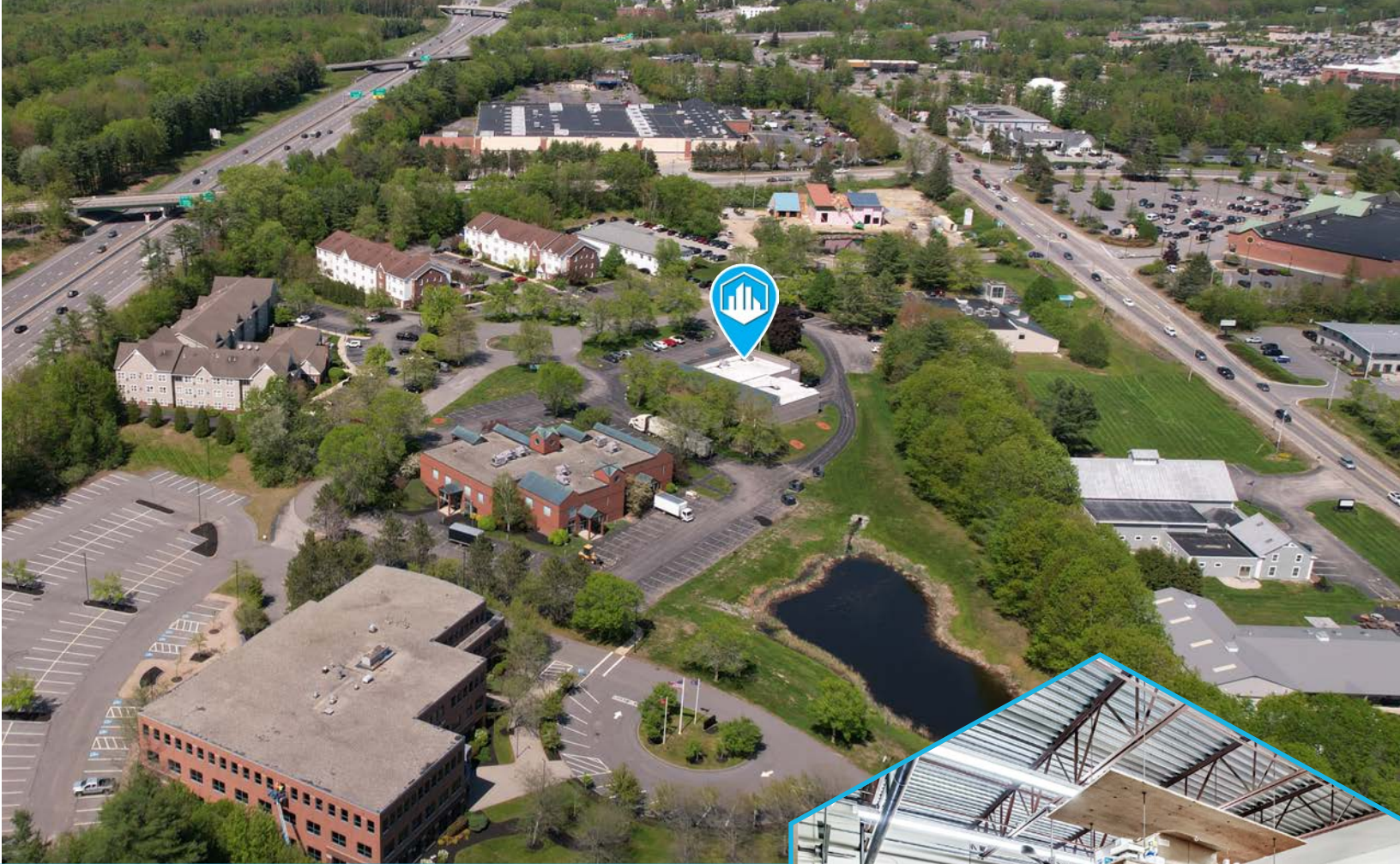




FOR LEASE

400 ROUNDWOOD DRIVE
SCARBOROUGH, ME 04074



PROPERTY HIGHLIGHTS

- Parking on-site and in common spaces with the ability to add more. See broker for details.
- 2,790± SF space available, including private office, kitchenette, bathroom with shower, 810± SF of warehouse, and a loading dock
- \$21.00/SF MG



FOR LEASE

400 ROUNDWOOD DRIVE, SCARBOROUGH, ME 04074

PROPERTY HIGHLIGHTS

OWNER	Pierce Furniture
ASSESSOR'S REF	Map R38, Lot 1103
SPACE SIZE	2,790± SF
LAND AREA	1.12± Acres
ZONING	B-2
HEATING	Two (2) rooftop natural gas heating and A/C units
POWER	3-Phase, 400 Amp
CEILING HEIGHT	10'6"
SPRINKLERS	Yes, wet system
LOADING DOCK	One (1), 6'x8' loading dock door
PARKING	On-site and in common
LEASE RATE	\$21.00/SF MG



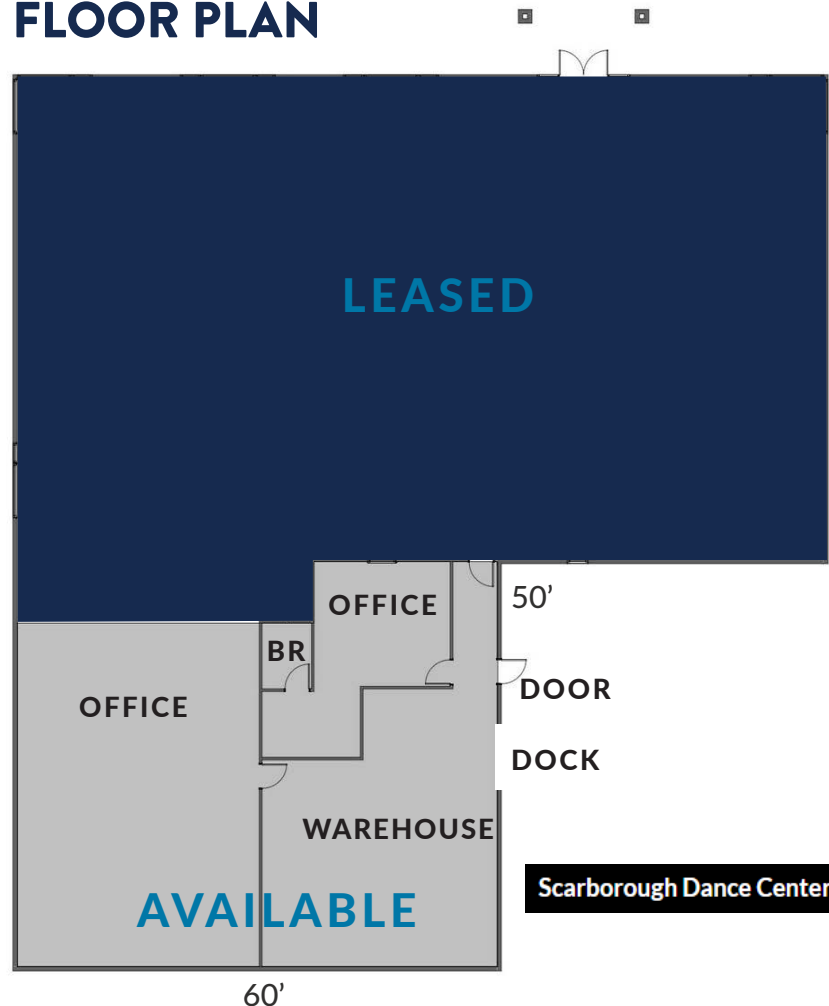
PERMITTED USES

- Retail Businesses (including warehousing & distribution)
- Business & Personal Services
- Professional Offices
- Financial Insurance & Real Estate Offices
- Non-Municipal Government Offices
- Fully Enclosed Places of Assembly, Amusement & Culture
- Clubs & Lodging
- Passenger Transportation Facilities
- Family & Group Day Care Facilities
- High Technology Facilities
- Hotels/Motels
- Restaurants
- Municipal Buildings
- Places of Worship & Funeral Homes
- Health Clubs
- Non-Residential Institutional Uses
- Libraries/Museums
- Elementary, Secondary & Nursery Schools
- Telecommunication Facilities
- Small Batch Processing Facilities

SPECIAL EXCEPTIONS:

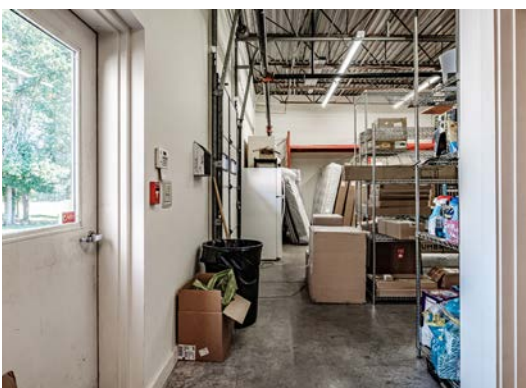
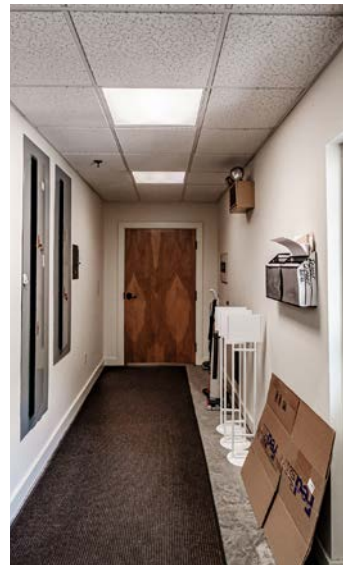
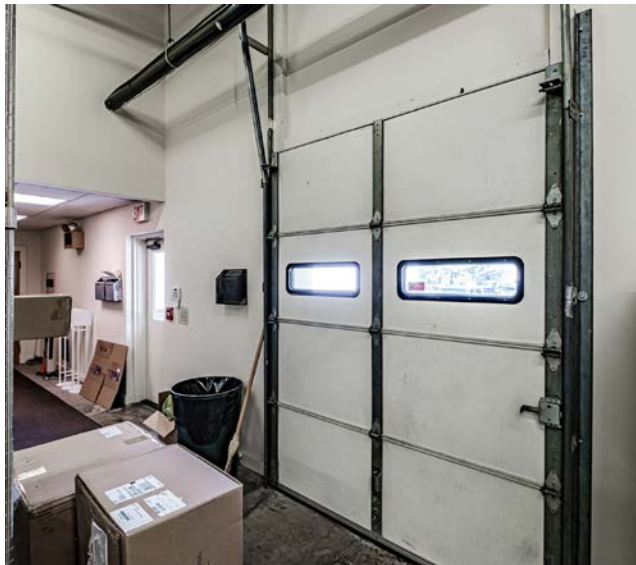
- Public Utility Buildings
- Outdoor Storage (excluding fuel stored in bulk)
- Outdoor Sales (w/merchandise displayed 1,000 ft. from public way)
- Adjunct Uses, Places of Worship

FLOOR PLAN



FOR LEASE

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FOR LEASE

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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.