

40 MANSON LIBBY ROAD

SCARBOROUGH, MAINE

FOR SALE



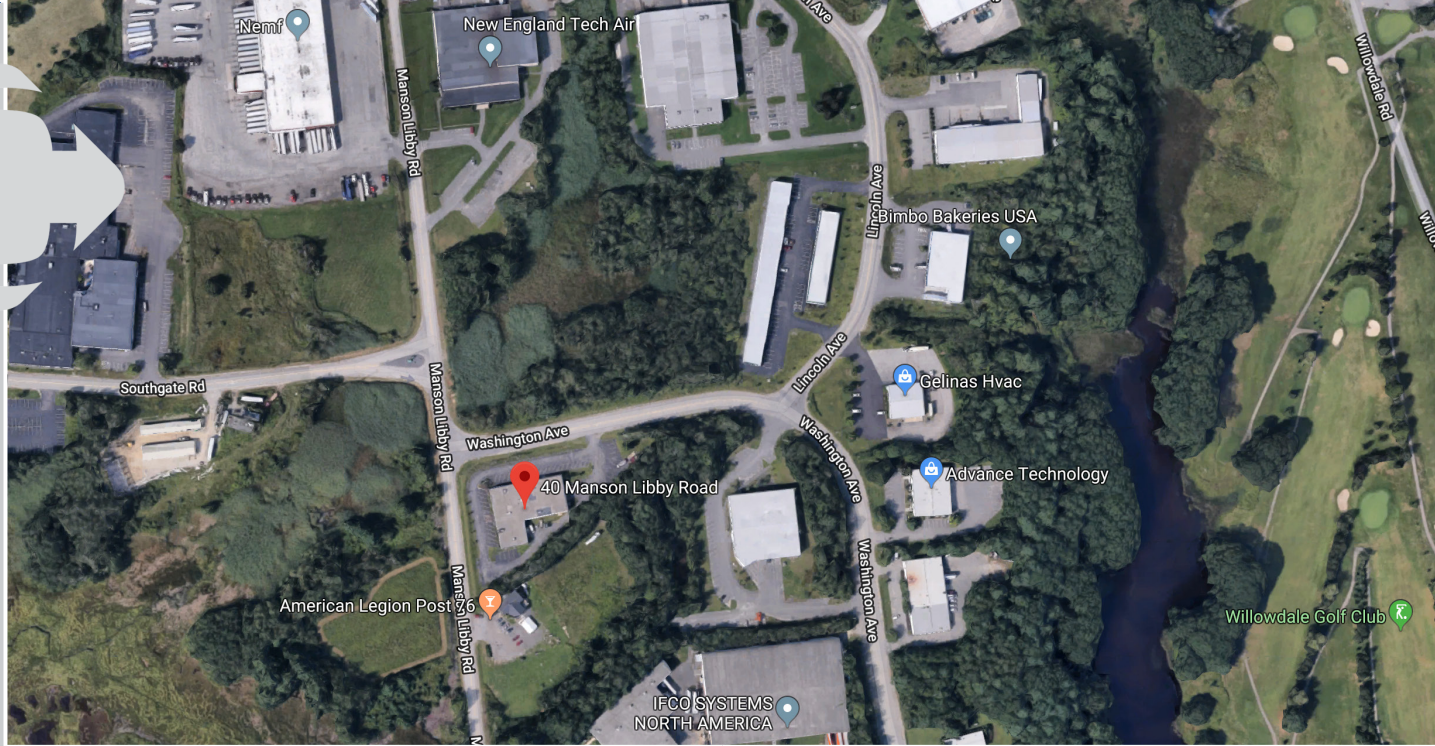
CARDENTE
REAL ESTATE
Commercial / Investment Brokerage



RARE STAND ALONE BUILDING FOR SALE IN SCARBOROUGH INDUSTRIAL PARK

Cardente Real Estate is pleased to offer 40 Manson Libby Road for Sale. Conveniently located in the popular Scarborough Industrial Park, the 16,000+/- square foot fleet building has a unique blend of well appointed office space and modern warehouse space. The site has ample parking, excellent exposure to both Manson Libby Road and Washington Avenue and is just seconds from Route One and minutes from I-95 via Haigis Parkway. Burr Signs currently leases approximately 6,000 square feet of warehouse space with the remainder currently available. The property could be ideal for an owner-user. Contact the broker for additional information.

40 MANSON LIBBY RD, SCARBOROUGH, MAINE



PROPERTY DETAILS

Property Address:	40 Manson Libby Rd. Scarborough, ME
Property Type:	Flex
Building Size:	16,000+/- SF
Lot Size:	1.77 Acres
Year Built:	1988
Zoning:	Industrial
Location:	Scarborough Industrial Park
Map/Lot:	R062/022

SALE DETAILS

Sale Price:	\$1,700,000
Cumberland Co. Deed:	Book 26290 Page 38
Owner of Record:	E&M Properties LLC

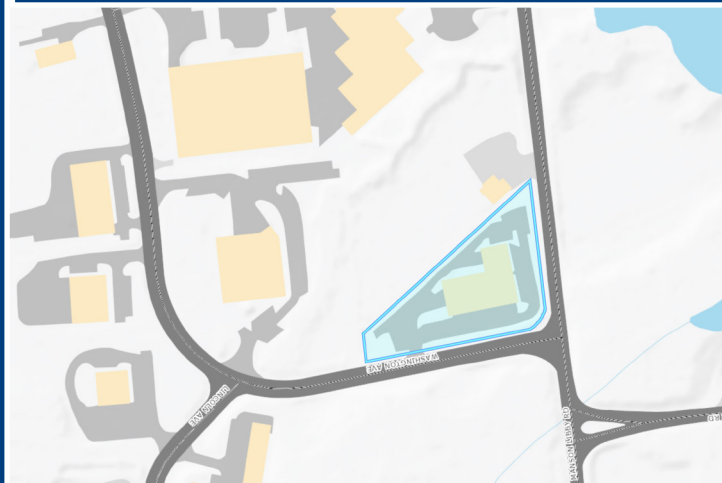
PROXIMITY

I 295:	2.4 mi (6 mins)
I 95:	2.6 mi (6 mins)
Portland:	10 mi (15 mins)
Portsmouth:	47 mi (50 mins)
Augusta:	65 mi (1 hour)

CONTACT BROKER FOR FINANCIAL INFORMATION

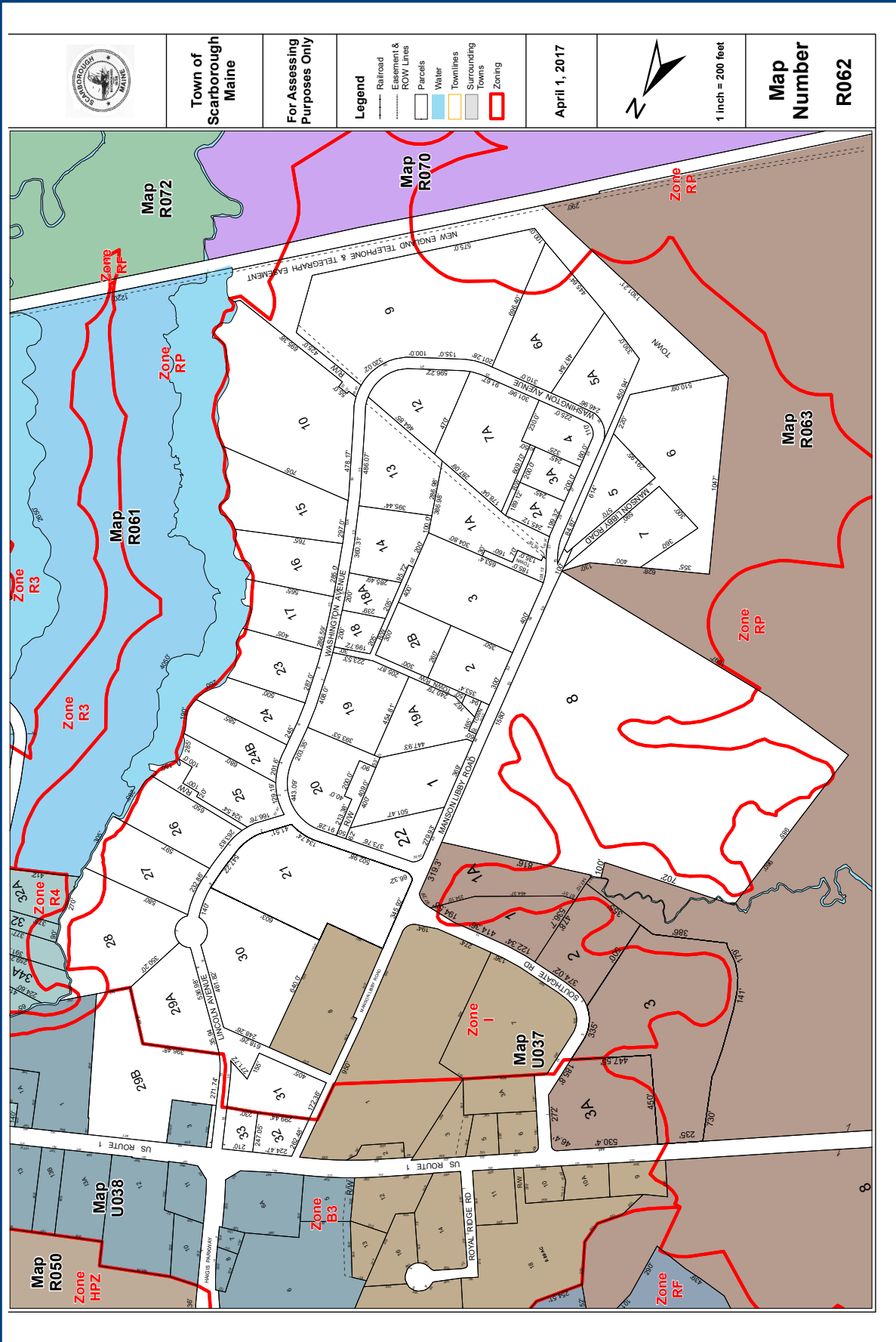


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