

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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MALONE COMMERCIAL BROKERS

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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

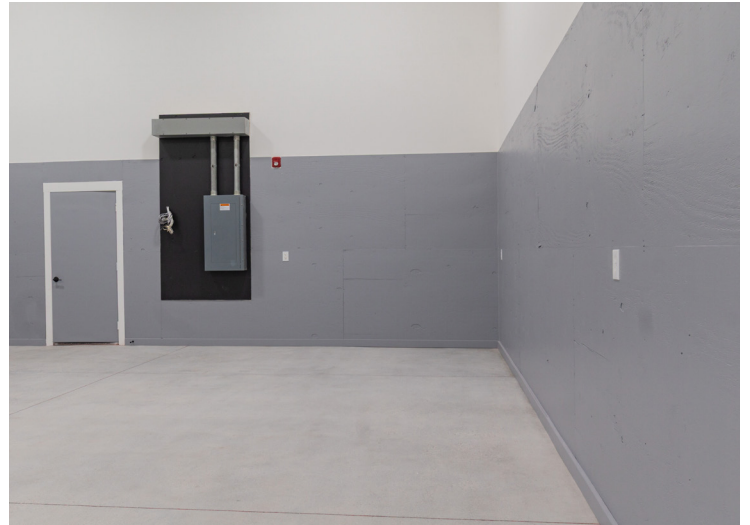


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WAREHOUSE

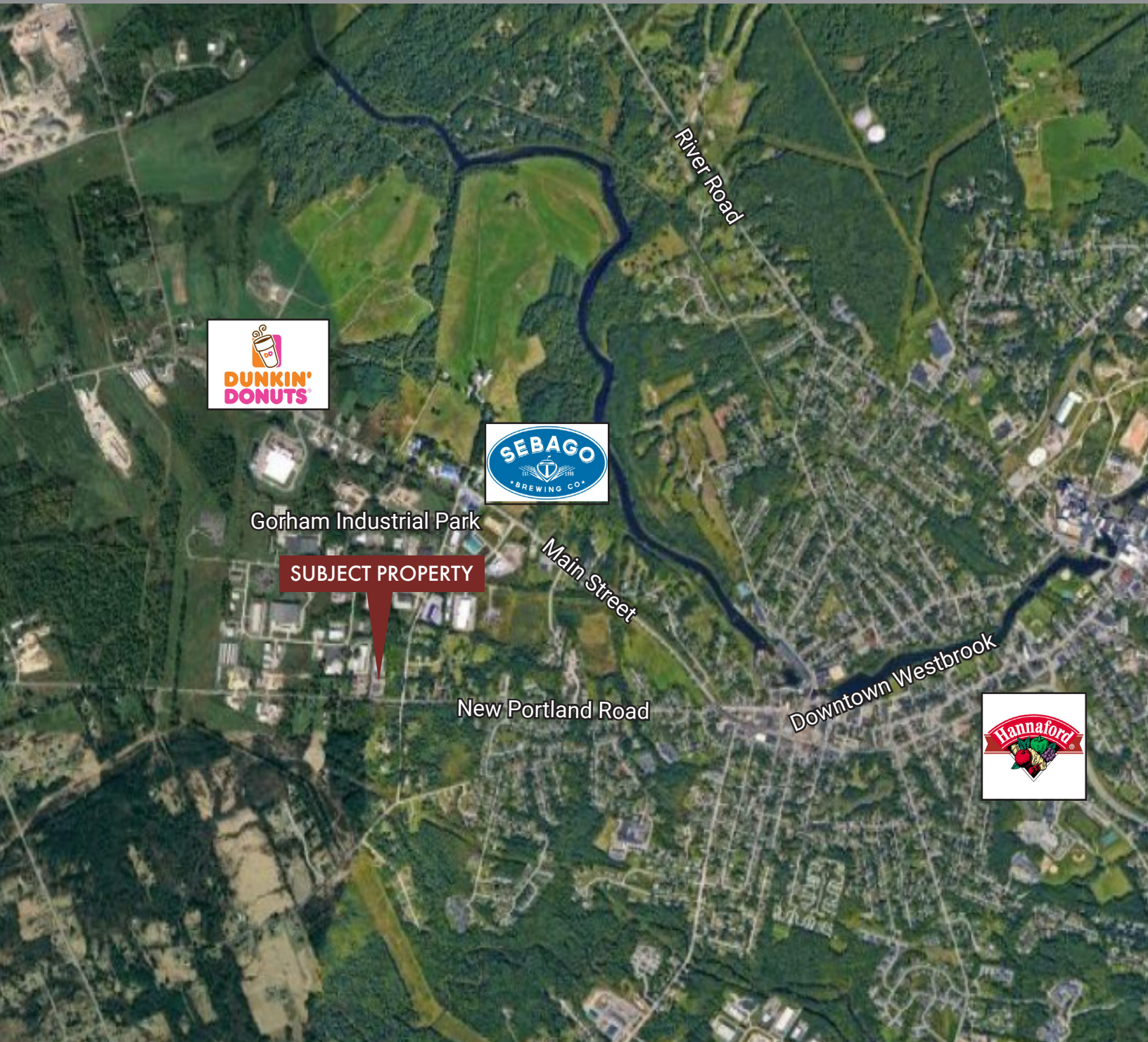


SECOND FLOOR



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5 Little Wing Lane | Gorham, ME



Gorham Industrial Park

SUBJECT PROPERTY

New Portland Road



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