

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)

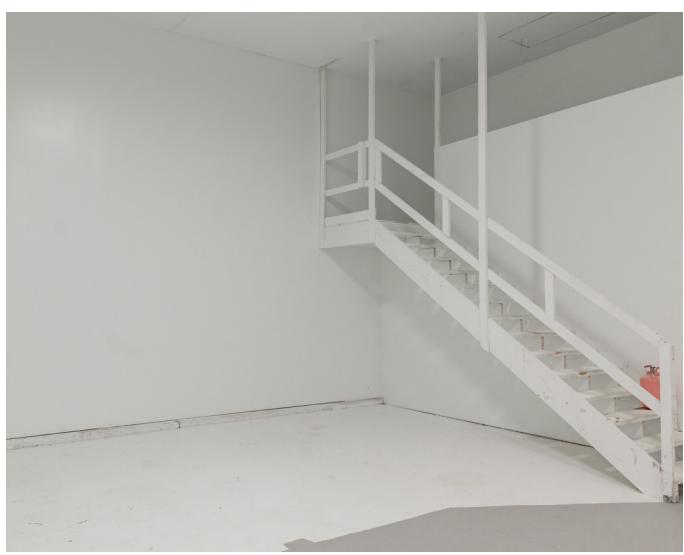
ZONING: Village Center Commercial District (VCC)

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



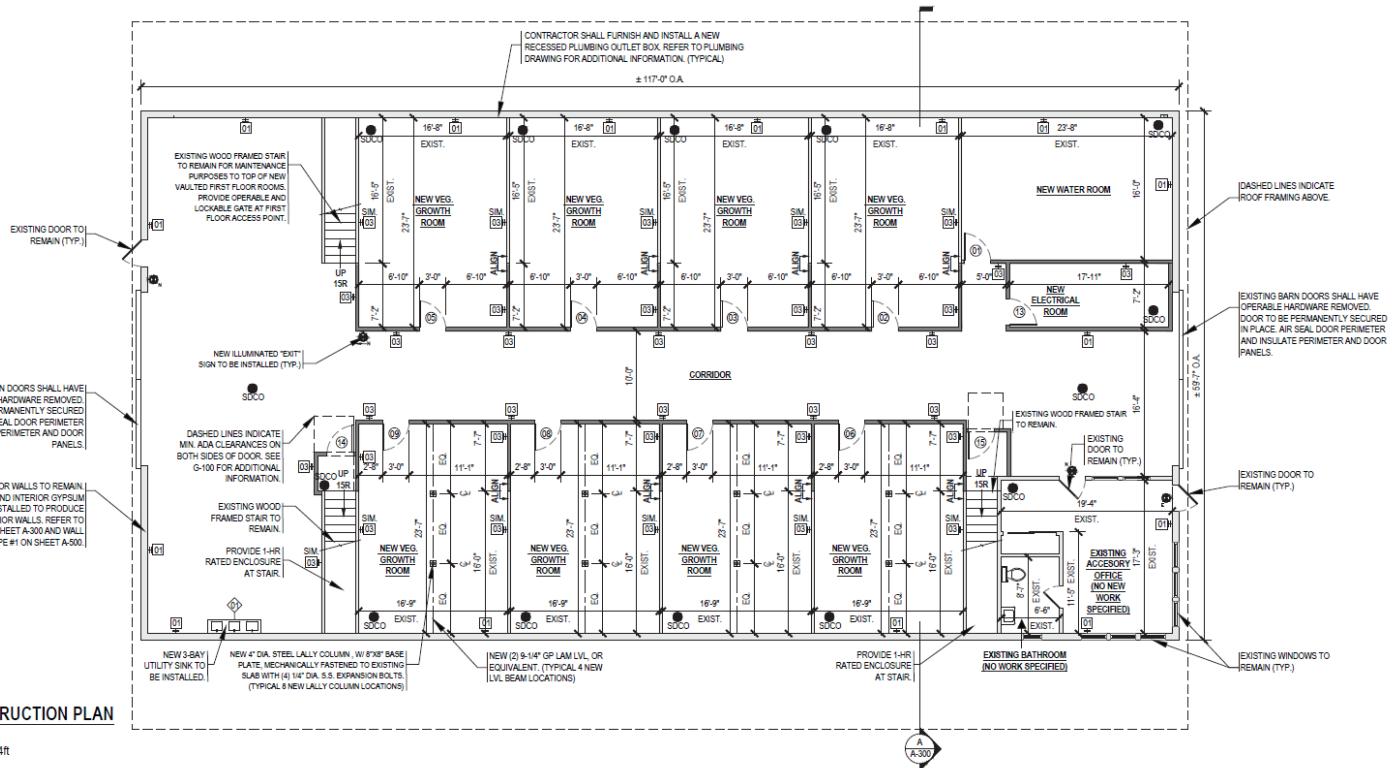
PHOTOS

222 Gray Road | Cumberland, ME



FIRST FLOOR PLAN

222 Gray Road | Cumberland, ME



FIRST FLOOR CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0" (24"x36" SHEET ONLY)

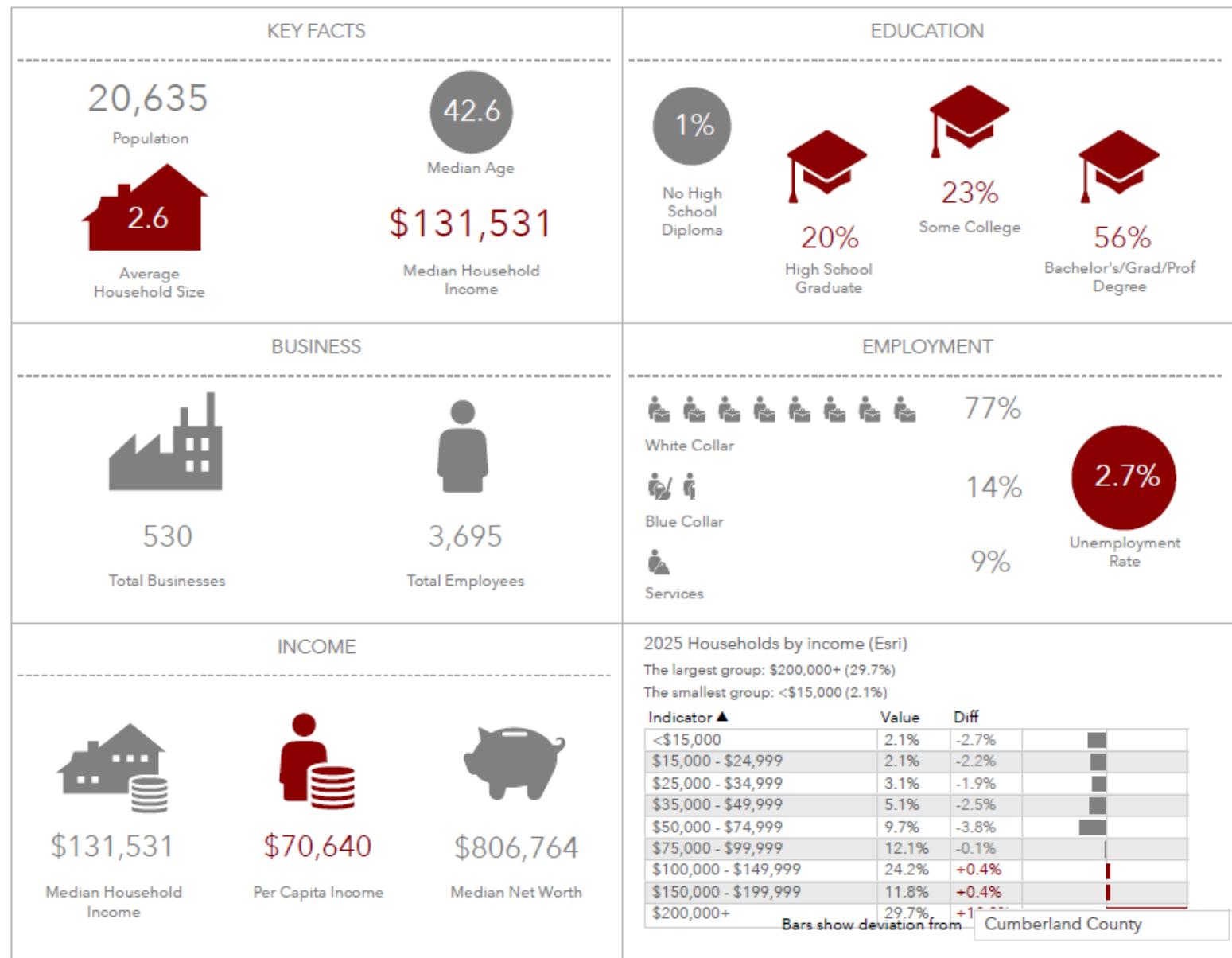
TAX MAP

222 Gray Road | Cumberland, ME



FIVE MILE DEMOGRAPHICS

222 Gray Road | Cumberland, ME



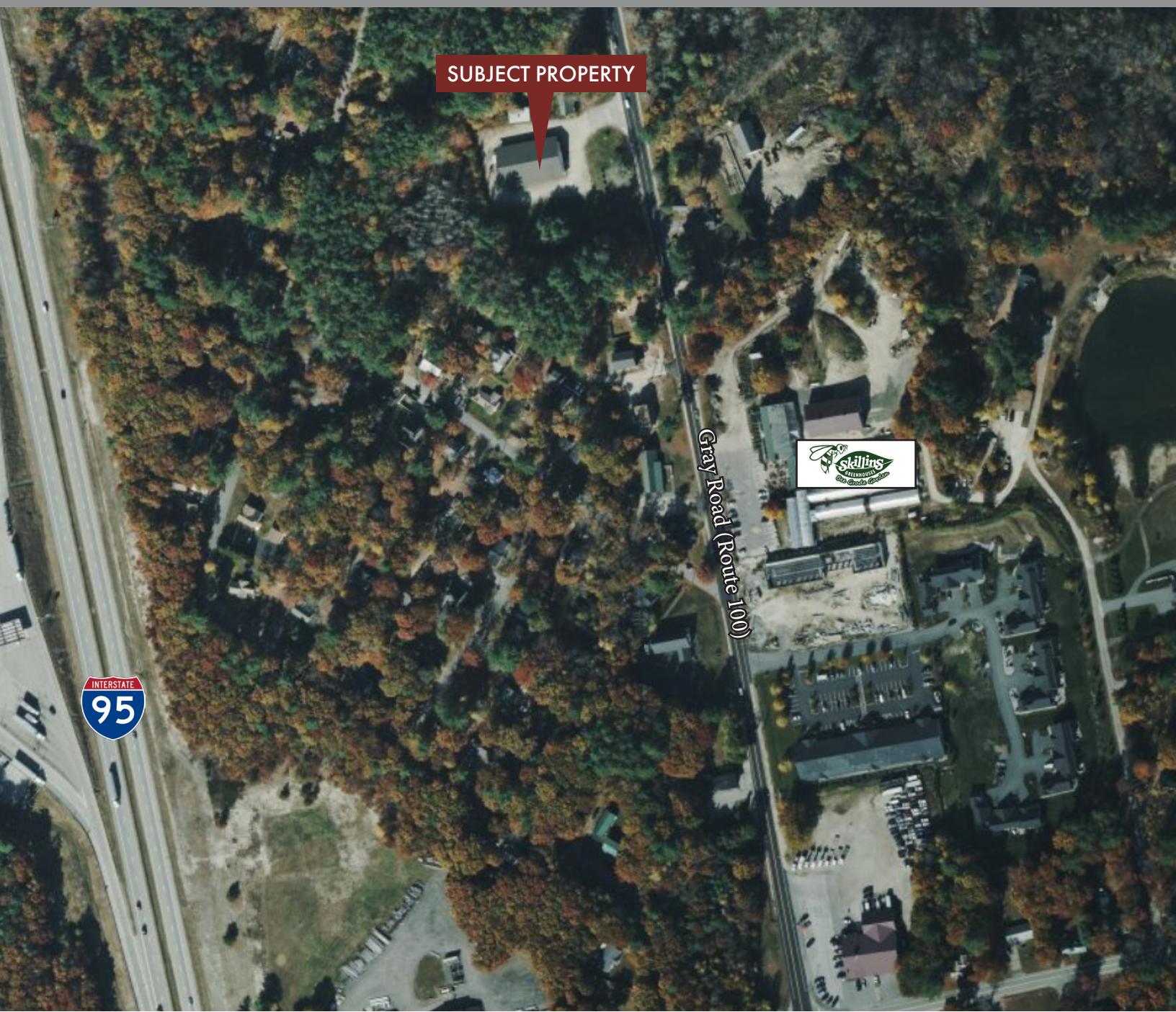
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

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SUBJECT PROPERTY



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