



# SITES



Spring

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)



We will soon be seeing dramatic changes as the former Orion Center becomes *Scarborough Village Square*. This redevelopment site is currently awaiting its anchor tenant. Approvals have already been granted. The center will be 123,420+/-sf of retail space strategically located on Route One south of Oak Hill. If you have clients interested in the site contact Deb Napolitano at [deb@paragonre.com](mailto:deb@paragonre.com) or contact Harvey Rosenfeld at [sedco@maine.rr.com](mailto:sedco@maine.rr.com) if you would like information on the area. We hope to see construction begin there shortly!

SEDCO Board of Directors  
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 Diane Chiarantona, Vice Chair  
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Harvey Rosenfeld, President  
 Julie Bassett, Assistant to the President  
 Mailing Address:

P.O. Box 550  
 Scarborough, ME 04070-0550

**Phone:** (207) 883-4893

**Fax:** (207) 883-8172

**Website:**

[www.sedco.scarborough.me.us](http://www.sedco.scarborough.me.us)  
[www.ScarboroughsProfessionalGateway.com](http://www.ScarboroughsProfessionalGateway.com)

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.



### "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.

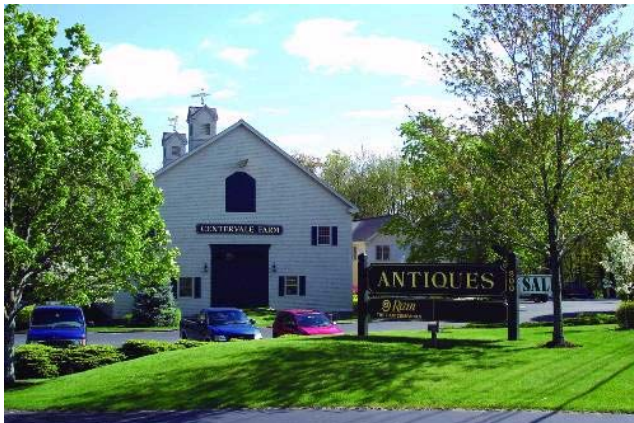
<u>PROPERTY</u>	<u>ZONE</u>	<u>ADDRESS</u>	<u>AVAILABLE</u>	<u>TERMS</u>	<u>REALTOR</u>
Garden Center	B-2	571 US Route 1	130,680 SF	Sale or Lease	All Points Realtors
Hotel	R2	77 King Street	17,424 SF	Sale	All Points Realtors
Land	HPZ	100 Haigis Parkway	4 Acres	Sale	Applebee Commercial
Land	HPZ	100 Haigis Parkway (A)	25 Acres	Sale	Applebee Commercial
Land	HPZ	100 Haigis Parkway (B)	8.5 Acres	Sale	Applebee Commercial
Land	HPZ	100 Haigis Parkway (C)	9.5 Acres	Sale	Applebee Commercial
Land	HPZ	100 Haigis Parkway (D)	7 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
Warehouse	I	1 Gibson Road	3,312-3,992	Lease	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	425 US Route 1	1,350-2,625 SF	Lease	Applebee Commercial
Office	B-2	51 US Route 1	700 SF	Sublease	Applebee Commercial
Office/Retail	B-2	70 US Route 1	1,000-3,800 SF	Lease	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/Office	I	2 Lincoln Ave- Unit 10	2,000 SF	Sale or Lease	The Boulos Company
Warehouse/Office	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/Office	I	40 Manson Libby Road	4,500-12,000 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/6.23 Acres	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	70 US Route 1	7,000-65,706	Sale or Lease	The Boulos Company
Industrial	I	12 Washington Street	11,000 SF	Sale or Lease	The Boulos Company
Warehouse	I	31 Washington Avenue	31,920 SF	Sale or Lease	The Boulos Company
Retail	B-1	91 County Road	1,200-3,250 SF	Lease	Cardente Real Estate
Industrial/Office	I	6 Lincoln Avenue	5,000-45,000 SF	Lease	Cardente Real Estate
Warehouse/Office	I	29 Washington Avenue	3,000 SF	Lease	Cardente Real Estate
Warehouse/Office	I	86 Pleasant Hill Road	1,610-2,870 SF	Lease	Cardente Real Estate
Office	B-2	200 Professional Drive	1,105-3,985 SF	Lease	Dirigo Management
Office	B-2	23 Spring Street	3,100 SF	Lease	Dirigo Management
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
Land	B-2/I	Lincoln Avenue	7.79 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	B-2/RF	299 Gorham Road	88 Acres	Sale	Dunham Group
Warehouse	I	4 Washington Avenue	7,150 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
Warehouse	RF	46 Saco Street	10,000 SF	Lease	Fishman Realty Group
Warehouses	RF	46 Saco Street	38,000 SF	Sale	Fishman Realty Group
Office	B-2	153 US Route 1	2,319 SF	Lease	Gendron Commercial
Office	B-2	144 US Route 1	2,700 SF	Lease	Ingalls Commercial
Office	B-2	7 Oak Hill Terrace	1,370 SF	Lease	Ingalls Commercial
Office	I	127 Pleasant Hill Road	2,000-4,000 SF	Lease	Ingalls Commercial
Office/Retail	B-2	152 US Route 1	1,400-2,100 SF	Lease	Ingalls Commercial
Land	B-2	318 US Route 1	1.3 Acres	Sale or Lease	Jeff Quirk
Office/Retail	TVC	25 Plaza Drive	1,000 SF	Lease	KRE King Real Estate
Office/Retail PAD	TVC	999 Oak Hill Terrace	6,000-18,000 SF/.64 Acres	Lease	KRE King Real Estate

<u>PROPERTY</u>	<u>ZONE</u>	<u>ADDRESS</u>	<u>AVAILABLE</u>	<u>TERMS</u>	<u>REALTOR</u>
Office	I	110 Pleasant Hill Road	1,200 SF	Lease	Magnusson Balfour
Office	B-2	383 US Route 1	1,000-9,800 SF	Sale	Maine Coast Properties
Warehouse	I	3 Southgate Business Park	1,800 SF	Sale	Maine Properties by the Sea
Land	R-2	Bonneygrove Drive	29.12 Acres	Sale	Maine Shoreline Realty
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	2,274 SF	Lease	Malone Commercial
Retail	B-2	442 US Route 1	13,500 SF	Lease	Malone Commercial
Land	B-2	246-250 Payne Road	25.00 Acres	Sale	Malone 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	2,331-65,653 SF	Lease	Paragon Commercial
Office/Retail	B-2	360 US Route 1	1,081-1,515 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
Salon	B-2	16 Pine Point Road	.60 Acres	Sale	Reali Realty
Office	B-2	136 US Route 1	800 SF	Lease	S. Maine Agency on Aging



#### **KRE Real Estate**

Oak Hill Plaza is the premier shopping center in Scarborough Maine. It is anchored by Hannaford and tenanted by other popular retailers such as Movie Gallery, State Farm Insurance, Gorham Savings Bank, Hallmark, TD Banknorth, Key Bank, Moonlight Cleaners, Haircuts Plus, McDonald's, Saco & Biddeford Savings, and numerous others (not to mention the US Post Office which is also located within the complex adding further convenience for office or retail tenants). The former Burger King is under redevelopment for a national retailer and other exciting projects are contemplated in and around this revitalized area of Scarborough. This is an excellent opportunity to acquire a very desirable site in the popular & prestigious Oak Hill Plaza for either retail or office use in a vibrant community. This space will not last long.



#### **Ram Harnden**

This established location offers a rare opportunity for retail, restaurant and office users to locate on burgeoning US Route One between I-295 and Route 114. Manicured, well-landscaped lot with two curb cuts on Route One. Join existing tenants, Ram Management and The Cheese Iron, with a prestigious presence in Maine's second fastest growing community. Highly visible across the street from Hannaford Supermarket and Oak Hill Plaza and adjacent to Dunkin Donuts, with convenient access to Maine Turnpike, Exit 42 and I-295.



#### **Cardente Real Estate**

We are pleased to offer this Scarborough property. The property boasts clean, wide open warehouse space, three loading docks with levelers, a 14' overhead drive-thru door, and 21' clear height ceilings. It also offers up to 10,500 square feet of finished office space. The Landlord will accommodate one larger tenant or will subdivide the premises down to 5,000+/- square feet. This is a perfect location for distribution or manufacturing and is just minutes from I-95, I-295, & Route 1.

**SITES Information Bulletin**

Scarborough Economic Development Corporation

P.O. Box 550

Scarborough, ME 04070-0550

Phone (207) 883-4893

Fax (207) 883-8172

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  
305R Commercial Street  
Portland, ME 04101  
(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., 5<sup>th</sup> 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.*