	Lease	Ram Harnden
Office/Retail	B-2	200 US Route 1	2,500-13,736 SF	Lease	Ram Harnden



Maine Coast Properties
 Two story class A office condominiums to be built with great visibility and curb appeal and available in the fall of 2007. There is approximately 9,800 square feet per floor that will be customized to buyer's needs. This convenient location is just minutes to the turnpike and offers a convenient, affordable option to businesses that are currently renting. Now taking reservations; so do not delay before the best space is reserved. Call marketing realtor Ken Hall for more information at (207) 883-8866.



CBRE/The Boulos Company is pleased to offer for sale this 16.5+/- acre development site in the immediate vicinity of the Maine Mall. This ideally located parcel has 540' of frontage on Running Hill Road, Scarborough, and is located a few hundred yards from the Maine Turnpike (I-95) and I-295, at the intersection of Running Hill Road and Spring Street. The site borders the most intensely commercially developed area of Maine. It is just west of the Maine Crossing Shopping Center, a 262,000 SF development anchored by Target, and just south of Anthem's Maine headquarters and the Cummings Road Business Park. To the east is Sable Oaks Business Park which includes a Marriott Hotel, attractive office buildings, and an 18 hole golf course.



Applebee Commercial
 Convenient U.S. Route One business location with high visibility and available signage situated near the South Portland Scarborough line and the I-95 & I-295 connectors. This 3,800 sq. ft. second level space with three private offices plus two large open areas offers flexibility for variety of uses such as a health or fitness club, call center, educational center or work station areas at a very low modified gross cost (heat included) with on-site parking at the front door. This three story mixed use building is situated beside the easterly entrance to the new Maine Medical campus and office park. Available during the fall of 2006.

SITES Information Bulletin

Scarborough Economic Development Corporation

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Applebee Commercial
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(207) 775-7363

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The Boulos Company
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(207) 774-1885

Enterprise Business Park
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Gendron Commercial
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Portland, ME 04103
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Bob Harrisburg
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(800) 343-1818

Ingalls Commercial Brokerage
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Portland, ME 04101
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Investcomm Commercial Group
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Kennebunk, ME 04043
(207) 985-4977

K & J Properties
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(207) 885-0942

Magnusson Balfour
95 India Street
Portland, ME 04101
(207) 774-7715

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NAI The Dunham Group
10 Dana St., Suite 400
Portland, ME 04101
(207) 773-7100

North Atlantic Commercial
One Portland Square
Portland, ME 04101
(207) 871-7100

Paragon Commercial
2 Market St., 5th Floor
Portland, ME 04101
(207) 775-7300

Ram Harnden Commercial
119 Middle St.
Portland, ME 04101
(207) 773-3531

*If we have inadvertently not listed property or have been inaccurate in our listings, we sincerely apologize.
If you would please contact us at 883-4893, we will be more than happy to make sure our next issue
of "SITES" has been updated with the correct information.*