



SITES



Fall

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

2007

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*)

On Tuesday, July 17, 2007 the Groundbreaking for the Cabela's site was held. Many state and local officials were present for New England Expedition's special event. Cabela's is planning to open in May '08.



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

The Scarborough Economic Development Corporation (SEDCO) is here to assist you.

If you would like to meet with us to discuss a specific project in Scarborough, or simply to catch up on the latest commercial happenings in Town, feel free to give us a call or schedule a meeting. We will be happy to speak with you at your convenience. Please remember, all of our dealings are free and confidential.

SEDCO Board of Directors

Amelia Kurtz, Chair
 Diane Chiarantona, Vice Chair
 Jim Damcic, Treasurer
 Roger Beeley, Clerk
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 Cindy Hanks
 Mark Maroon

SEDCO Staff

Harvey Rosenfeld, President & Executive Director
 Julie Bassett, Esq., Assistant Director

Websites

www.sedco.scarborough.me.us
www.ScarboroughsProfessionalGateway.com

If you live in Scarborough and are interested in serving on our Board, please contact the Town Clerk's office for an application, or go online at www.scarborough.me.us
Contact our office if you would like more information.



"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.

<u>PROPERTY</u>	<u>ZONE</u>	<u>ADDRESS</u>	<u>AVAILABLE</u>	<u>TERMS</u>	<u>REALTOR</u>
Motel	B-2/RF	691 US Route 1	3.69 Acres	Sale	Agency 1 Real Estate
Garden Center	B-2	571 US Route 1	130,680 SF	Sale or Lease	All Points Realtors
Land	HPZ	90 Haigis Parkway	2-32 Acres	Sale or Lease	Applebee Commercial
Land	HPZ	2000 Haigis Parkway	32 Acres	Sale	Applebee Commercial
Land	HPZ	Haigis Parkway/Payne Rd	16 Acres	Sale	Applebee Commercial
Land	R-2	49 Elmwood	60 Acres	Sale	Applebee Commercial
Office	I	89 Mussey Road	1,100 SF	Lease	Applebee Commercial
Office	I	19 Rigby Road	4,000 SF	Lease	Applebee Commercial
Off/Retail/Whse	B-2	429 US Route 1	1,350-2,625 SF	Lease	Applebee Commercial
Office	B-2	51 US Route 1	700 SF	Sublease	Applebee Commercial
Office	B-2	11 Willowdale Road	1,450 SF	Sale	Applebee Commercial
Land	RF	38 County Road	42.76 Acres	Sale	The Boulos Company
Retail/Office	TVC	264 US Route 1	2,500-12,800 SF	Lease	The Boulos Company
Warehouse	I	7 Manson Libby Road	1,500-7,575 SF	Lease	The Boulos Company
Industrial/Office	I	40 Manson Libby Road	4,500-16,000 SF	Lease	The Boulos Company
Industrial Retail	B-2	411 Payne Road	14,500 SF	Lease	The Boulos Company
Retail/Office	HPZ	273 Payne Road	2,500-17,990 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
Industrial/Office	B-2	71 US Route 1	7,000-65,706	Sale or Lease	The Boulos Company
Warehouse	I	31 Washington Avenue	12,000 SF	Lease	The Boulos Company
Hotel	B-2	329 US Route 1	40,000 SF	Sale	The Boulos Company
Land	B-2/R-4	334 US Route 1	6.8 Acres	Sale	The Boulos Company
Retail	B-1	91 County Road	1,200-3,250 SF	Lease	Cardente Real Estate
Industrial/Office	I	6 Lincoln Avenue	5,000-10,000 SF	Lease	Cardente Real Estate
Warehouse/Office	I	29 Washington Avenue	1,500-13,000 SF	Sale or Lease	Cardente Real Estate
Warehouse/Office	I	86 Pleasant Hill Road	1,610-2,870 SF	Lease	Cardente Real Estate
Salon	B-2	16 Pine Point Road	.60 Acres	Sale	Century 21 Samia Realty
Office/Warehouse	I	5 Lincoln Avenue	8,000-22,300 SF	Lease	Dunham Group
Office/Warehouse	I	24 Washington Avenue	21,000 SF	Sale or Lease	Dunham Group
Land	B-2/I	6 Cummings Road	3.5 Acres	Sale	Dunham Group
Land	HPZ	Ginn Road	2.94 Acres	Sale	Dunham Group
Land	RF	31 Dresser Road	29 Acres	Sale	Dunham Group
Office/Retail	B-2	300 Roundwood	3,800 SF	Lease	Dunham Group
Land	RF	118 Running Hill Rd	31 Acres	Sale	Dunham Group
Land	TVC-2	294 US Route 1	2.03 Acres	Sale	Dunham Group
Office/Retail	B-2	581 US Route 1	1,200-23,428 SF	Sale or Lease	Dunham Group
Office	B-2	62 Mussey Road	2,428 SF	Sale	Dunham Group
Office/Retail	TVC	264 US Route 1	648-19,600 SF	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	Route 1/100 Enterprise Dr	3.79 Acres	Sale	Enterprise Business Park
Warehouse	RF	46 Saco Street	10,000 SF	Lease	Fishman Realty Group
Warehouses	RF	46 Saco Street	28,000 SF	Sale	Fishman Realty Group
Warehouse	I	4 Washington Avenue	4,000 SF	Lease	Ingalls Commercial
Office	B-2	608 US Route 1	1,260 SF	Lease	Ingalls Commercial
Office/Retail	TVC	25 Plaza Drive	1,000 SF	Sublease	Ingalls Commercial
Land	I	43 Manson Libby Road	4.25 Acres	Sale	Ingalls Commercial
Warehouse/Office	I	2 Lincoln Ave- Unit 3	2,000 SF	Sale	InvestComm
Land	B-2	318 US Route 1	1.3 Acres	Sale or Lease	Jeff Quirk
Office	B-2	153 US Route 1	900-2,319 SF	Lease	Jordan Commercial
Office/Retail PAD	TVC	999 Oak Hill Terrace	6,000-12,000 SF/.64 Acres	Lease	KRE King Real Estate
Office	I	110 Pleasant Hill Road	880 SF	Lease	Magnusson Balfour
Office	B-2	383 US Route 1	1,000-8,000 SF	Sale	Maine Coast Properties
Warehouse	I	3 Southgate Business Park	1,800 SF	Sale	Maine Properties by the Sea

<u>PROPERTY</u>	<u>ZONE</u>	<u>ADDRESS</u>	<u>AVAILABLE</u>	<u>TERMS</u>	<u>REALTOR</u>
Mission	B-2/RF	353 Pine Point Road	8,347 SF	Sale	Malone Commercial
Office	B-2	23 Spring Street	2,100-3,100 SF	Lease	Malone Commercial
Office/Warehouse I		125 Pleasant Hill Road	6,856-13,714 SF	Lease	Malone Commercial
Office/Retail	I-1	15 Pleasant Hill Road	1,310 SF	Lease	Malone Commercial
Land	RF/B-2	605 US Route 1	100 Acres	Sale	Malone Commercial
Office	B-2	20 Mussey Road	2,474 SF	Lease	Malone Commercial
Retail	B-2	442 US Route 1	13,500 SF	Lease	Malone Commercial
Retail	B-2	450 Payne Road	3,600 SF	Sublease	Malone Commercial
Retail	B-2	456 Payne Road	2,625 SF	Lease	Malone Commercial
Retail	B-2	295 US Route 1	2,331-65,653 SF	Lease	Paragon Commercial
Retail	Contract	252 Payne Road	1,500-20,000 SF	Lease	Properties Northeast
Land	Contract	260 Payne Road	2.5 Acres	Sale	Properties Northeast
Office/Hotel	Contract	1500 Haigis Parkway	1,500-20,000 SF	Lease	Properties Northeast
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
Office	B-2	136 US Route 1	800 SF	Lease	S. Maine Agency on Aging



Paragon Commercial Real Estate

Scarborough Village Square is a new shopping center scheduled for completion in 2008. The center will be 123,420+/-sf of retail space strategically located on Route One at two signalized intersections (located at the former Orion Center). Available space ranges from a 65,653sf endcap to 2,000sf of in-line space. Several retail pads are available for ground lease and suitable for restaurants, banks, national & local retailers.



The Boulos Company

First Look Plaza is a 6.23± acre site at the corner lot of the intersection of Payne Road and the Maine Turnpike Exit 42 connector that leads to Route One and into the Scarborough Industrial Park. The Town of Scarborough has re-zoned this location to the "Haigis Parkway Zone" (HPZ), which is a business-oriented zone. The Exit 42 connector unlocks the development potential for thousands of acres of commercial land between Payne Road and U.S. Route One in Scarborough. As this area develops, the traffic through this intersection will steadily increase and this corner lot is poised to allow your business to take advantage of this outstanding exposure and access.



Maine Coast Properties

This building is going to be office condominiums. 1,000 SF to 9,800 SF units available on two floors. Building can be customized to fit owner needs. Office and retail space only. Scheduled to be completed in November 2007.

SITES Information Bulletin

Scarborough Economic Development Corporation

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Scarborough, ME 04070-0550

Phone (207) 883-4893

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Agency 1 Real Estate
153 U.S. Route One
Scarborough, ME 04074
(207) 883-5135

All Points Realtors
674 U.S. Route One
Scarborough, ME 04074
(207) 883-5096

Applebee Commercial
252 U.S. Route One
Scarborough, ME 04074
(207) 883-3333

Cardente Real Estate
299 Forest Avenue
Portland, ME 04101
(207) 775-7363

CB Richard Ellis
The Boulos Company
One Canal Plaza
Portland, ME 04101
(207) 772-1333

Commercial Properties
100 Silver Street
Portland, ME 04101
(207) 774-1885

Enterprise Business Park
P.O. Box 6610
Scarborough, ME 04070-6610
(207) 671-5510

Fishman Realty Group
2 Cotton Street
Portland, ME 04101
(207) 775-6561

Gendron Commercial
30 Exchange Street
Portland, ME 04101
(207) 774-6000

Greater Portland Realty
400 Allen Avenue
Portland, ME 04103
(207) 797-7777

Ingalls Commercial Brokerage
269 Ocean St.
South Portland, ME 04106
(207) 774-1600

Investcomm Commercial Group
206 Lafayette Center
Kennebunk, ME 04043
(207) 985-4977

K & J Properties
15 Holly Street
Scarborough, ME 04074
(207) 885-0942

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

Maine Coast Properties
285 U.S. Route One
Scarborough, ME 04074
(207) 883-8866

Malone Commercial
5 Moulton St.
Portland, ME 04101
(207) 772-2422

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.*