

FOR LEASE



STANDALONE MEDICAL/RETAIL BUILDING

264 GORHAM ROAD, SOUTH PORTLAND, ME 04106

PROPERTY HIGHLIGHTS

- Located in vibrant Maine Mall retail trade area with easy access from I-95 and I-295
- Newer construction facility – built in 2019 for CSL Plasma
- Currently built out as a medical clinic but could easily be converted for retail or traditional office uses
- Large pylon sign on Gorham Road
- Neighboring businesses in the immediate area include Hannaford, Home Depot, Olive Garden, Luxury Entertainment Cinemas, Intermed and many others



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PROPERTY DETAILS

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|----------------------|----------------------------------------------------------------------------------------------------|
| OWNER | Washington Baxter LLC |
| BUILDING SIZE | 11,890± SF |
| AVAILABLE SPACE | 11,890± SF |
| AVAILABILITY | Immediate |
| ASSESSOR'S REFERENCE | 067-A-001-C |
| DEED REFERENCE | 32846/0143 |
| ZONING | Central and Regional Commercial District |
| LOT SIZE | 3.03± Acres |
| TRAFFIC COUNT | 15,478 (AADT per Maine DOT 2025) |
| YEAR BUILT | 2019 |
| NUMBER OF STORIES | One (1) |
| HEATING & COOLING | 5 RTU's all carrier 48 HC (high efficiency) 2 stage cooling with NG heat |
| NNN EXPENSES | \$9.04/SF |
| UTILITIES | Municipal water and sewer |
| SPRINKLERS | Yes, wet system |
| RESTROOMS | Private |
| PARKING | 166 on-site spaces (13.96 per 1,000 SF) |
| AREA BUSINESSES | Hannaford, Shaking Crab, Olive Garden, B GOOD, Day's Jewelers, Rockler Woodworking and Hardware |
| LEASE RATE | See broker for pricing |

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FOR SUBLEASE | STANDALONE MEDICAL/RETAIL BUILDING

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CONTACT US



DEREK MILLER
PARTNER, BROKER
207.553.1721 D
207.240.0032 C
DMILLER@BOULOS.COM

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