

FOR SALE | INDUSTRIAL/SPECIALTY BUILDING

222 Gray Road | Cumberland, ME



7,200± SF INDUSTRIAL/SPECIALTY BUILDING

- 5.1± AC lot, in close proximity to I-95
- Significant upgrades including mechanical, electrical, and HVAC in 2020 - 2022
- Previously a medical marijuana cultivation facility (currently still licensed)
- Two older structures on-site with the potential to redevelop those buildings or redevelop the entire site per the town of Cumberland's land use ordinances
- Potential communications tower ground lease on a portion of the land (see broker for details)

SALE PRICE: \$950,000



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PROPERTY SUMMARY

222 Gray Road | Cumberland, ME



OWNER: 222 Gray Road LLC

DEED: Book 37305, Page 241

ASSESSOR: Map U20, Block 66

LOT SIZE: 5.1± AC

BUILDING SIZE: 7,200± SF (not including 2nd floor space or outdoor overhang area)

YEAR BUILT: 2010; renovated in 2020-2022

CONSTRUCTION: Wood-frame

ROOF: Gable/Hip

SIDING: Clapboard

FOUNDATION: Slab

FLOORING: 6" reinforced poured concrete and frost walls

CEILING HEIGHT: 16'± main floor

ELECTRICITY: 800 Amp single phase

HVAC: Forced HA, heat pump; electric

UTILITIES: Public water and private sewer

RESTROOM: One (1)

SIGNAGE: On building & pylon on Gray Rd

PARKING: Ample on-site

ROAD FRONTAGE: 572'± on Gray Rd (Route 100)

ZONING: Village Center Commercial District (VCC)

PROPERTY TAXES: \$14,367.7 (July '25- June '26)

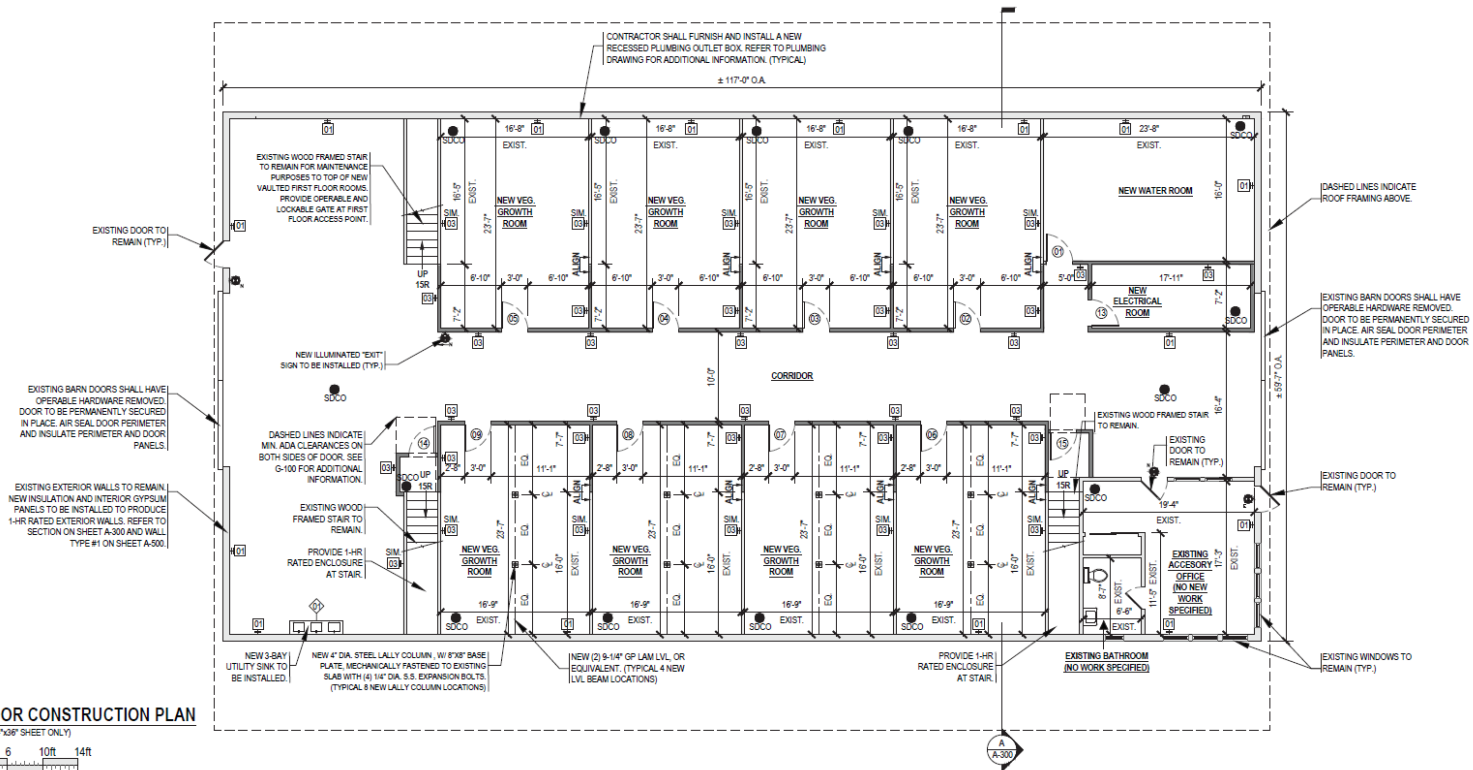


PHOTOS

222 Gray Road | Cumberland, ME

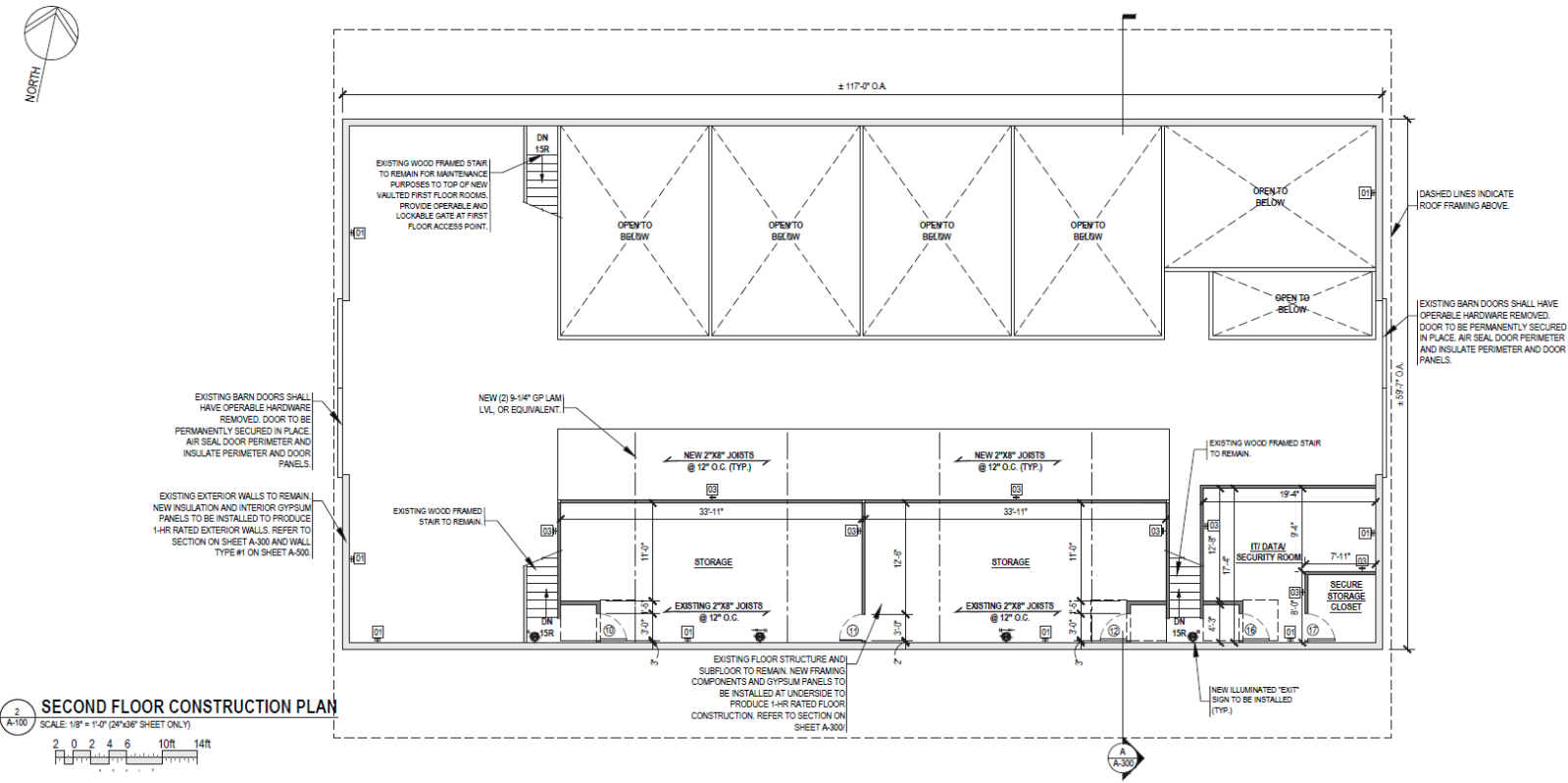


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SECOND FLOOR PLAN

222 Gray Road | Cumberland, ME



TAX MAP

222 Gray Road | Cumberland, ME



FIVE MILE DEMOGRAPHICS

222 Gray Road | Cumberland, ME



KEY FACTS

20,635

Population

42.6

Median Age



2.6

Average Household Size

\$131,531

Median Household Income

BUSINESS



530

Total Businesses



3,695

Total Employees

INCOME



\$131,531

Median Household Income



\$70,640

Per Capita Income



\$806,764

Median Net Worth

EDUCATION

1%

No High School Diploma



20%

High School Graduate



23%

Some College



56%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

77%



Blue Collar

14%



Services

9%

2.7%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$200,000+ (29.7%)

The smallest group: <\$15,000 (2.1%)

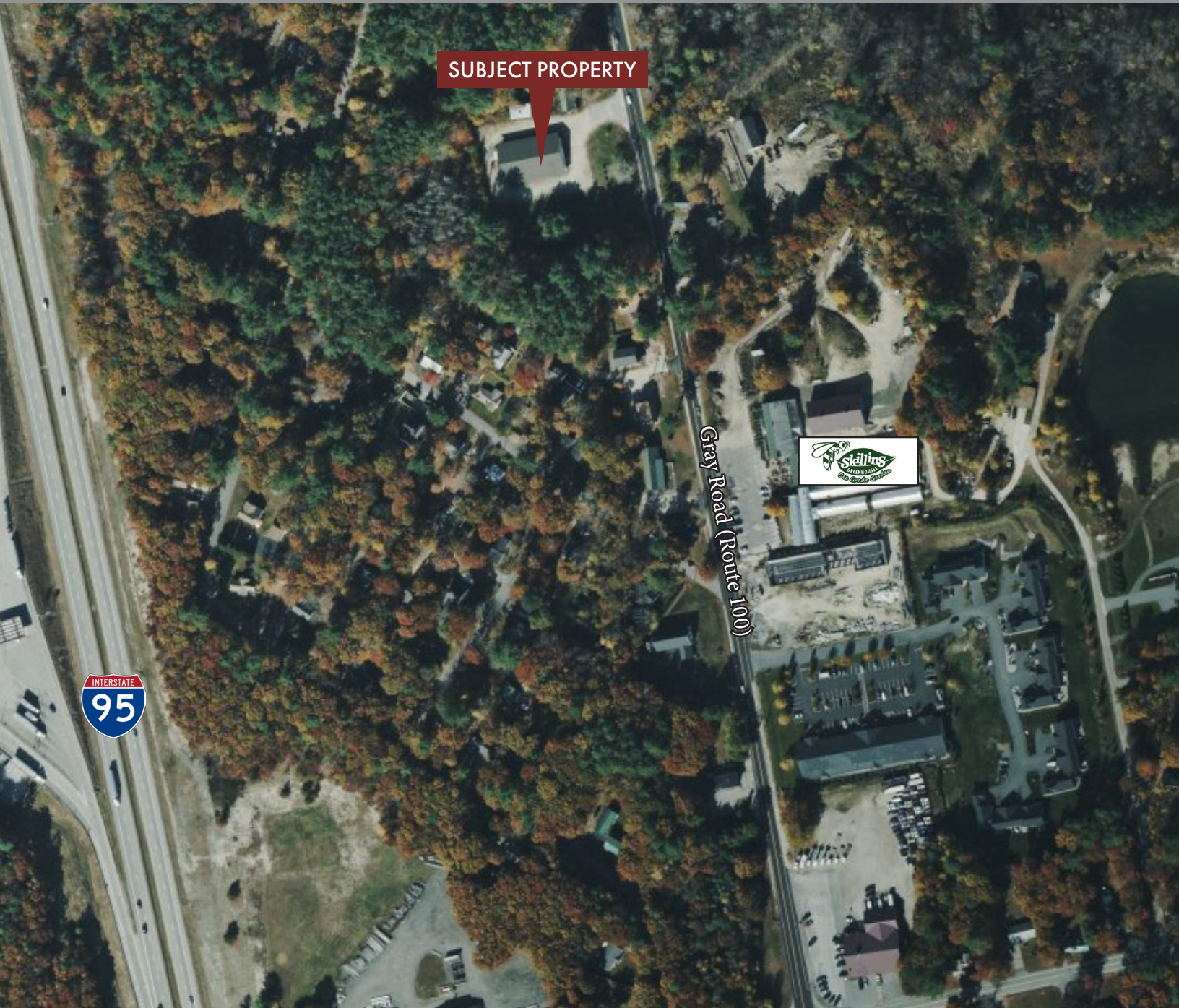
| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|--|
| <\$15,000 | 2.1% | -2.7% | |
| \$15,000 - \$24,999 | 2.1% | -2.2% | |
| \$25,000 - \$34,999 | 3.1% | -1.9% | |
| \$35,000 - \$49,999 | 5.1% | -2.5% | |
| \$50,000 - \$74,999 | 9.7% | -3.8% | |
| \$75,000 - \$99,999 | 12.1% | -0.1% | |
| \$100,000 - \$149,999 | 24.2% | +0.4% | |
| \$150,000 - \$199,999 | 11.8% | +0.4% | |
| \$200,000+ | 29.7% | +1.1% | |

Bars show deviation from Cumberland County

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

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