



FOR  
LEASE



CLASS A INDUSTRIAL FOR LEASE

16 WASHINGTON AVENUE  
SCARBOROUGH, ME 04074

# PROPERTY HIGHLIGHTS

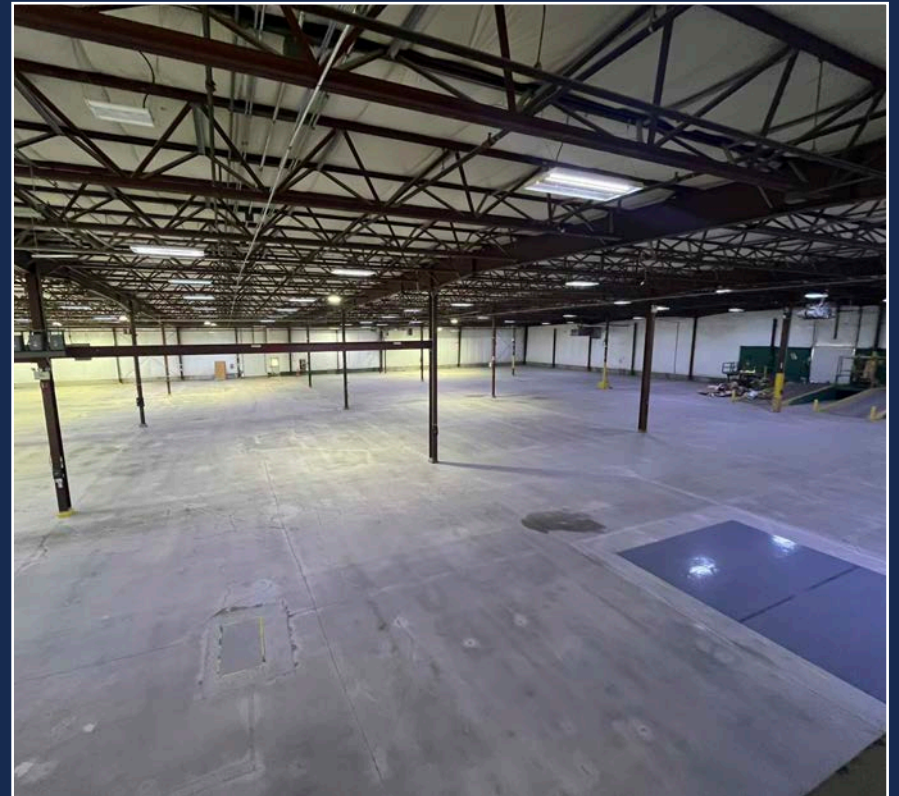
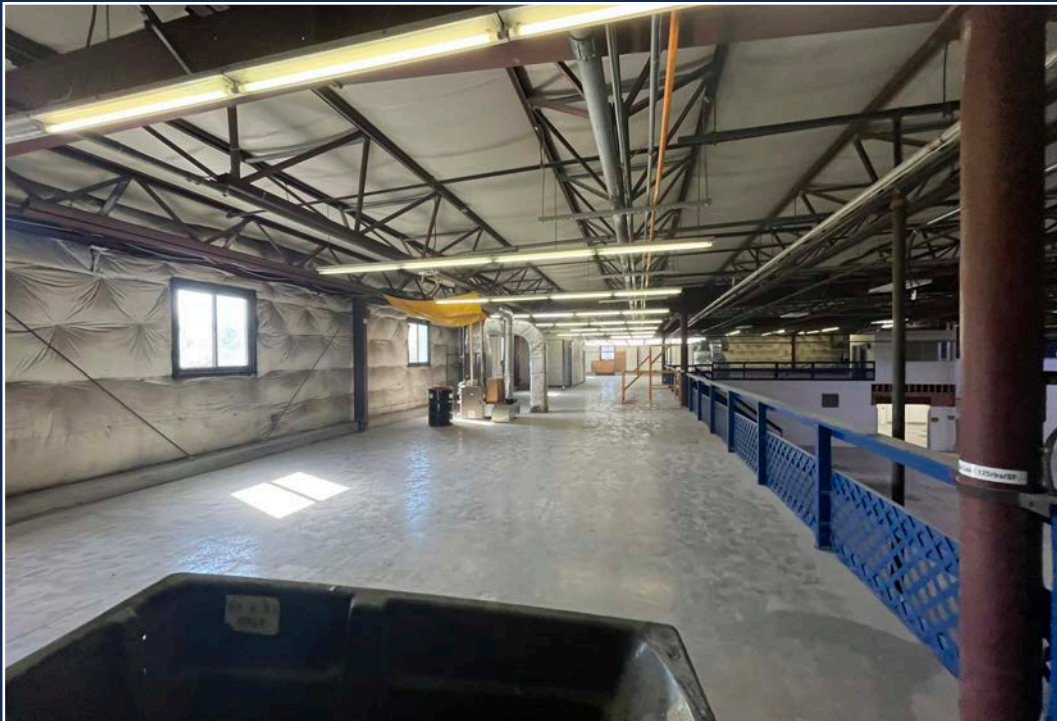
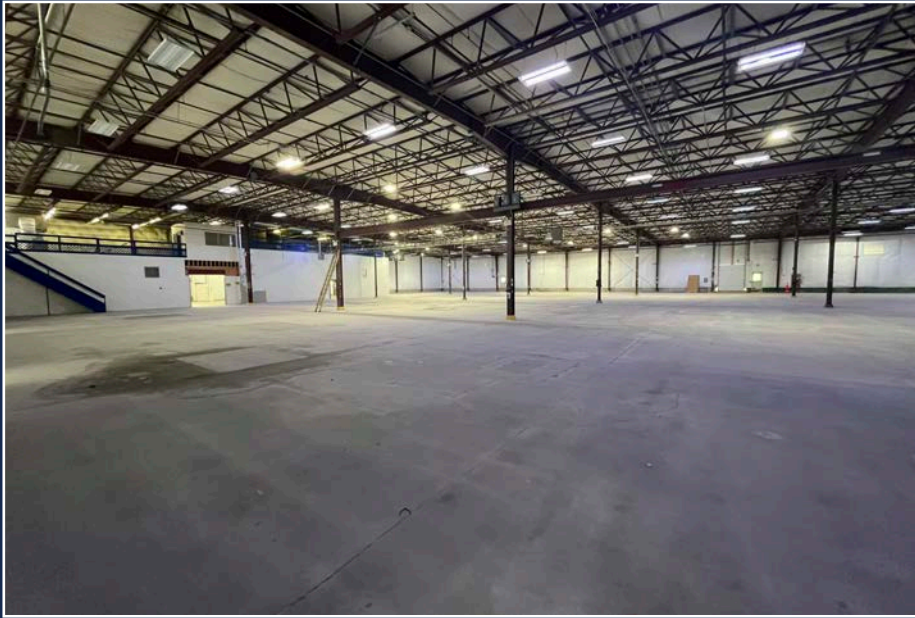
- NEWLY RENOVATED CLASS A INDUSTRIAL SPACE PROFESSIONALLY MANAGED BY THE RAM COMPANIES
- RENOVATIONS INCLUDE MAJOR IMPROVEMENTS TO ROOF, PARKING, LOADING, HVAC, INTERIOR AND EXTERIOR LIGHTING, ENTRYWAY, AND INTERIOR SPACES. TO BE COMPLETED IN SPRING 2026.
- EASY ACCESS TO I-95 AND I-295
- 18' - 22' CLEAR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



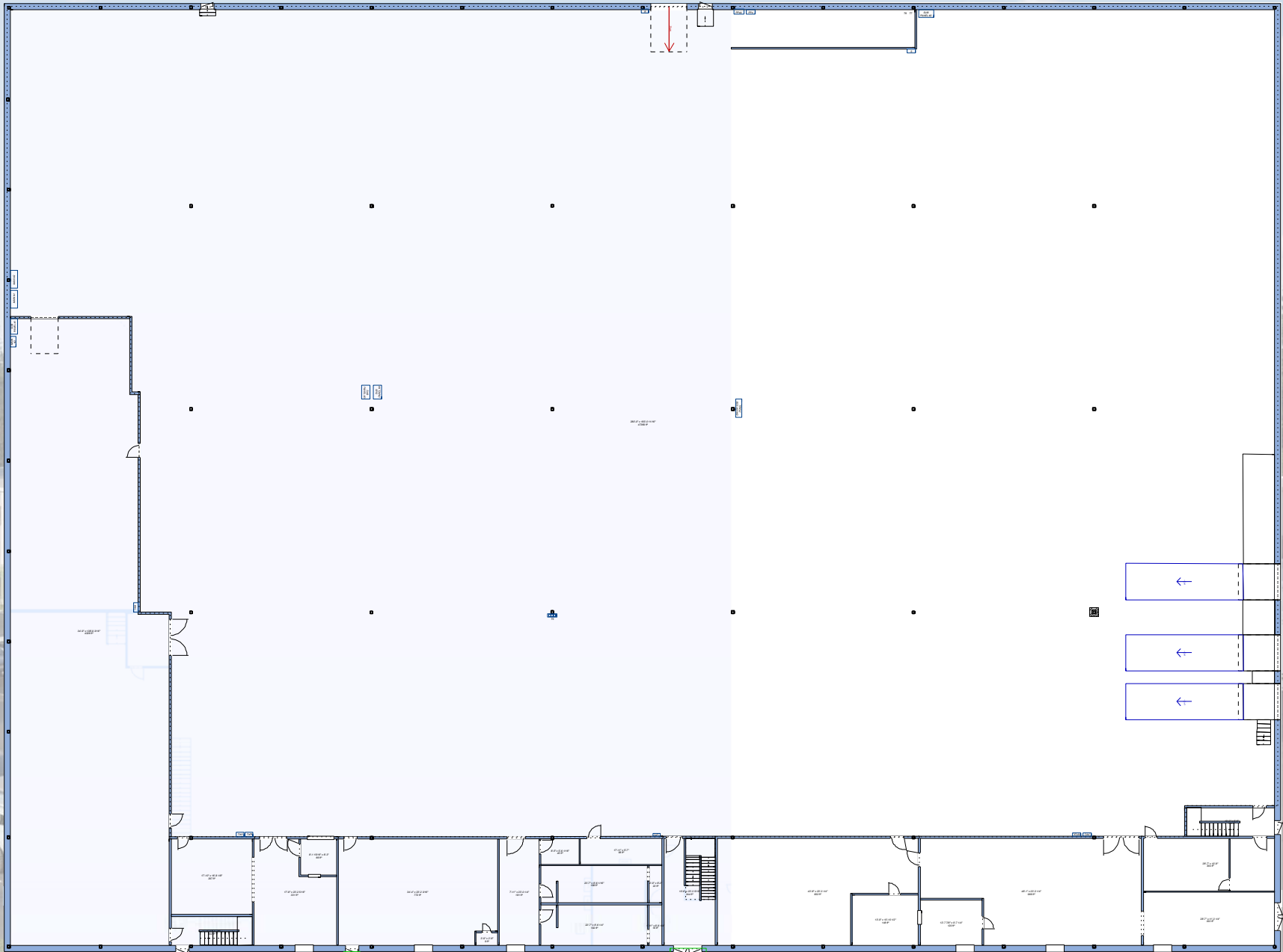
## PROPERTY DETAILS

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

# PHOTOS



# FIRST FLOOR PLAN





# RENDERING

Pre-Renovation



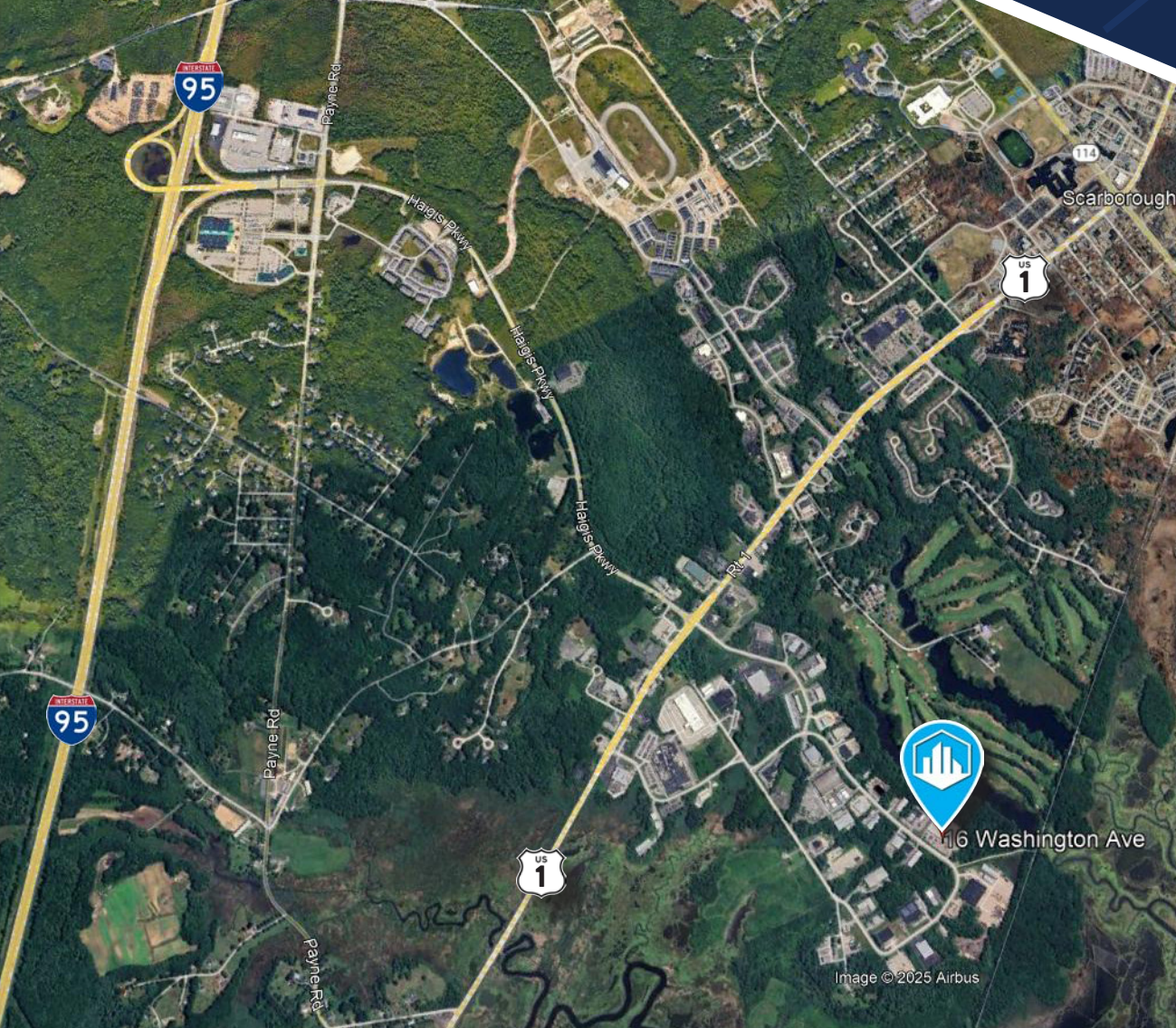
Post-Renovation  
Artist Rendering





**16 Washington Commerce Center  
Redevelopment Work & Schedule**

<b><u>Item</u></b>	<b><u>Completion Schedule</u></b>
Acquisition	12/31/2025
<b><u>Interior Work</u></b>	
Cleanout	Completed
Patch Floors	Completed
Entry HVAC & Electric service, Fire safety	2/26
Grind and level floors	3/26
Re-do insulation	3/26
New 1st & 2nd floor lobby	4/26
ADA Bathrooms 1st & 2nd floor	4/26
Tenant finishes	
Grind & Epoxy floors	TBD
LED lighting	TBD
Executive office build-out	TBD
Lighting	TBD
Ceilings	TBD
Flooring	TBD
Partitioning	TBD
Electric/HVAC	TBD
<b><u>Exterior Work</u></b>	
Re-do roof	4/26
Window replacement	4/26
Main entry replacement	5/26
Replace loading docks	5/26
Repaint building	5/26
New LED lights	5/26
Re-grade & paving – 4 sides	6/26
New signage	6/26
New landscaping	6/26
Completion	6/26



## CONTACT US



**CLAIRE RICHARDSON**  
**Associate Broker**  
**207.880.4607 C**  
[crichardson@boulos.com](mailto:crichardson@boulos.com)

©2026 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.