



FOR
LEASE



CLASS A INDUSTRIAL SPACE

16 WASHINGTON AVENUE
SCARBOROUGH, ME 04074

PROPERTY HIGHLIGHTS

- NEWLY RENOVATED CLASS A INDUSTRIAL SPACE PROFESSIONALLY MANAGED BY THE RAM COMPANIES
- RENOVATIONS INCLUDE MAJOR IMPROVEMENTS TO ROOF, PARKING, LOADING, HVAC, INTERIOR AND EXTERIOR LIGHTING, ENTRYWAY, AND INTERIOR SPACES. TO BE COMPLETED IN SPRING 2026.
- EASY ACCESS TO I-95 AND I-295
- 18' - 22' CLEAR HEIGHT
- THREE (3), 8'X10' LOADING DOCKS; ONE (1) OVERHEAD DOOR



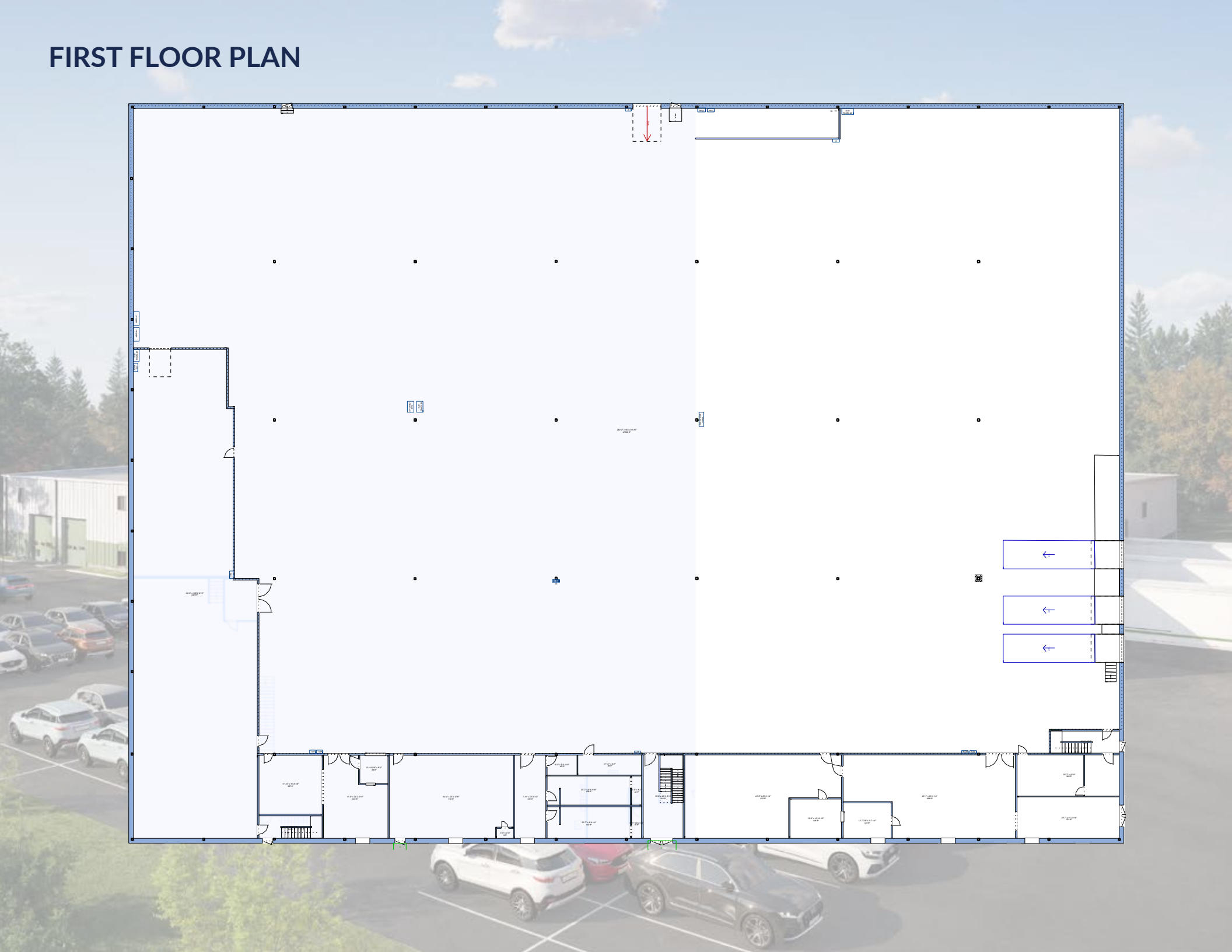
PROPERTY DETAILS

OWNER	Washington Avenue Commerce Center, LLC	COLUMN SPACING	24'-50'
DEED REFERENCE	15039/90	LOADING DOCKS	Three (3), 8' x 10' (Additional doors can be added.)
ASSESSOR'S REFERENCE	R062-010	OVERHEAD DOORS	One (1), 8' x 10' drive-in door Additional doors can be added.
BUILDING SIZE	66,920± SF	SPRINKLER	Yes, wet system
YEAR BUILT	1985; renovated 2026	HVAC	New HVAC for all or portion of the building
AVAILABLE SPACE	Warehouse; 30,000 - 59,220± SF Office: 3,800± SF Mezzanine: 3,900± SF	POWER	Two 3-phase 480V/1200Amp One 3-phase 240V/600Amp
LOT SIZE	14.70± AC	UTILITIES	Municipal water and sewer
ZONING	I – Industrial District	PARKING	Approximately 100 spaces on-site. Additional trailer parking available.
CONSTRUCTION	Metal	LEASE RATE	\$11.00/SF NNN
ROOF	New restoration of Standing Seam Metal roof	T.I. ALLOWANCE	Allowance available pending lease terms
CLEAR HEIGHT	18' - 22'	DATE AVAILABLE	Immediately

PROPERTY PHOTOS



FIRST FLOOR PLAN



RENDERING

Pre-Renovation



Post-Renovation
Artist Rendering





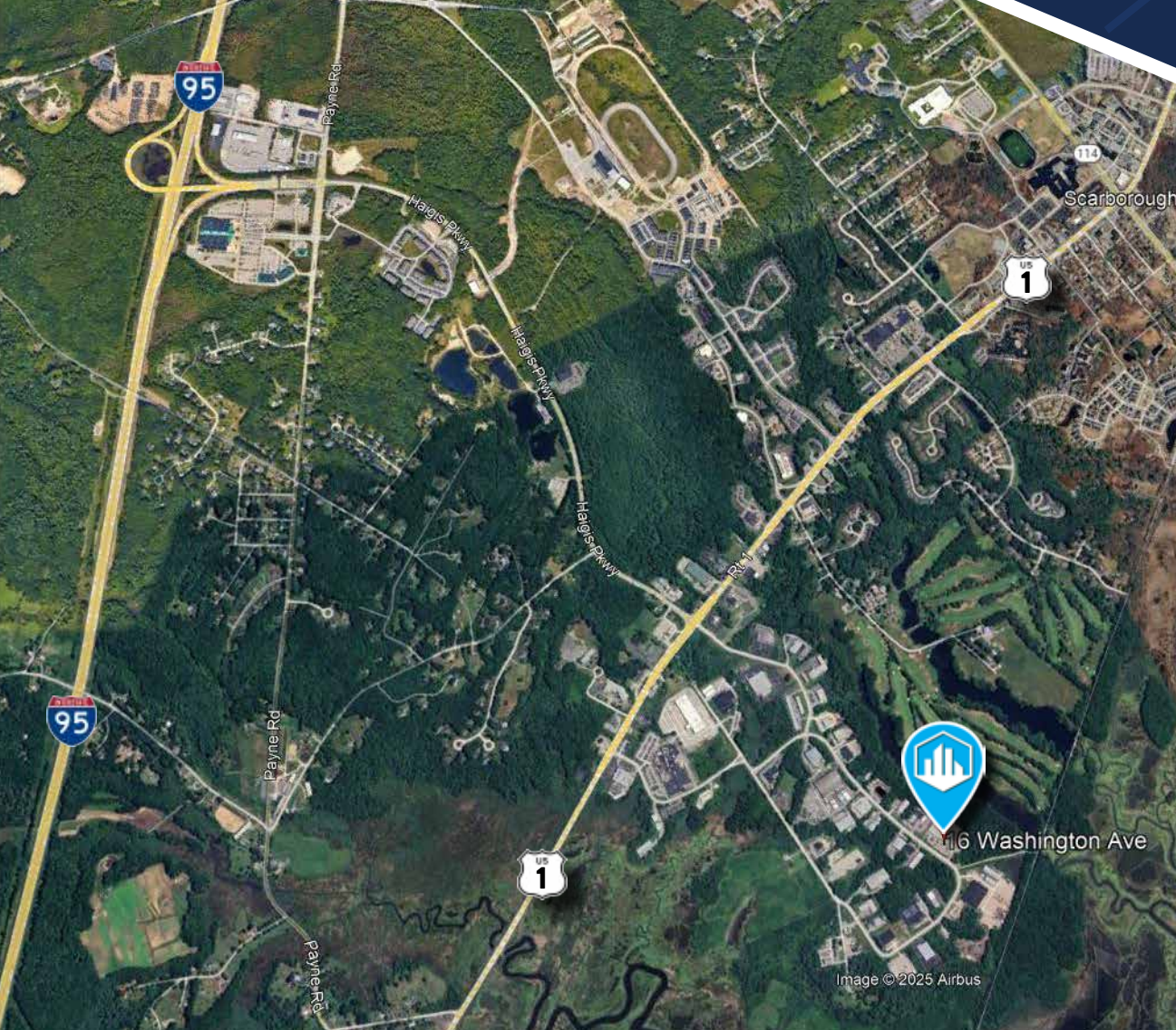
16 Washington Commerce Center Redevelopment Work

Exterior Improvements to be completed:

- Finish front and side landscaping
- Trim around the double door entrance
- Install new loading dock at left front of bldg.
- Miscellaneous touch up painting

Interior Improvements to be completed:

- Refinish main lobby and upstairs lobby lighting, ceiling, walls, and floor
- Redo first and second floor bathrooms including floors, walls ceiling and lighting and fixtures
- Finalize HVAC systems, sprinklers, lighting, electrical, and office areas (Per tenant requirements)



CONTACT US



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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.