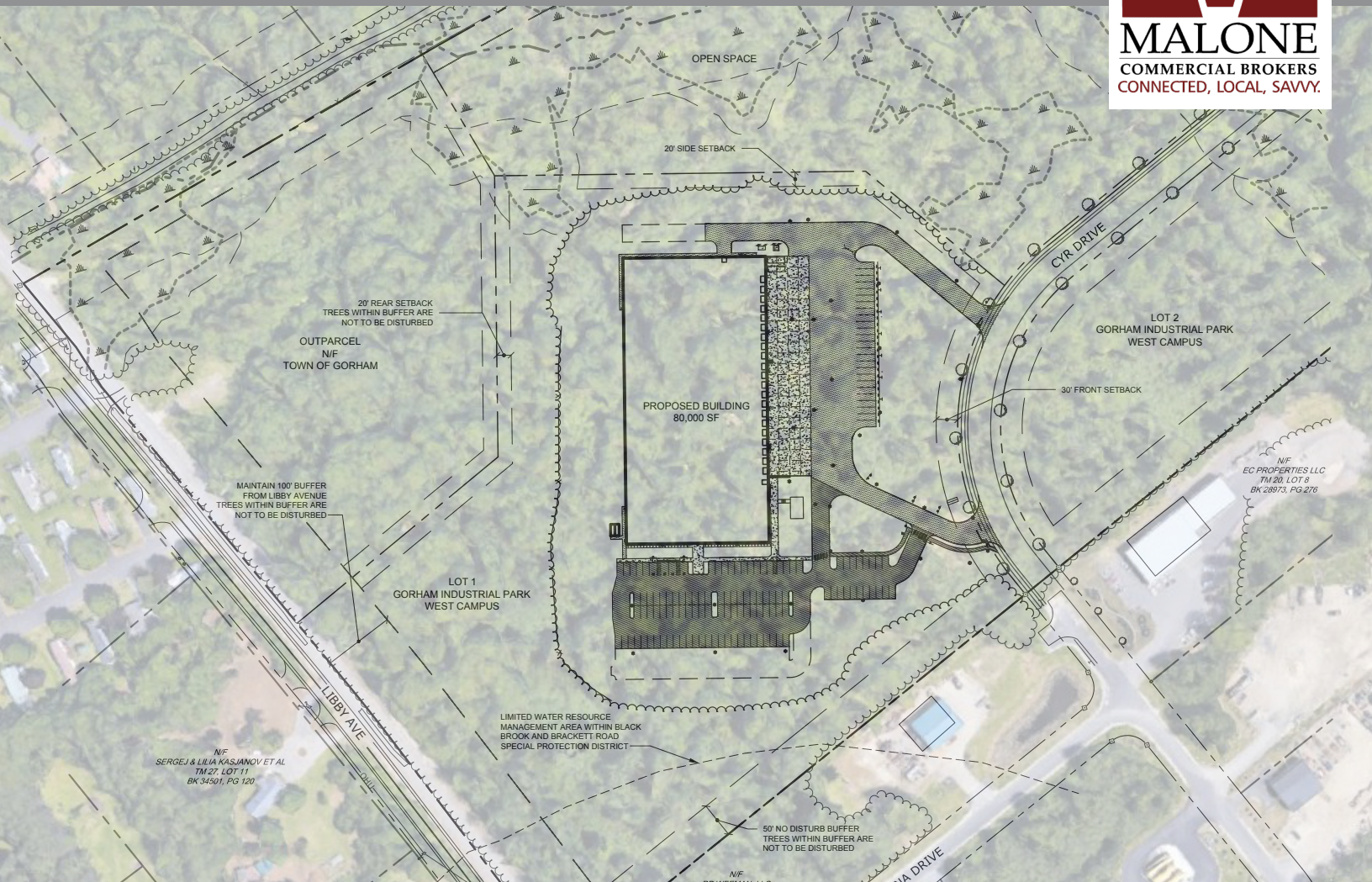


# FOR SALE/LEASE | INDUSTRIAL BUILD-TO-SUIT

Gorham Industrial Park West, Lot 1 | Gorham, ME



## 70,000-100,000± SF BUILD-TO-SUIT INDUSTRIAL BUILDING

- Can accommodate a building between 70,000-100,000± SF
- Industrial District Zoning suitable for a variety of uses
- Connections to public utilities, including natural gas and 3-phase power to be provided in road built by the Town of Gorham
- Located in one of the fastest growing communities in Southern Maine with easy access to I-95 and other major corridors
- Build-to-suit building deliverable within 18± months of lease execution

**SALE PRICE: \$1,600,000 | LEASE RATE TO BE DETERMINED**



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# PROPERTY & BUILD-TO-SUIT SUMMARY

Gorham Industrial Park West, Lot 1 | Gorham, ME



**SELLER:** Town of Gorham, Maine

**LANDLORD:** To be determined

**LOT SIZE:** 15.5± AC

**APPROVALS/PERMITS:** Municipal site plan and DEP approvals in place for 80,000 SF footprint building

**CONSTRUCTION:** Pre-engineered metal building structure

**MEZZANINE:** Capacity for interior steel mezzanine structure for 2nd Floor office/storage

**ROOF:** Insulated metal roof structure capable of accommodating EPDM membrane roof system with internal roof drainage in lieu of SSM roof

**FOUNDATION:** 6" slab on grade

**STORMWATER:** Town of Gorham will provide a grading and shared stormwater management system

**SITE ENTRANCES:** Two (2) driveways off Cyr Drive

**CLEAR HEIGHT:** 28'±

**LOADING:** Up to 22 loading docks with multiple at-grade doors

**HVAC:** Natural gas

**ELECTRIC:** 3-phase capable of serving up to 277/480v 3000amp

**UTILITIES:** Connections to public utilities will be provided within Cry Drive extension

**FIRE SUPPRESSION:** Fire pump for fire protection system will likely be required for warehouse uses

**MISCELLANEOUS:** Oil/water separator

**PARKING SURFACE:** Adheres to Gorham's building codes for parking capacity per building SF  
Heavy duty pavement at loading dock and circulation areas  
Standard duty pavement at employee parking area

**SIGNAGE:** Freestanding pylon sign at entry driveway

**GENERATOR:** Capable of accommodating generator or transfer switch

**ZONING:** Industrial

**LEASE RATE:** To be determined

**SALE PRICE:** \$1,600,000

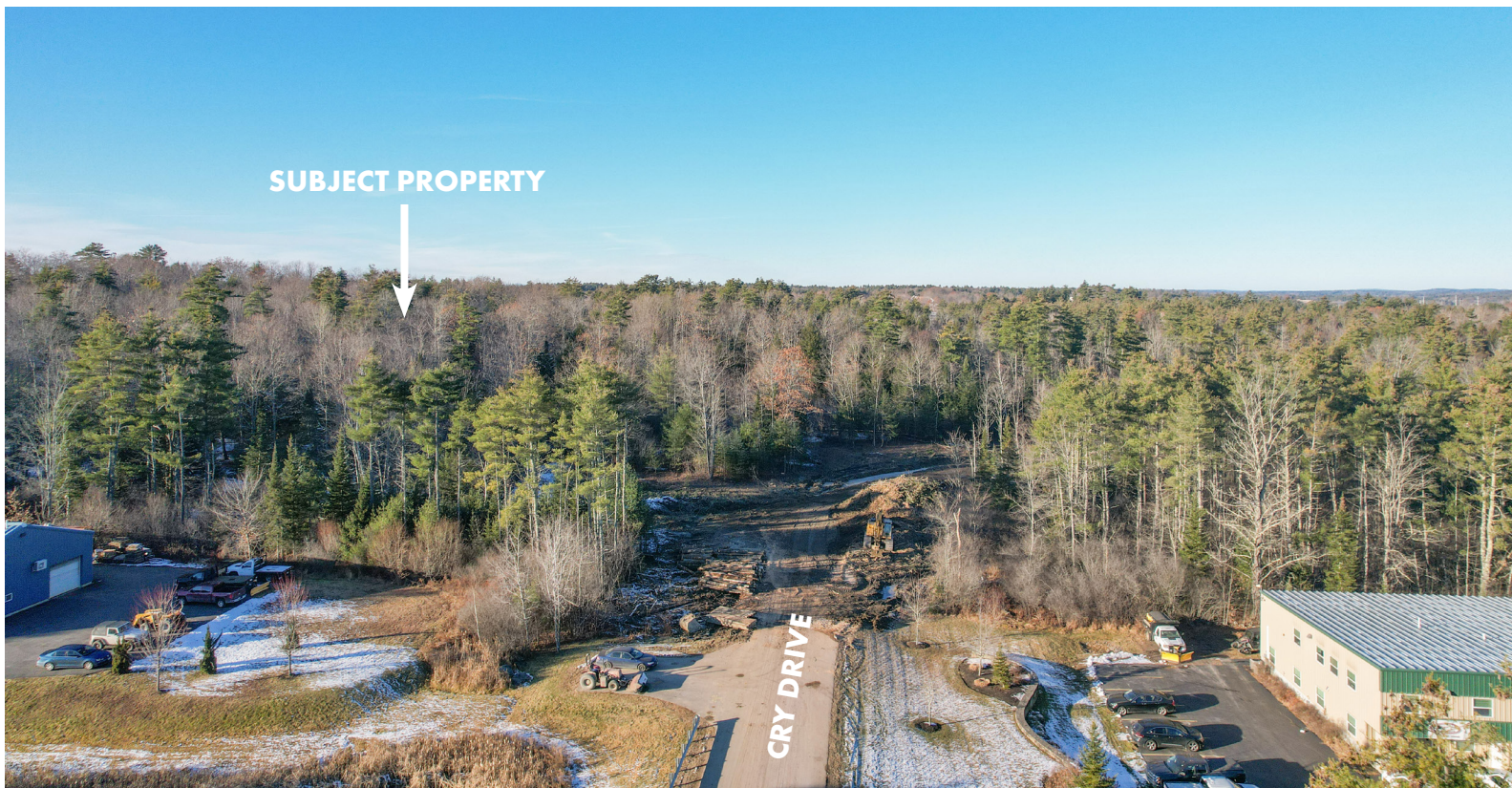


# DRONE PHOTOS

Gorham Industrial Park West, Lot 1 | Gorham, ME



SUBJECT PROPERTY



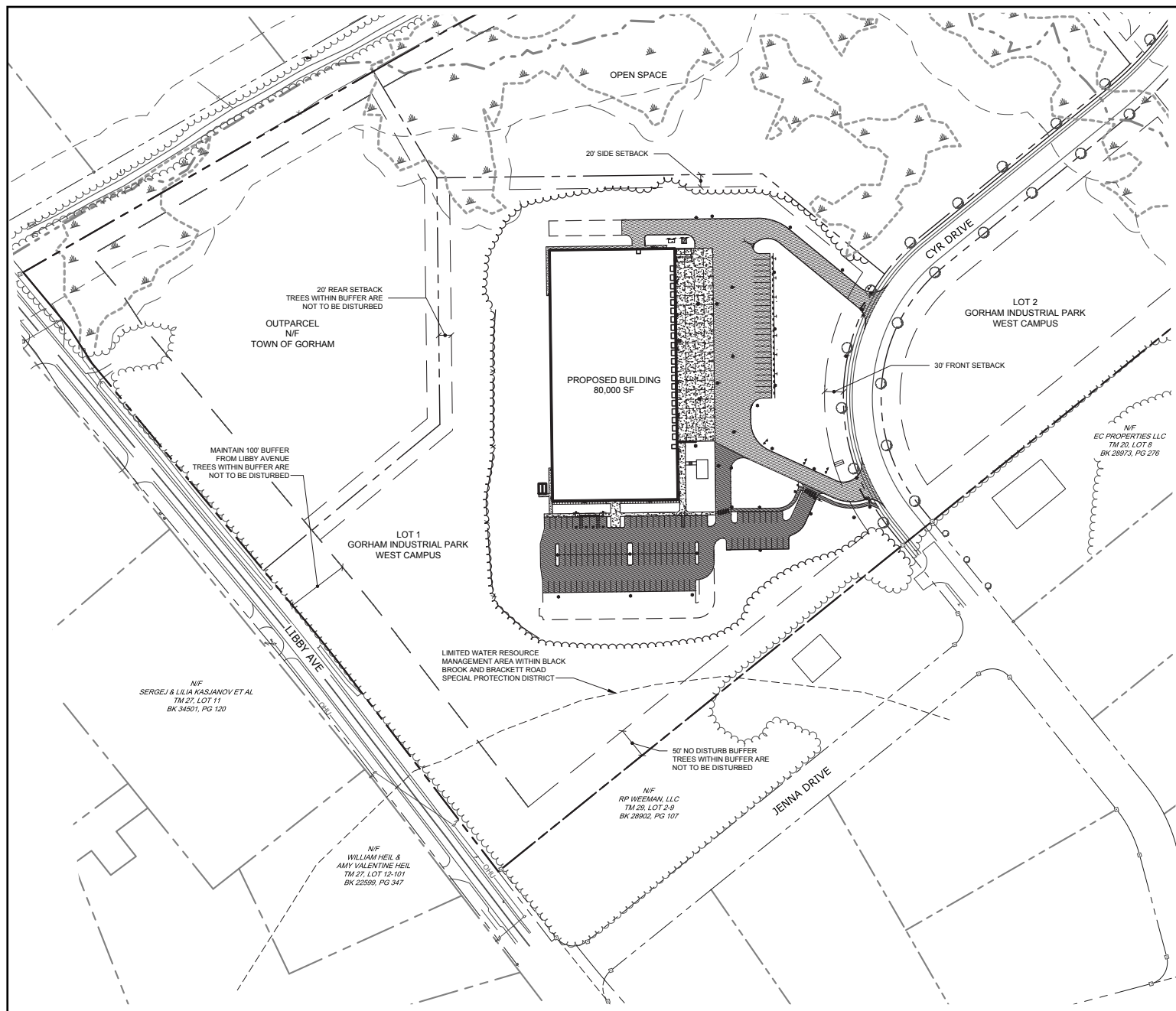


# TOWN APPROVED SITE PLAN

Gorham Industrial Park West, Lot 1 | Gorham, ME



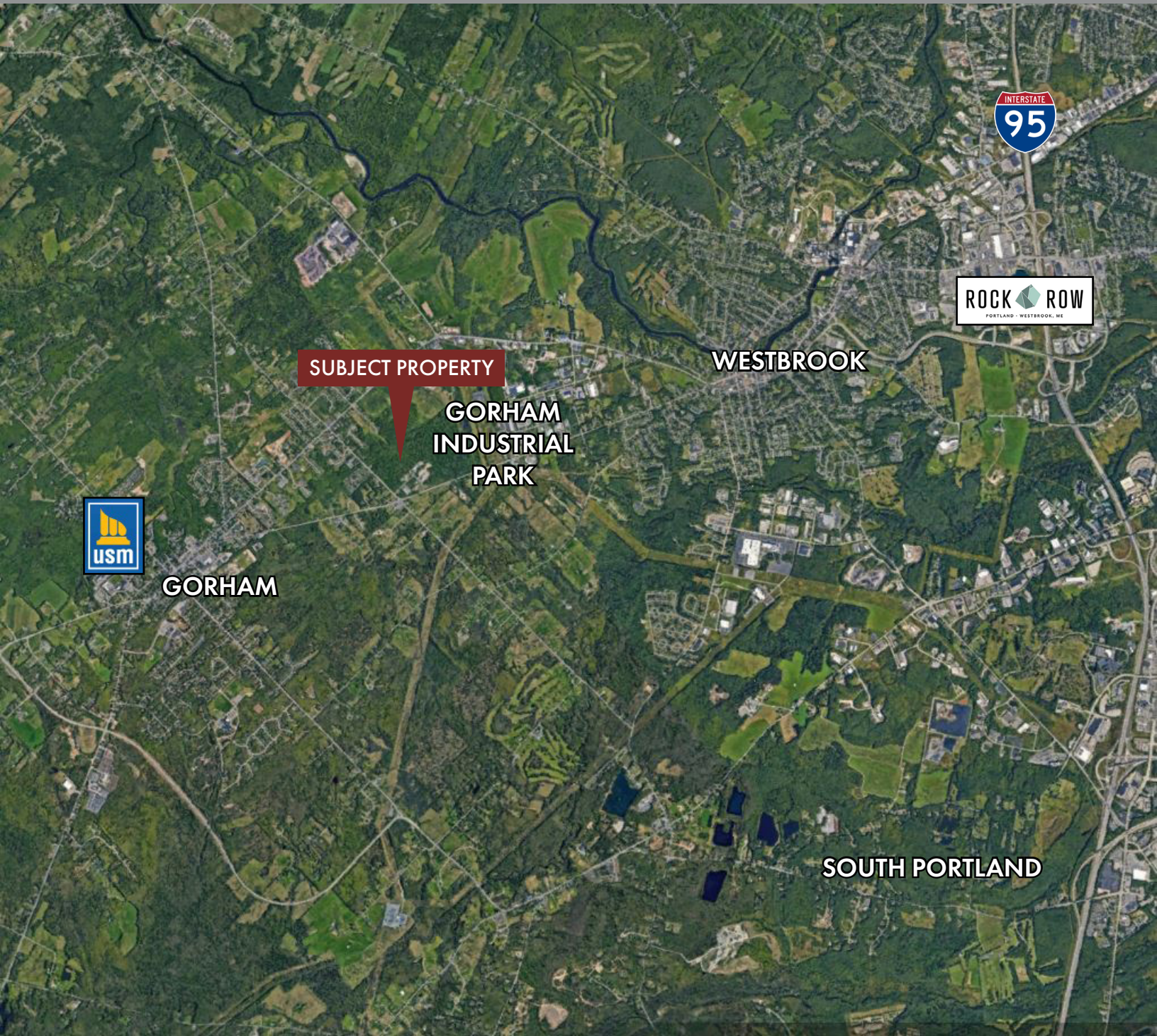
## FULLY APPROVED SITE PLAN





# FOR SALE/LEASE | INDUSTRIAL BUILD-TO-SUIT

Gorham Industrial Park West, Lot 1 | Gorham, ME



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