

FOR SALE | INCUBE - 51 DYNAMIC DRIVE, UNIT 9

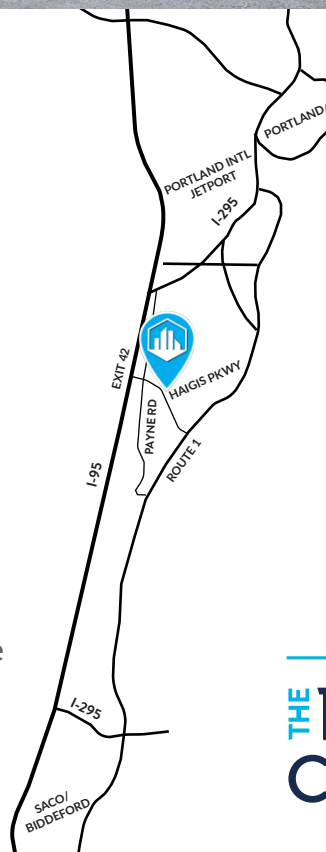
INNOVATION DISTRICT AT THE DOWNS, SCARBOROUGH, ME



PROPERTY HIGHLIGHTS

- Join businesses located within Innovation District at The Downs.
- Unit 9: 1,500± SF of new construction flex space for sale
- Finished office space and bathroom included in unit (one office and one bathroom per unit)
- Access to extensive trail network and amenities within The Downs development
- Access to fiberoptics and high-speed broadband
- Excellent location within Innovation District at The Downs (within one mile of Exit 42 on I-95)

SALE PRICE: \$395,000



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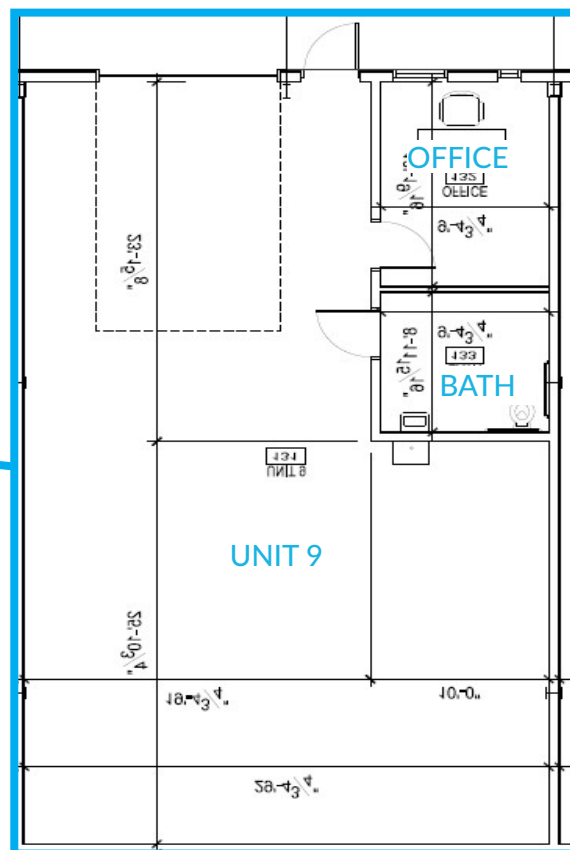
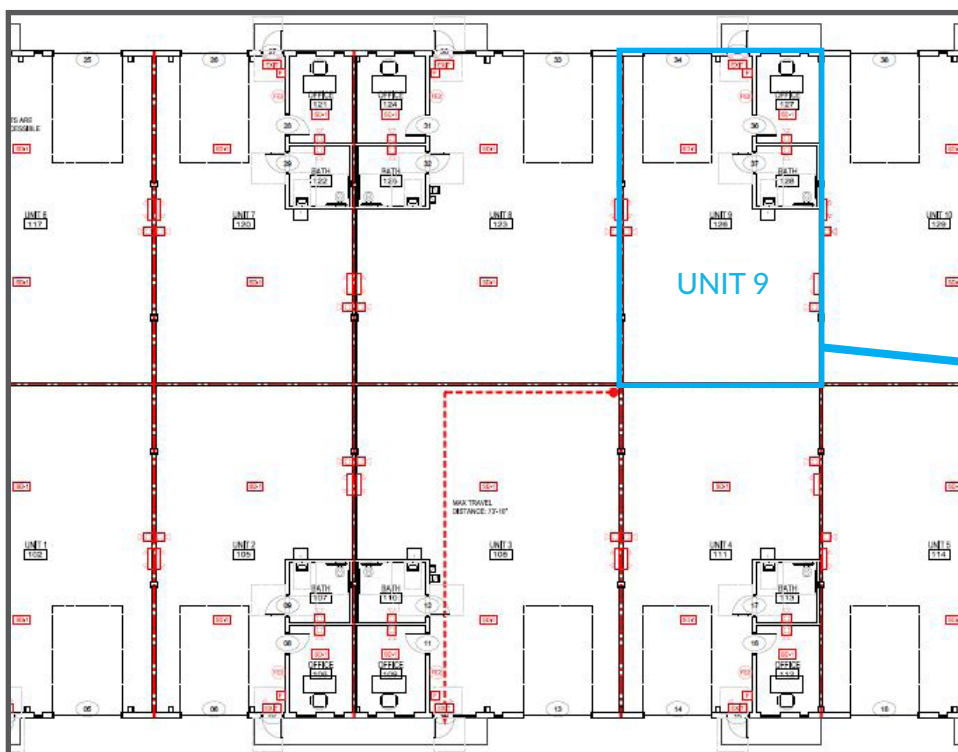
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PROPERTY DETAILS

OWNER	Carassas Holdings, LLC	PARKING	Three (3) spaces per unit
BUILDING SIZE	18,000± SF	WATER MAIN	6" Fire 2" Domestic
ACREAGE	1.13± Acres	SEWER	6" Main
ZONING	Crossroads Planned Development (CPD)	OFFICE HVAC	Mini split heating/cooling
ELECTRICAL	200 Amp service per unit	WAREHOUSE HVAC	Gas-fired unit heater
DOCKS/DOORS	One (1) 10'x16' drive-in door per unit	LIGHTING	LED Office & Warehouse
CEILING HEIGHT	20'	CONSTRUCTION	Butler Building
SPRINKLER	Fully sprinkled wet/dry system	SALE PRICE	\$395,000
ROOF	Standing seam metal		

FLOOR PLAN



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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.