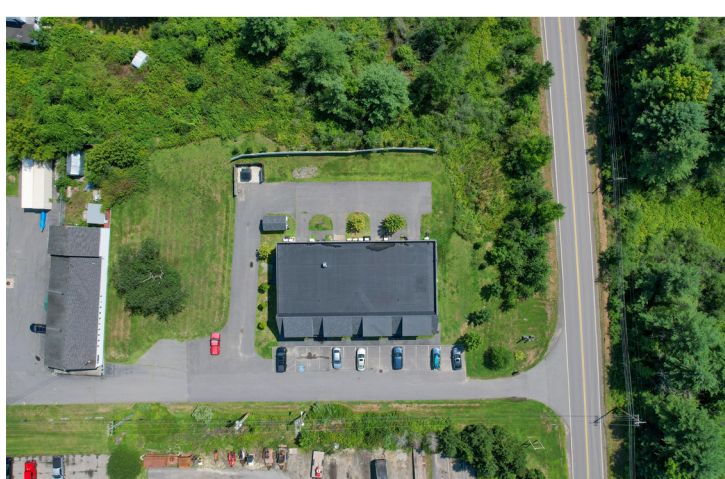


FOR LEASE • MULTI-PURPOSE FLEX UNITS

5 Little Wing Lane • Gorham, ME



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Mike@malonecb.com

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)



PROPERTY SUMMARY

5 Little Wing Lane • Gorham, ME



Site Info

OWNER:	Callander Corporation
DEED:	Book 36307, Page 282
ASSESSOR:	Map 12, Block 12, Lot 2
LOT SIZE:	0.93± AC
PARKING:	Ample on-site
ZONING:	I - Industrial

Building Info

BUILDING SIZE:	11,800± SF
AVAILABLE SIZE:	Unit A: 2,500± SF Unit C: 2,500± SF Combined: 5,000± SF
YEAR BUILT:	2019
STORIES:	Two (2)
LOADING:	One (1) 12' Overhead Door per unit
CEILING HEIGHT:	22'± in Warehouse
ELECTRICITY:	225 amps, 3-phase
HVAC:	Electric Heat Pump in retail/office Propane Heater in Warehouse
UTILITIES:	Private Water & Sewer Electric & Propane separately metered
RESTROOM:	Two (2) per unit
SPRINKLER:	Yes
LEASE RATE:	\$13/SF NNN
NNN EXPENSE:	\$3.84± / SF

FIRST FLOOR OFFICE/RETAIL

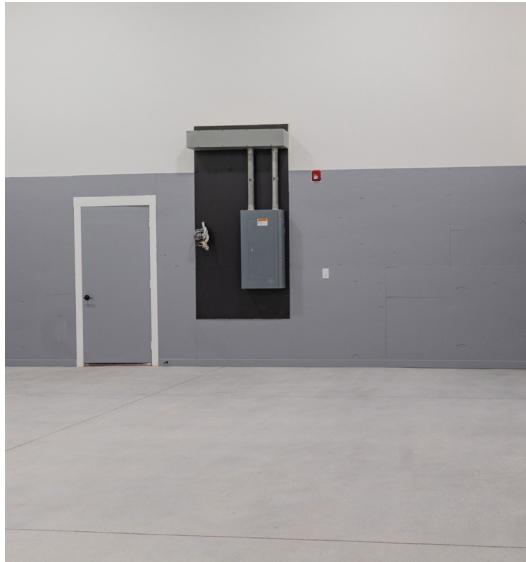


PHOTOS

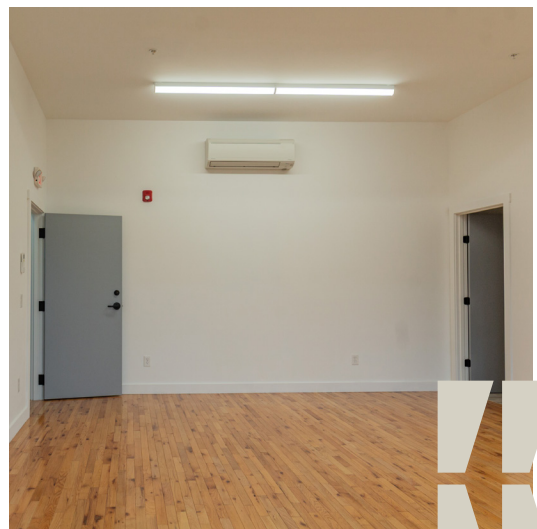
5 Little Wing Lane • Gorham, ME



WAREHOUSE

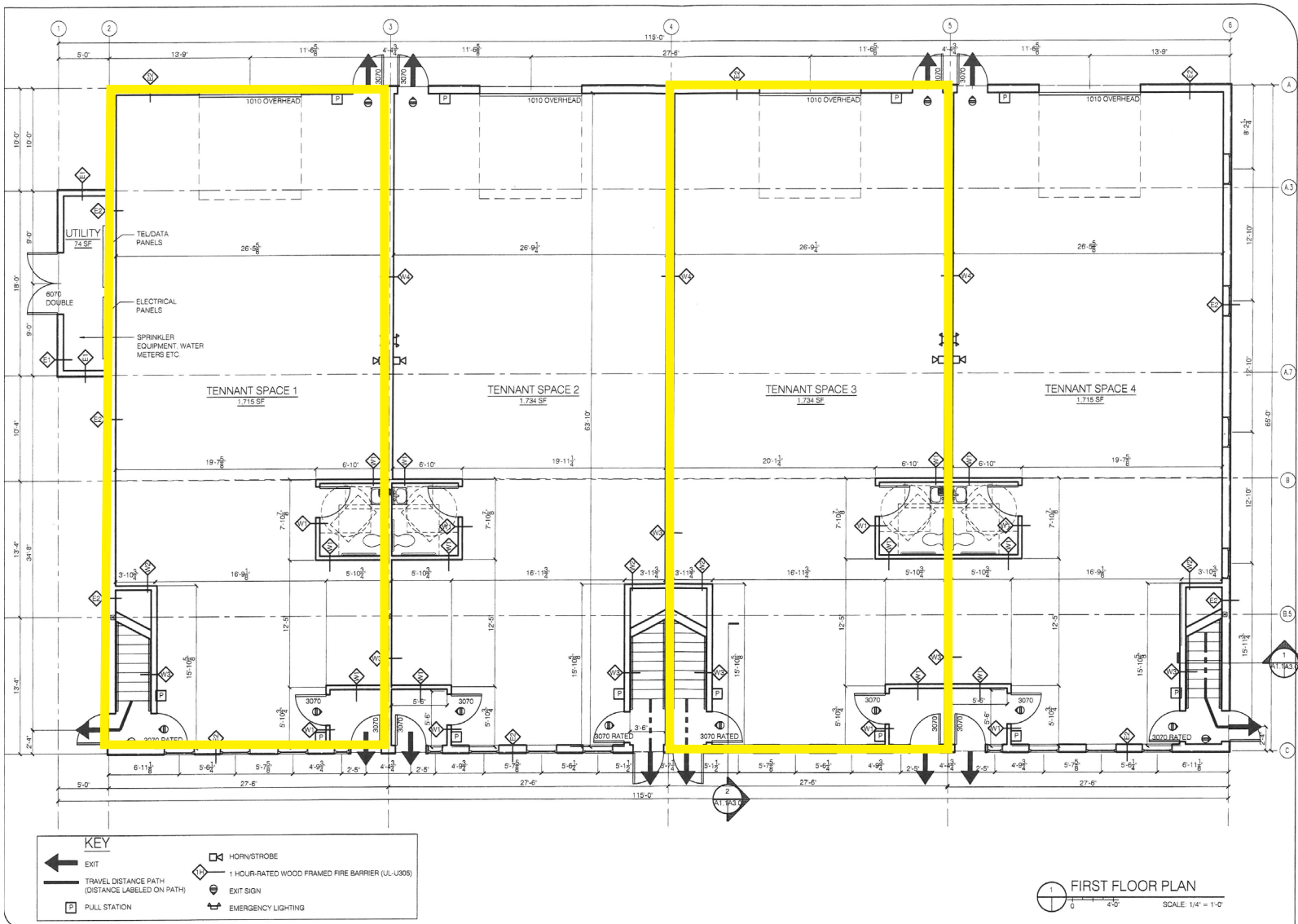


SECOND FLOOR



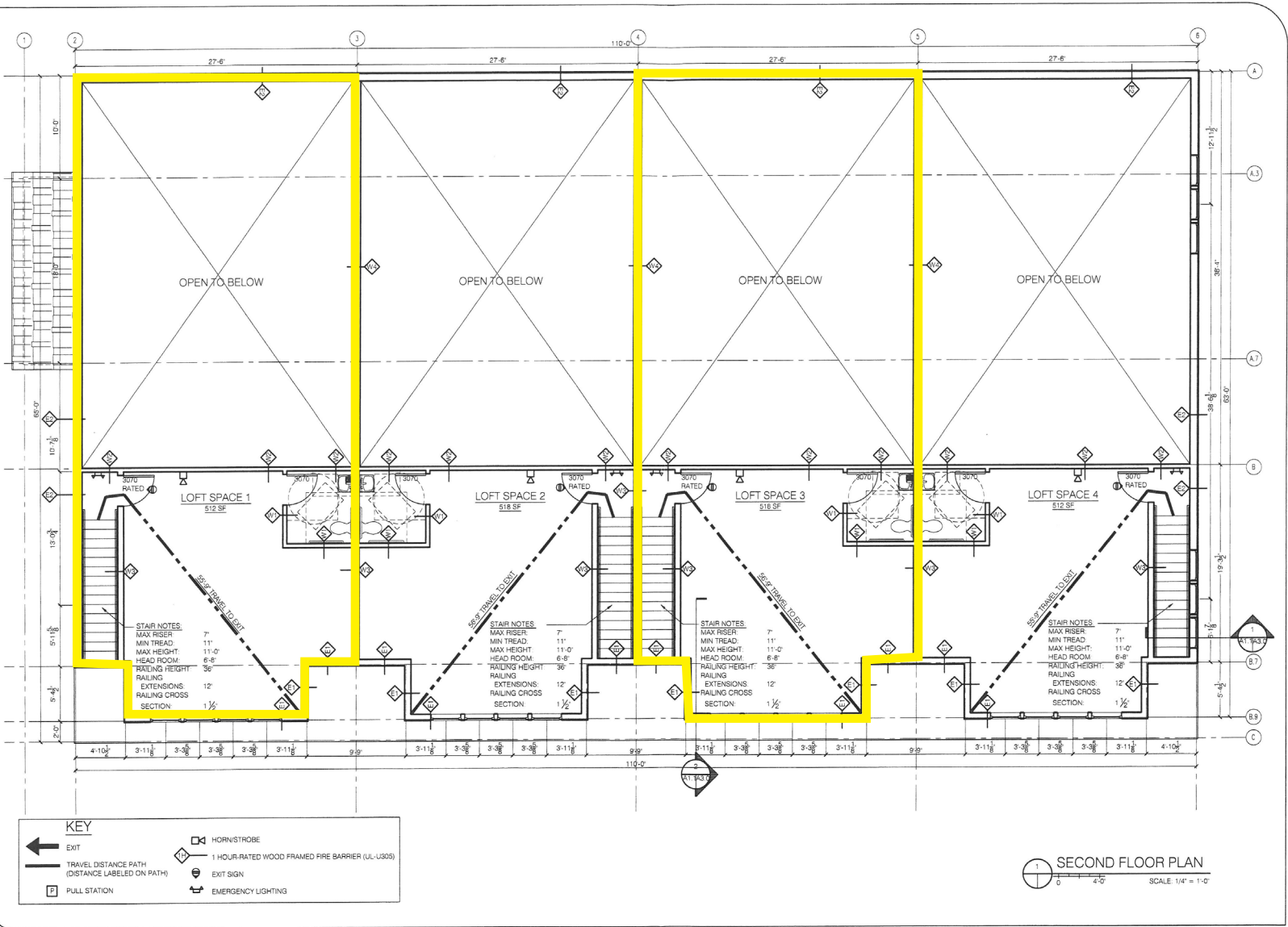
FIRST FLOOR PLAN

5 Little Wing Lane • Gorham, ME



SECOND FLOOR PLAN

5 Little Wing Lane • Gorham, ME



LOCATION MAP

5 Little Wing Lane • Gorham, ME



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