

BUILD TO SUIT FOR LEASE

INNOVATION DISTRICT LOTS 4 & 5

SCARBOROUGH, ME 04070

THE DOWNS

TWO PARCELS | 2.89 ACRES
10,000 - 40,000 SF BUILDING

PORTLAND, ME

LOCATION DETAILS

ADDRESS:

106 & 126 INNOVATION WAY

DISTANCE TO
DOWNTOWN PORTLAND:
7 MILES (10 MINS)

DISTANCE TO
PORTSMOUTH, NH:
45 MILES (45 MINS)

DISTANCE TO BOSTON, MA:
100 MILES (1 HR 45 MINS)



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I-95 Within One Mile



FUTURE SCARBOROUGH TOWN CENTER
MIXED USE & 261 HOMES SOLD OR LEASED



BUILD TO SUIT FOR LEASE
10,000 - 40,000 SF BUILDING

LOT 5 | 1.21 ACRES

LOT 4 | 1.68 ACRES



PORTLAND, MAINE



Mainely Tubs
relax with us
100% Employee Owned

INCUBATOR SPACES



SCOREBUILDERS

THROTTLE
CAR CLUB · STORAGE · EVENTS

BUILD TO SUIT FOR LEASE
10,000 - 40,000 SF BUILDING

2.89 ACRES IDEAL FOR:
MIXED USE, LIGHT INDUSTRIAL,
WAREHOUSE/ DISTRIBUTION,
OFFICE & MORE

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Be part of Maine's hottest business park within the Innovation District at the Scarborough Downs. 100% of the lots within the Innovation District are sold or under contract.

We'll build your ideal business location custom to your building, clear height, loading, and parking needs.

Two ideally located parcels (2.89 acres in total) ready for build to suit lease. Building size between 10,000 and 40,000 SF.

Utilities include 3-phase power, municipal water and sewer, natural gas, fiberoptics and stormwater systems.

Lots are prepared for development and are cleared and graded. Road infrastructure is in place and all utilities on site. Ideal for mixed use, light industrial, warehouse/distribution.

ESSENTIAL DETAILS:

LOT SIZES:

LOT 4 - 1.68 AC, LOT 5 - 1.21 AC

PROPOSED BUILDING SIZE:

10,000 - 40,000 SF

LEASE RATE:

NEGOTIABLE

PROPERTY TYPE:

MIXED USE, LIGHT INDUSTRIAL,
WAREHOUSE/DISTRIBUTION

UTILITIES:

3-PHASE POWER, MUNICIPAL WATER AND SEWER,
NATURAL GAS, FIBEROPTICS AND STORMWATER SYSTEMS



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THE DOWNS

EMPLOYEES AND CUSTOMERS
RIGHT NEXT DOOR
261 HOMES SOLD & LEASED



**2.89 ACRES
READY FOR BUILD TO SUIT**

- LEGEND**
- Existing Buildings
 - Planned Buildings
 - Buildings Underway
1. Uplands, Senior Housing (Summer 2021)
 2. The Mooring, Memory Care Home
 3. Mill Commons, Condominiums
 4. Carriage Walk, Apartments (5th Building, Fall 2021)
 5. Grist Mill Neighborhood, Single Family Homes
 6. Tandem Court, Apartments (Under Construction, Spring 2021)
 7. The Gables, Condominiums (Under Construction, Fall 2021)
 8. Frontrunner Park, Single-Family Homes (Under Construction)
 9. Hayloft Apartments (Under Construction, Spring/Summer 2021)
 10. Townhouses at Frontrunner Park (Planned)
 11. Redico, Senior Care Facility (Planned)
 12. Ducas Construction (Under Construction, Summer 2021)
 13. Zoom Drain (Under Construction, Fall 2021)
 14. Mainley Tubs (Under Construction, Fall 2021)
 15. DPR (Planned)
 16. Crown Equipment Corporation (Planned)
 17. Scorebuilders
 18. AV Technik
 19. Throttle Car Club (Under Construction, Spring 2021)
 20. Pride Storage Solutions (Under Construction, Summer 2021)
 21. Incubator Spaces (Under Construction, Spring 2021)
 22. Oyster LLC (Planned)

- Infrastructure, surveys, roadways, approvals and permits are in place saving up to a year in the planning process.
- New Scarborough Town Center being built within The Downs will be in walking distance to The Innovation District
- New businesses coming soon to The Downs include light industrial, manufacturing, technology, service, restaurant, gas station, and small and large retail end-users.

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THE
Downs

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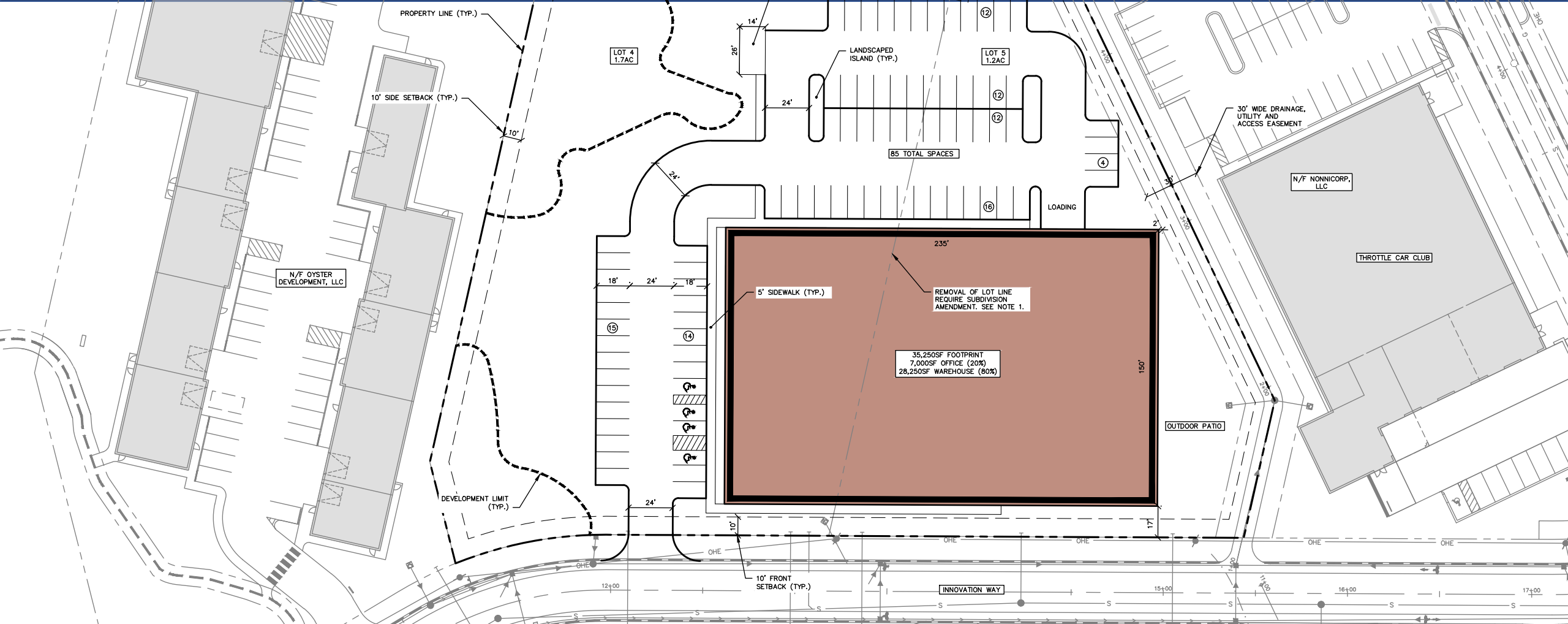
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CONCEPT #2

THE DOWNS

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MAKING HEADLINES:

- [\\$125M Scarborough business park at capacity years ahead of schedule](#)
- [Business hub planned for former Maine race track sells out](#)
- [Crown Equipment is latest entry to Downs Innovation District](#)
- [Scarborough contractor finds plenty of room to grow at Downs' Innovation District](#)
- [Future of The Downs takes shape as racing era ends](#)

The collage features three main articles from MaineBiz and one from Associated Press. The first article, dated August 31, 2021, reports that a \$125 million Scarborough business park is at capacity years ahead of schedule, with a photo of the Throttle Car Club building. The second article, dated April 12, 2021, announces that Crown Equipment is the latest tenant in the Downs Innovation District, accompanied by a master plan map. The third article, dated September 4, 2021, states that a business hub planned for the former Maine race track has sold out, listing tenants like IDEXX and Throttle Car Club. A fourth article from Associated Press also reports on the business hub's sale. The collage includes social media sharing icons and various call-to-action buttons like 'Sign up for Enews' and 'Learn more'.