



SITES



Winter

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

2008

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*)

Brand-New Office Space now available on Route One in Scarborough!
~383 U.S. Route One~



NAI The Dunham Group is pleased to offer 383 U.S. Route One in Scarborough for lease.

This newly constructed Class A office building offers tenants a great location, high visibility and state of the art construction and amenities.

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

If you live in Scarborough, or you own or operate a business in Scarborough and are interested in serving on our Board of Directors, 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 in "SITES" please contact SEDCO at 883-4893 for more information.

SEDCO Board of Directors

Roger Beeley, Chair
Diane Chiarantona, Vice Chair
Jim Damcis, Treasurer
Amelia Kurtz, Clerk
Bill Austin
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

<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	All Points Realtors
Land	HPZ	90 Haigis Parkway	2-32 Acres	Sale or Lease	Applebee Commercial
Land	HP	1000 Haigis Parkway	2.75-16 Acres	Sale	Applebee Commercial
Land	R-2	49 Elmwood	60 Acres	Sale	Applebee Commercial
Office	TVC2	243 US Route 1	915 SF	Sale	Applebee Commercial
Office	I	89 Mussey Road	1,100-2,687 SF	Lease	Applebee Commercial
Office	I	19 Rigby Road	1,400 SF	Lease	Applebee Commercial
Off/Retail/Whse	B-2	429 US Route 1	1,350-2,625 SF	Lease	Applebee Commercial
Office	BOR	51 US Route 1	1,480 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
Warehouse	I	7 Manson Libby Road	1,500-7,575 SF	Lease	The Boulos Company
Industrial/Office	I	40 Manson Libby Road	16,000 SF	Lease	The Boulos Company
Industrial	B-2	411 Payne Road	14,500 SF	Lease	The Boulos Company
Retail/Office	HP	273 Payne Road	2,500-17,990 SF	Lease	The Boulos Company
Land	B-2	135 Running Hill Road	16.50 Acres	Sale	The Boulos Company
Industrial/Office	BOR	71 US Route 1	7,000-65,706	Sale or Lease	The Boulos Company
Land	B-2/R-4	334 US Route 1	6.8 Acres	Sale	The Boulos Company
Warehouse	I	107 Pleasant Hill Road	11,040 SF	Lease	The Boulos Company
Retail	B-1	91 County Road	1,200-3,250 SF	Lease	Cardente Real Estate
Industrial	I	5 Lincoln Avenue	4,000-232,300 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
Salon	B-2	16 Pine Point Road	.60 Acres	Sale	Century 21 Samia Realty
Land	B-2/I	6 Cummings Road	3.5 Acres	Sale	Dunham Group
Land	HP	Ginn Road	2.94 Acres	Sale	Dunham Group
Land	RF	118 Running Hill Rd	31 Acres	Sale	Dunham Group
Retail/Office	B-2	285 US Route 1	1,100 SF	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
Office	BOR	69 US Route 1	2,000 SF	Lease	Dunham Group
Warehouse	I	3 Southgate Business Park	1,800 SF	Sale or Lease	Dunham Group
Office	B-2	383 US Route 1	1,000-9,800 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	18,000 SF	Lease	Fishman Realty Group
Warehouse	RF	46 Saco Street	28,000 SF	Sale	Fishman Realty Group
Retail	B-2	152 US Route 1	2,750 SF	Lease	Ingalls Commercial
Office	I	4 Washington Avenue	4,000 SF	Lease	Ingalls Commercial
Land	I	43 Manson Libby Road	4.25 Acres	Sale	Ingalls Commercial
Office	B-2	144 US Route 1	1,500 SF	Lease	Ingalls Commercial
Office/Retail	TVC	628-632 US Route 1	10,536 SF	Sale	InvestComm
Retail	TVC	628 US Route 1	1,200-4,200 SF	Lease	InvestComm
Office	TVC	632 US Route 1	250-3,500 SF	Lease	InvestComm
Retail/Office	TVC	715 US Route 1	2,150 SF	Lease	InvestComm
Land	B-2	318 US Route 1	1.3 Acres	Sale or Lease	Jeff Quirk
Office	B-2	153 US Route 1	782-1,873 SF	Lease	Jordan Commercial
Office/Retail	TVC	25 Plaza Drive	1,000-2,500 SF	Lease	King Real Estate
Land	TVC	Plaza Drive	11,000 SF	Lease	King Real Estate
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	880-1,200 SF	Lease	Magnusson Balfour
Office	HP	300 Enterprise Drive	9,621 SF	Sale	Malone Commercial
Office	B-2	23 Spring Street	2,100-3,100 SF	Lease	Malone Commercial
Land	TVC	605 US Route 1	100 Acres	Sale	Malone Commercial
Office	B-2	20 Mussey Road	2,474 SF	Lease	Malone Commercial

<u>PROPERTY</u>	<u>ZONE</u>	<u>ADDRESS</u>	<u>AVAILABLE</u>	<u>TERMS</u>	<u>REALTOR</u>
Retail	B-2	450 Payne Road	3,600 SF	Sublease	Malone Commercial
Retail	B-2	456 Payne Road	750 SF	Lease	Malone Commercial
Office/Retail	TVC	591 US Route 1	13,400 SF	Sale	Malone Commercial
Warehouse	I	2 Lincoln Avenue	2,000 SF	Sale	Properties By The Sea
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
Land	Contract	1600 Haigis Parkway	10,890 SF-35 Acres	Sale or Lease	Properties Northeast
Office	B-2	600 Roundwood Drive	1,627-3,544	Lease	Ram Harnden
Office	I	10 Southgate Road	5,000-17,024 SF	Lease	Ram Harnden
Office/Retail	B-2	200 US Route 1	4,568 SF	Lease	Ram Harnden
Office	B-2	136 US Route 1	120-640 SF	Lease	S. Maine Agency on Aging
Office	I	14 Border Road	6,000 SF	Sale or Lease	William Harris



InvestComm Commercial Group

632 US Route One

LEASE: Up to 3,500 SF of office space available in convenient Route One location. Recently renovated building with operating daycare facility in attached barn, parking, signage. Small office spaces available with shared conference room, kitchen, and reception area.
SALE: Office/Retail Building with a number of permitted uses, 50 parking spots, high traffic count and excellent visibility... also includes buildable lot in B-2 zone. Cat 5 wired, Central Air, HW Floors, Hard-Wired Fire System. and much more!



Ingalls Commercial

4 Washington Avenue

Most reasonably priced office space in Scarborough! Approximately 3,400 SF office space, 1,000 SF of former lab space and 600 SF of 20' high warehouse/flex space that is serviced by a 10'x12' overhead door. Spaces are located on 1st floor.



Applebee Commercial

1000 Haigis Parkway

The most visible location from I-95 Exit 42 and Payne Road, exceptional development opportunity with over 1,400' of frontage and level topography; property has an existing home and barn. Next to CABELA'S NEW RETAIL CENTER (300,000 SF of retail and mixed uses now under construction or planned). Ideal Retail, Restaurant, Office or Hotel Site. MORE LAND AVAILABLE! Haigis Pkwy and Payne Road frontage at Exit 42 (formerly Exit 6) of the Maine Turnpike. Near Scarborough Downs, Shaw's, Wal-Mart, Sam's Club and US Route One. Approximately 10 acres of uplands, survey wetland plan available.

SITES Information Bulletin

Scarborough Economic Development Corporation

7 Oak Hill Terrace, 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
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.*