

FOR SALE/LEASE • OFFICE SPACE

482 Payne Road • Scarborough, ME



ONLY ONE FLOOR REMAINING!



9,696± SF CLASS A OFFICE

- Join Granite Bay Medical on the corner of Payne Rd and Cummings Rd on the South Portland/Scarborough line
- Just off I-295 and I-95 with easy access to the Portland International Jetport, Maine Mall and Downtown Portland
- Great signage options offer tenants excellent exposure
- Roof-mounted photovoltaic system with solar panels

SALE PRICE: \$7,950,000

LEASE RATE: \$15.00/SF NNN



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PROPERTY SUMMARY

482 Payne Road • Scarborough, ME



Site Info

OWNER:	Cowabunga LLC
MANAGEMENT:	East Brown Cow
DEED:	Book 23998, Page 216
ASSESSOR:	Map R037, Lot 041
LOT SIZE:	2.25± AC
SIGNAGE:	On building and street pylon
PARKING:	157± in common with two egress points on Payne and Cummings Rd
ZONING:	B-2 Regional Business
PROPERTY TAXES:	\$63,668 (2026)

Building Info

BUILDING SIZE:	38,784± SF
AVAILABLE SPACE:	4th Floor - 9,696± SF
YEAR BUILT:	1987
CONSTRUCTION:	Steel frame
ROOF:	Flat
SIDING:	Brick
FOUNDATION:	Slab
FLOORING:	Carpet/tile mix
LIGHTING:	Mix T-12 - T-5
ELECTRICITY:	3-phase, 200 amp
UTILITIES:	Municipal water/sewer
RESTROOM:	Separate men and women multi-stalls on each floor. Fourth floor has additional private bath with shower
SPRINKLER:	Wet system
ELEVATOR:	One (1)

Existing Lease

Existing lease with Granite Bay Medical. Financials and lease information available with signed confidentiality agreement.

Antennae Easement & Profit Share

Telecom Facilities Easement for a portion of the roof to Wireless Realty Advisors III, LLC (WRA) that will pay fifty-five (55%) of gross revenue attributable to any future antennae subtenants of WRA to the building owner.

HVAC Information

Gas/electric fired water source closed loop heat pump above ceiling and roof mounted photovoltaic system with electricity-generating solar panels.



PHOTOS

482 Payne Road • Scarborough, ME



FLOOR PLAN

482 Payne Road • Scarborough, ME



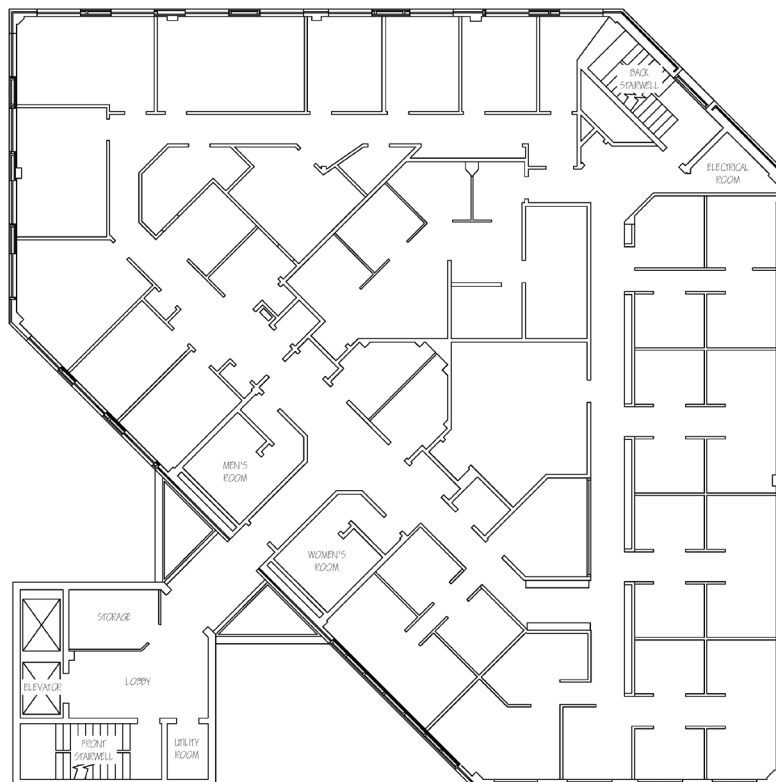
1ST Floor - 9,107± SF

Leased to Granite Bay Medical



2ND Floor - 9,696± SF

Leased to Granite Bay Medical



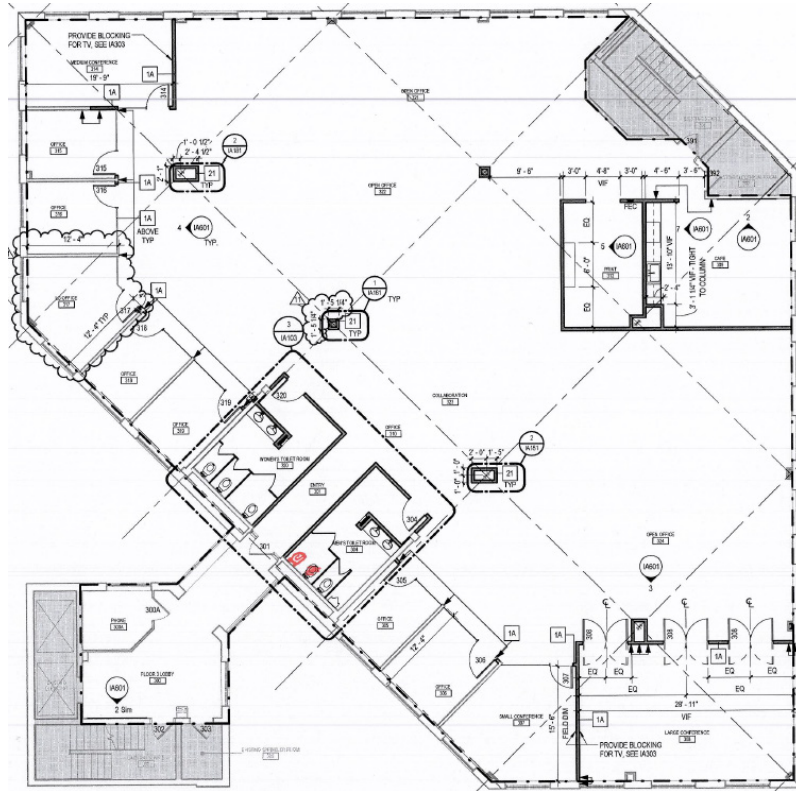
FLOOR PLAN

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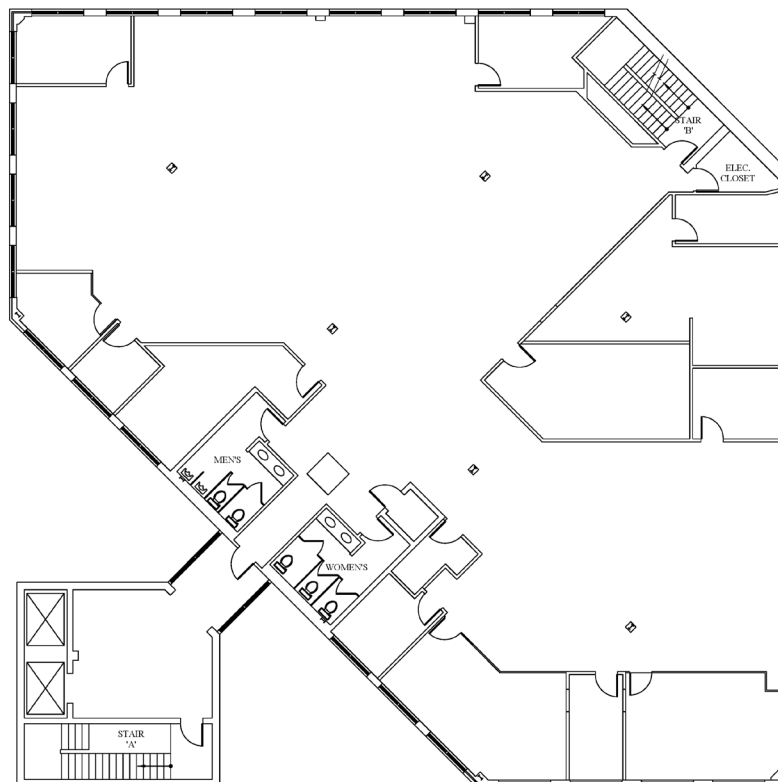
3RD Floor - 9,696± SF

Leased to Granite Bay Medical



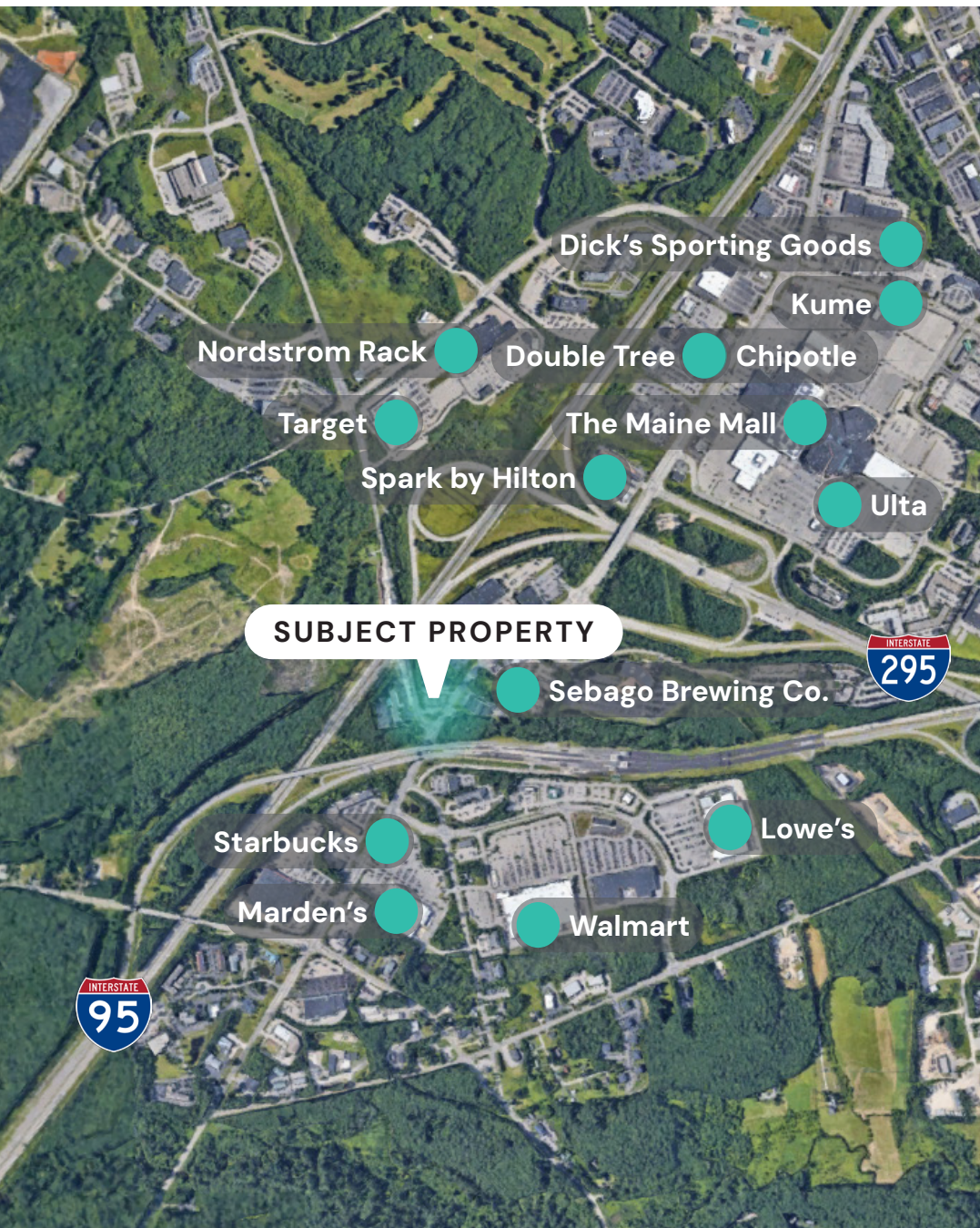
4TH Floor - 9,696± SF

Available



LOCATION MAP

482 Payne Road • Scarborough, ME



NEARBY

STAY



DINE



SHOP



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