



**CARDENTE**  
REAL ESTATE  
Commercial / Investment Brokerage

# For Sublease

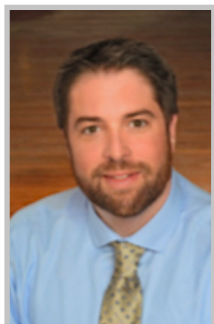
40 Manson Libby Road • Scarborough, Maine

## Premier Office Space For Sublease in Scarborough Industrial Park



### 4,035 +/- SQUARE FEET OF OFFICE SPACE

Cardente Real Estate is pleased to offer 40 Manson Libby Road for Sublease. Conveniently located in the popular Scarborough Industrial Park, this 4,035+/-SF space is part of the 16,000+/- SF fleet building with a unique blend of appointed office space and modern warehouse space. This site has ample parking, excellent exposure to both Manson Libby Road and Washington Avenue with being just seconds to Route One and minutes from I-95 via Haigis Parkway. This space is ideal for a small business in need of inventory space. Contact Broker for further details.



(o): 207.775.7363

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**Greg Perry**

Senior Broker / Partner

**Forbes**

Real Estate  
Council

2020  
OFFICIAL MEMBER

**CoSTAR**  
GROUP

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## Property & Lease Details

Property Address:	40 Manson Libby Rd, Scarborough, ME
Property Type:	Flex
Number of Stories:	Single Story
Owner:	E&M Properties LLC
Building Size:	16,000+/-SF
Available Space:	4,035 +/-SF
Year Built:	1988
Interior Description:	Combination of working office spaces, conference room, warehouse space, kitchen, rest room, and waiting room upon entrance.
Signage:	Optional by Tenant
Parking:	Ample on site parking
Zoning:	Industrial
Lease Type:	Modified Gross



**Aerial of 40 Manson Libby Road**



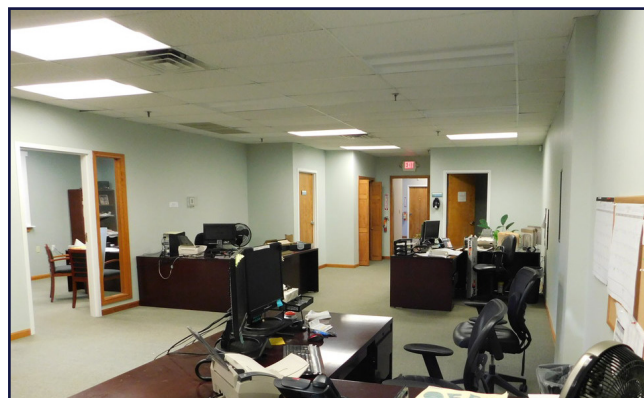


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## Photography



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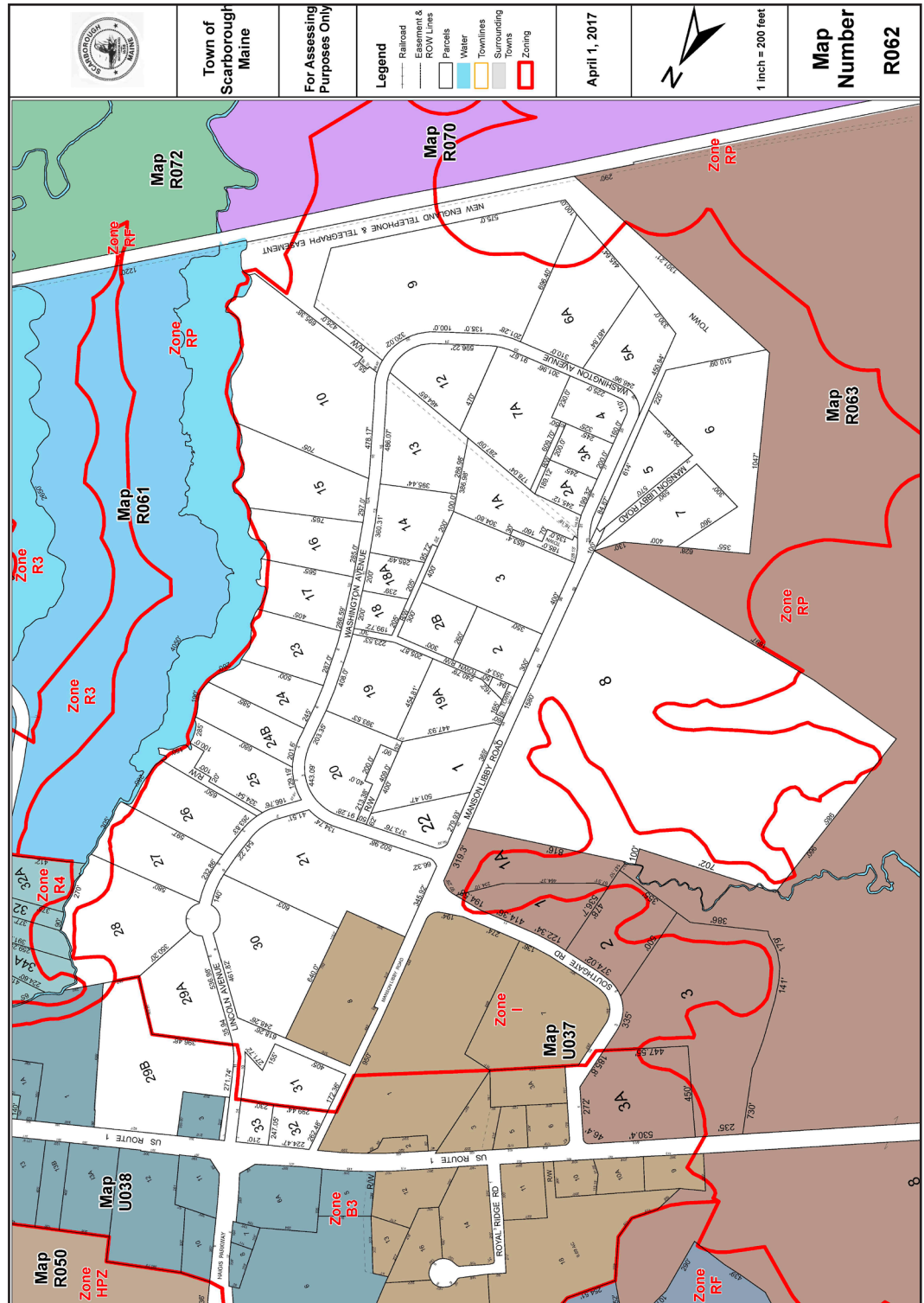


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## Tax Map



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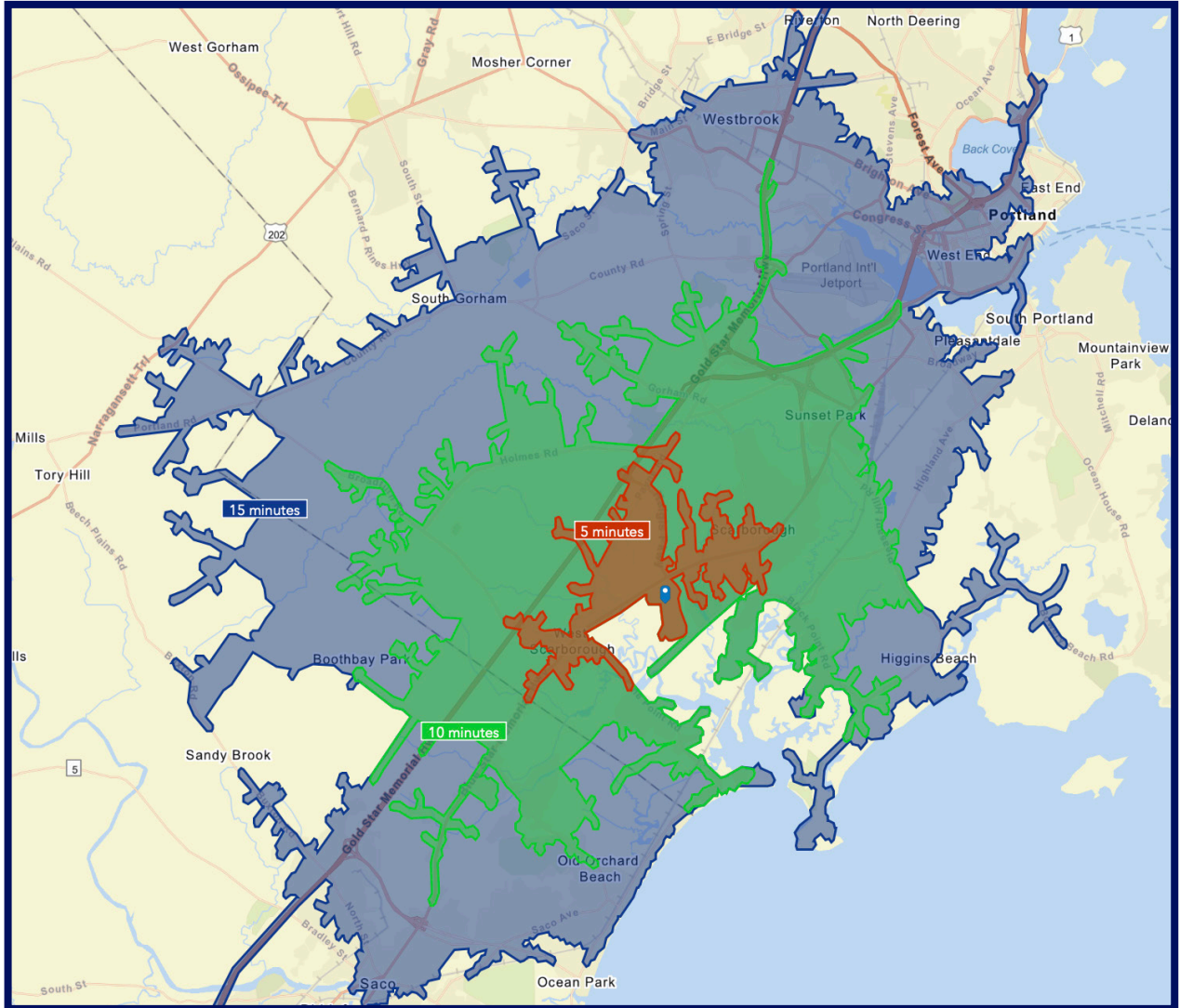


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## Drive Time Map Based 5, 10, & 15 Minutes From Site



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