



Property Highlights

- 3,604 SF of commercial office/flex building with adaptable space configuration via 12' x 12' OHD
- Join Siemens and ALM Ortho at 66-68 Mussey Road
- 1.0 mile to Interstate-95 Exit 45 and Interstate-295 Exit 1 -- Two Curb cuts on Mussey Road
- Ample on-site parking with approx. 39 available parking spaces
- Minutes from major retailers including the Maine Mall District, restaurants, apartments, shopping centers, and more
- \$14.00/SF NNN



Owner:	740 Broadway, LLC
Property Address:	66 Mussey Rd, Scarborough, ME 04074
Available Space:	3,604 Available SF
Building Size:	12,044 SF Total
Land Area:	1.46 Acres
Garage Space:	12' x 12' grade level overhead door
Zoning:	B-3 General Business
# of Stories:	One (1)
Signage	Double sided street pylon and building mounted
Construction:	Steel frame
Year Built:	2003
HVAC:	Multi-zoned HVAC
Utilities:	Natural gas, separately metered electric
Parking:	39 parking spaces (approx.)
Property Tenants:	Siemens and ALM Ortho
NNN's:	\$6.25/SF (2026 budget)
Lease Rate:	\$14.00/SF NNN



Scarborough, Maine



Located just South of Portland, Scarborough is one of Maine's premier business communities. Exceptional highway access, strong consumer spending, and a growing commercial base make Mussey Road an attractive destination for businesses, residents, and investment.



24,547
population estimate



\$133,558
median household income



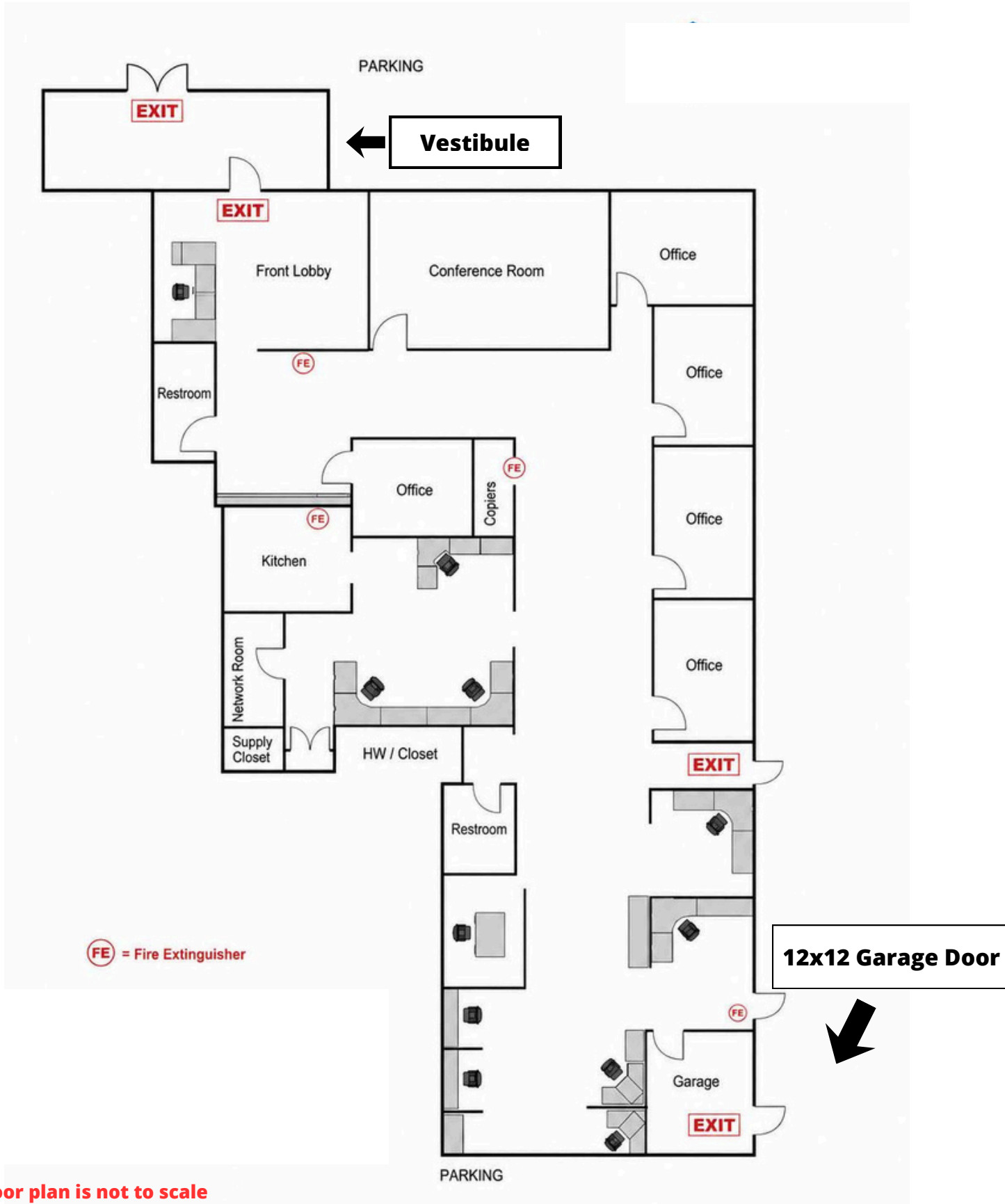
57.5%
bachelor's degree or higher



\$1.18B
annual retail sales

- Located within Scarborough's premier commercial corridor, 66 Mussey Road offers easy access to I-95, 1-295, the Scarborough Connector, Route 1, and Portland International Jetport, ensuring consistent traffic in a bustling area
- A mixture of office space, warehouse functionality, ample parking, monument signage, and convenient highway access allow for a versatile and well-positioned building in the heart of Scarborough







CONTACT



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