

# FOR LEASE | MULTI-PURPOSE FLEX UNITS

5 Little Wing Lane | Gorham, ME



## TWO 2,500± SF TWO-STORY FLEX UNITS

- Located off New Portland Road close to the Westbrook line with easy access to I-95
- New construction in 2019; clean, move-in condition
- High-quality flex units with open warehouse and office/retail space
- Up to 5,000± SF available (not contiguous)



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# PROPERTY SUMMARY

5 Little Wing Lane | Gorham, ME



**OWNER:** Callander Corporation

**DEED:** Book 36307, Page 282

**ASSESSOR:** Map 12, Block 12, Lot 2

**BUILDING SIZE:** 11,800± SF

**AVAILABLE SIZE:** Unit A: 2,500± SF  
Unit C: 2,500± SF  
Combined: 5,000± SF

**LOT SIZE:** 0.93± AC

**STORIES:** Two (2)

**YEAR BUILT:** 2019

**LOADING:** One (1) 12' Overhead Door per unit

**ELECTRICAL:** 225 amps, 3-phase

**CEILING HEIGHT:** 22'± in Warehouse

**HVAC:** Electric Heat Pump in retail/  
office  
Propane Heater in Warehouse

**UTILITIES:** Private Water & Sewer  
Electric & Propane separately  
metered

**RESTROOMS:** Two (2) per unit

**SPRINKLER:** Yes

**PARKING:** Ample on-site

**ZONING:** I - Industrial

**LEASE RATE:** \$15/SF NNN

**NNN EXPENSE:** \$3.84± / SF

## FIRST FLOOR OFFICE/RETAIL



# PHOTOS

5 Little Wing Lane | Gorham, ME



## WAREHOUSE



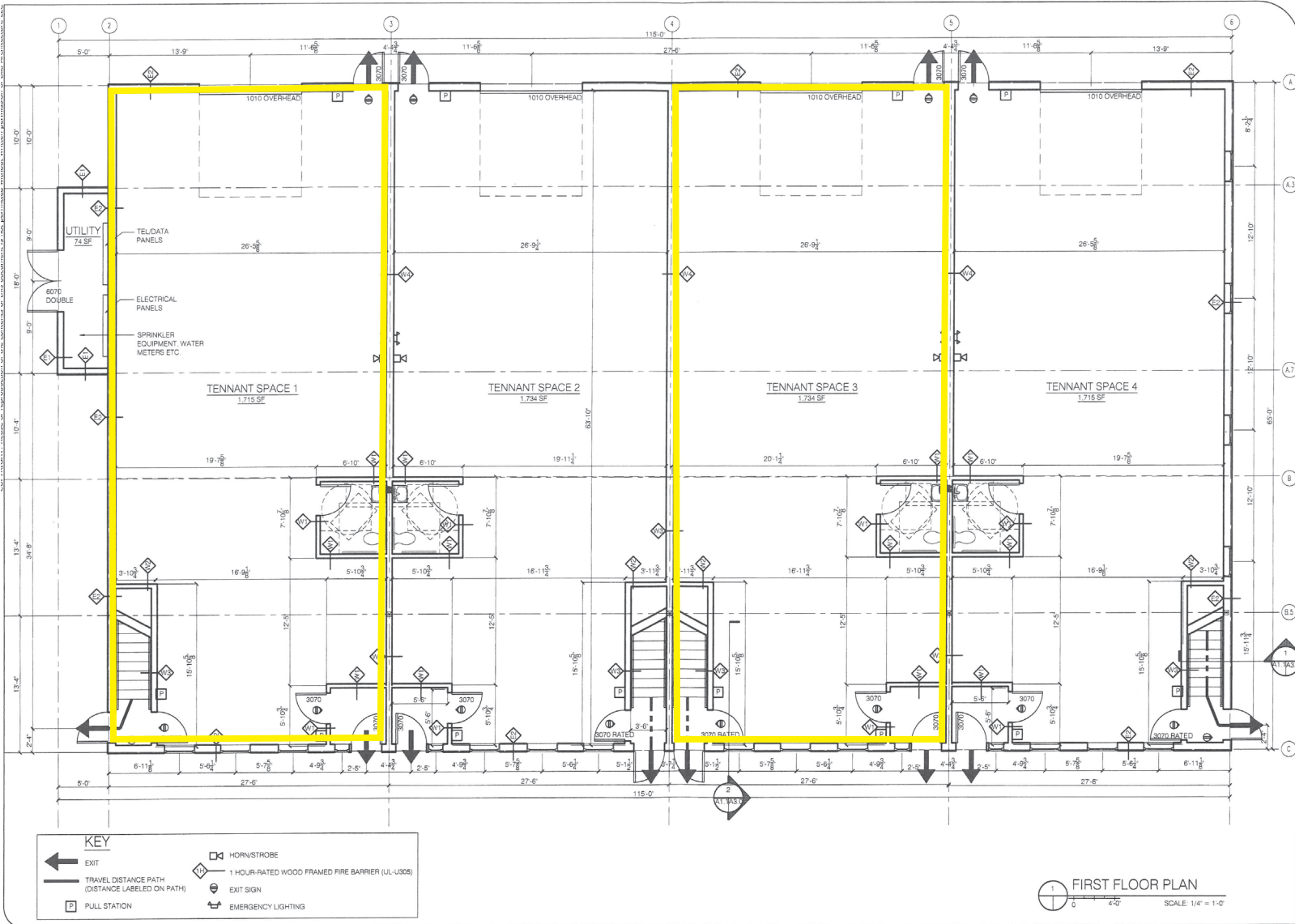
## SECOND FLOOR





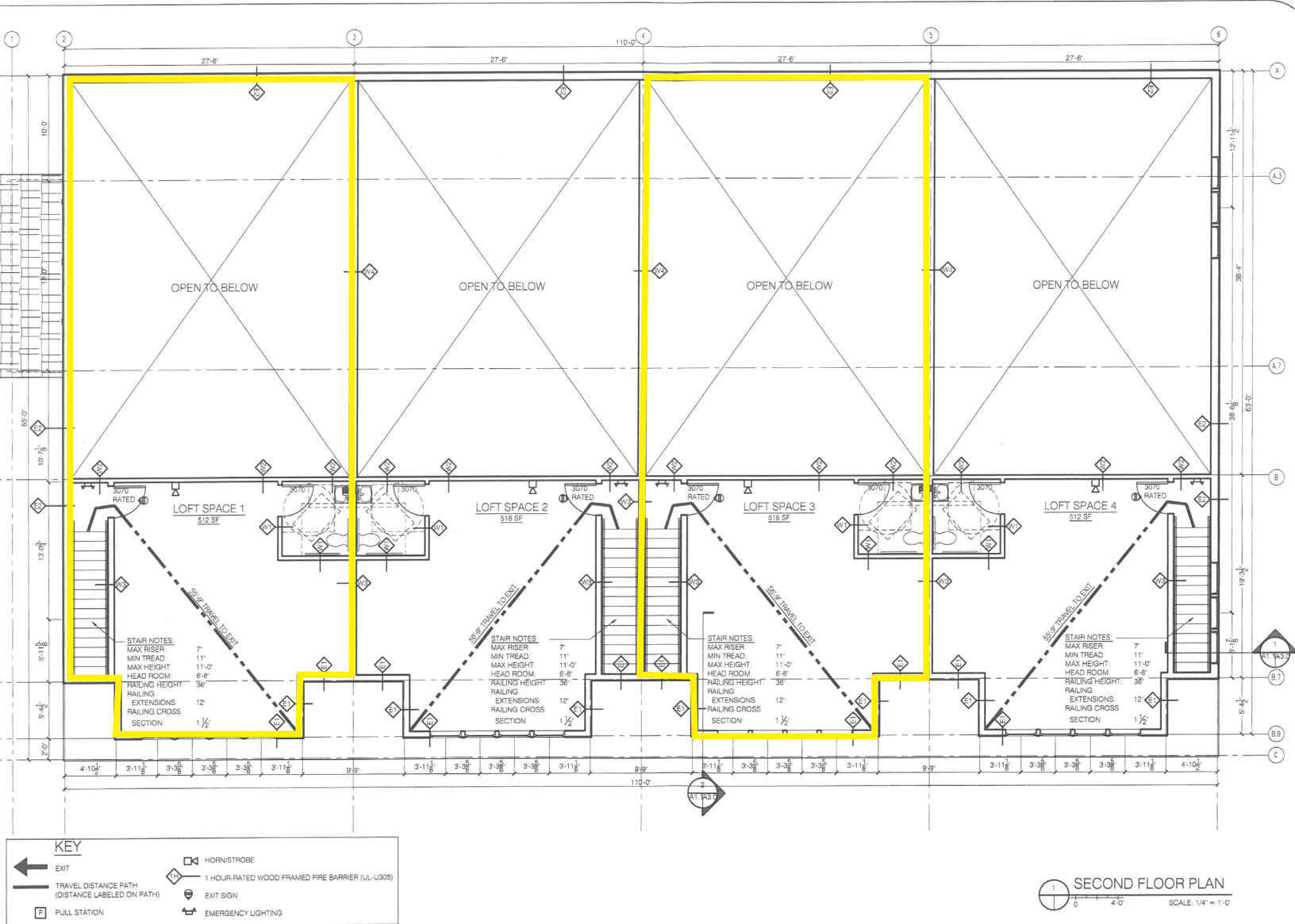
# FIRST FLOOR PLAN

5 Little Wing Lane | Gorham, ME



# SECOND FLOOR PLAN

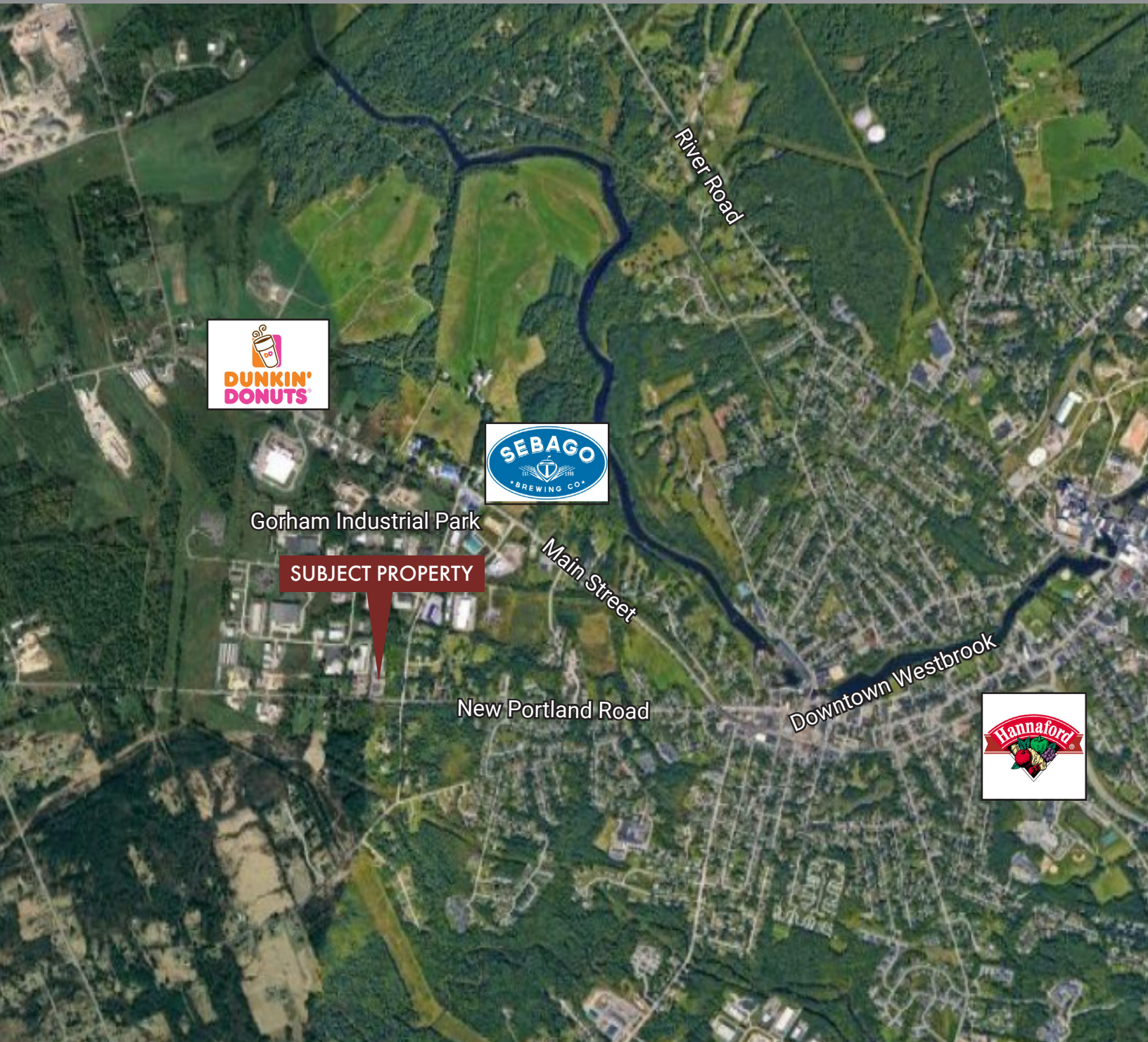
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Gorham Industrial Park

**SUBJECT PROPERTY**

New Portland Road



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