



THE BOULOS
COMPANY



**FOR
LEASE**

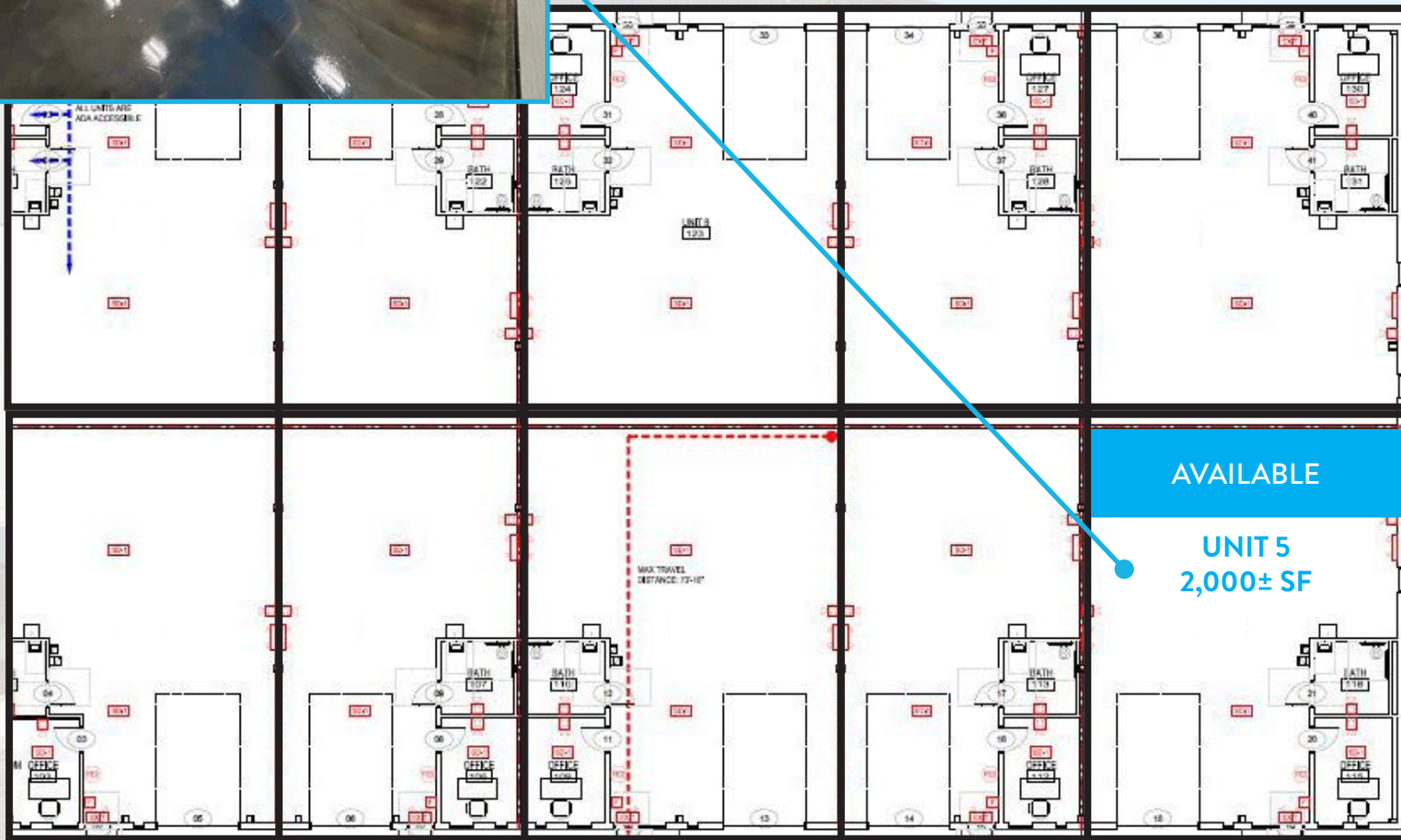
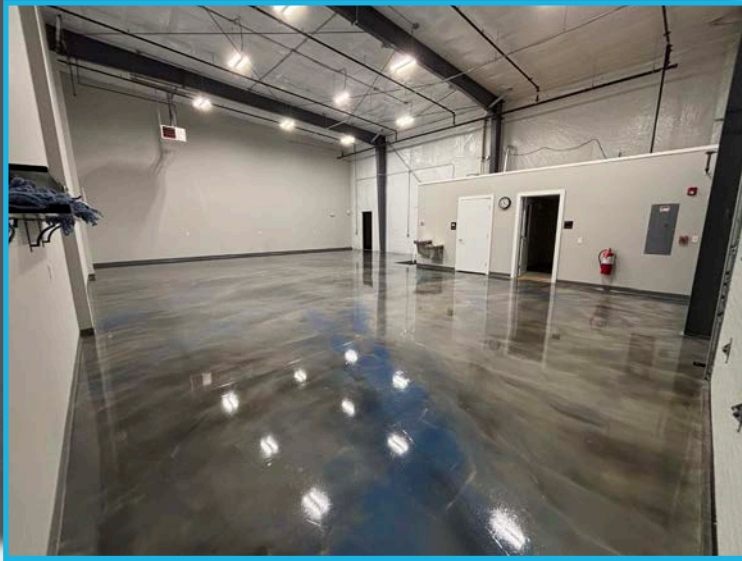
INCUBE - 51 DYNAMIC DRIVE, UNIT 5
INNOVATION DISTRICT AT THE DOWNS, SCARBOROUGH

PROPERTY DETAILS

| | |
|------------------------|--------------------------------------|
| OWNER | 515 Dynamic, LLC |
| AVAILABLE SPACE | Unit 5: 2,000± SF |
| ASSESSOR'S REF | U053/705 |
| CEILING HEIGHT | 20' - 24' |
| DOCKS/DOORS | One (1) 10'x16' drive-in door |
| OFFICE SF | 140± SF |
| ZONING | Crossroads Planned Development (CPD) |
| ELECTRICAL | 200 AMP service per unit |
| ACREAGE | 1.13± acres |
| BUILDING SIZE | 18,000± SF |
| CONSTRUCTION | Butler Building |
| PARKING | Three (3) spaces |
| WATER MAIN | 6" fire 2" domestic |
| SEWER | 6" Main |
| OFFICE AREA HVAC | Mini split heating/cooling |
| WAREHOUSE AREA HVAC | Gas-fired unit heater |
| ROOF | Standing seam metal |
| LIGHTING | LED office & warehouse |
| SPRINKLER | Fully sprinklered wet/dry system |
| LEASE RATE | \$16.00/SF NNN |
| ESTIMATED NNN EXPENSES | \$5.00/SF NNN |

PROPERTY HIGHLIGHTS

- 2,000± SF (40'x50') industrial condo for lease
- Well maintained unit with epoxy floors
- One finished office and bathroom
- Excellent location within Innovation District at The Downs (within one mile of Exit 42 on I-95).
- Area businesses include AV Technik, IDEXX Laboratories, Mainely Tubs, Pride Storage Solutions, Throttle Car Club, Costco, Crown Lift Trucks, and many more!





- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 



NATE ROOP
 Associate
 +1 207.553.1737 D
 +1 207.756.3002 C
 nroop@boulos.com



JON RIZZO
 Broker, Partner
 +1 207.553.1712 D
 +1 207.233.3304 C
 jrizzo@boulos.com

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.