



THE BOULOS
COMPANY



**OFFICE,
SHOWROOM,
OR RETAIL SPACE**

FOR LEASE

600 ROUNDWOOD DRIVE
SCARBOROUGH, ME 04074

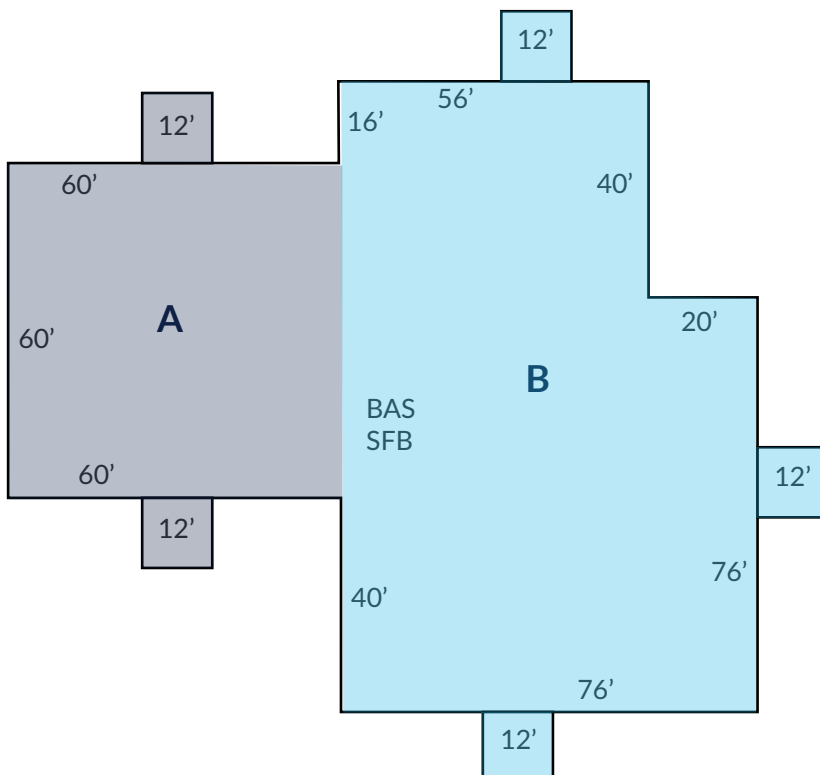
PROPERTY HIGHLIGHTS

- Space available:
 - (A) 3,600± SF
 - (B) 8,016± SF
 - (C) 11,616± SF
- 101± dedicated parking spaces on-site.
- Available Immediately.
- Signage along Payne Road with 9,130 vehicles/day.
- Lease Rate: \$16.00/SF NNN

PROPERTY HIGHLIGHTS

OWNER	Pierce Furniture
ASSESSOR'S REF	Map R38, Lot 1109
BUILDING SIZE	11,616± SF
SPACE AVAILABLE	(A) 3,600± SF (B) 8,016± SF (C) 11,616± SF
LAND AREA	2.12± Acres
ZONING	B-2
HEATING	Four (4) rooftop natural gas heating and A/C units
POWER	3-Phase, 400 Amp
CEILING HEIGHT	10'6"
SPRINKLERS	Yes, wet system
PARKING	101± dedicated parking spaces
SIGNAGE	Payne Road pylon plus building signage
LEASE RATE	\$16.00/SF NNN
NNN EXPENSES	\$5.00/SF (est. 2024)

FLOOR PLAN



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

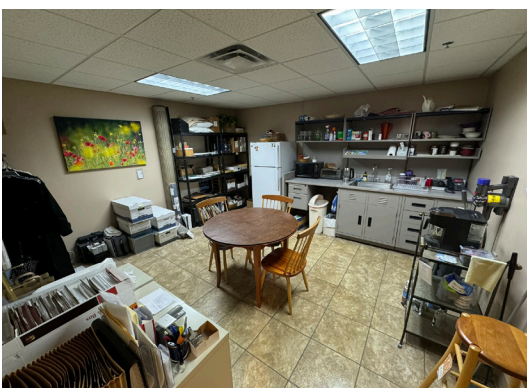
SPACE DIVISION

The suites are presently combined. However, the landlord is willing to subdivide the space if a tenant is looking for a smaller space (either 3,600± SF or 8,016± SF).

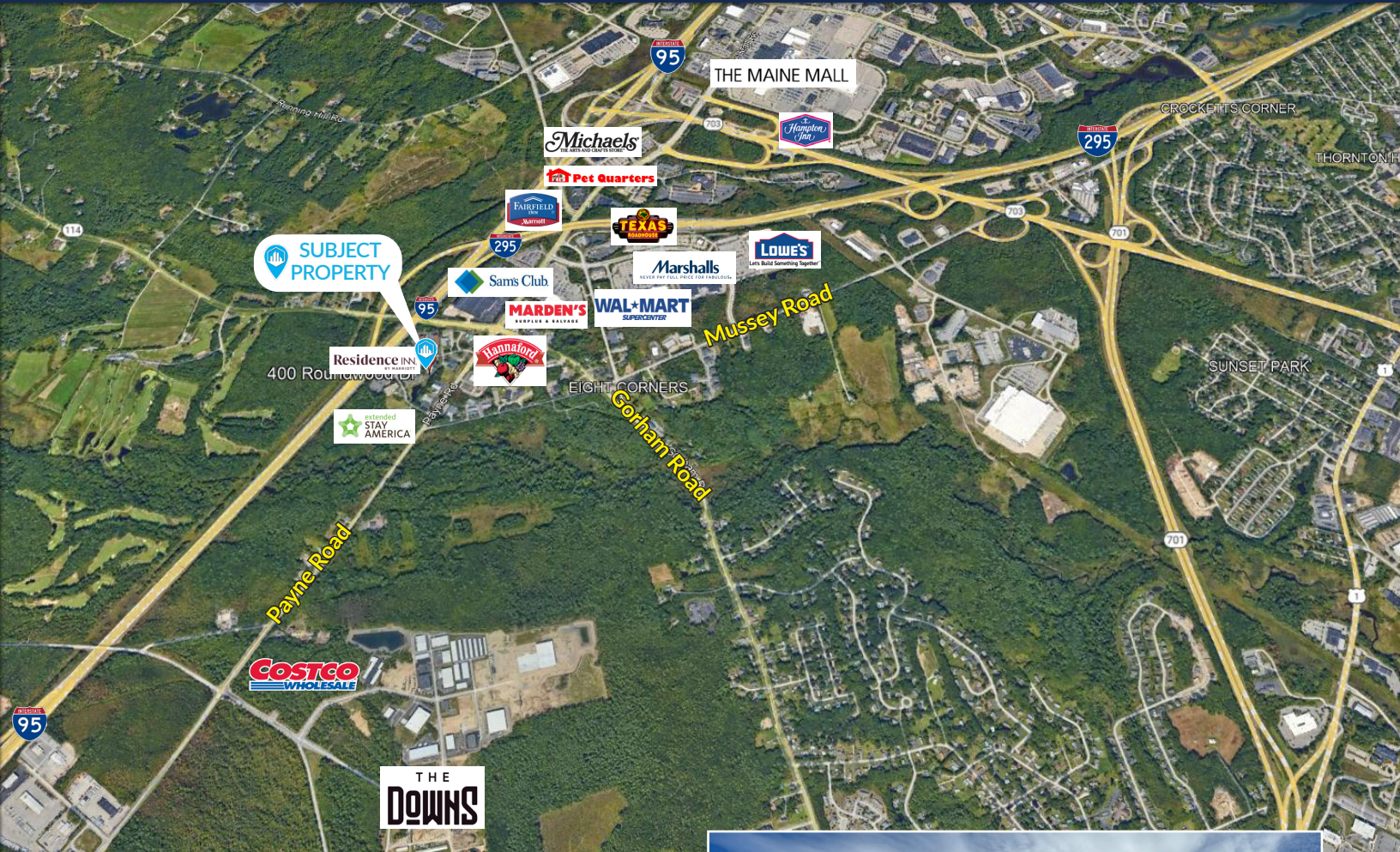
SPACE AVAILABLE:

- (A) 3,600± SF
- (B) 8,016± SF
- (C) 11,616± SF (Combined A + B)

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CONTACT



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