

# GORHAM INDUSTRIAL PARK - WEST CAMPUS - NORTHERN SECTION

Up to 94± Acre Lots Within Gorham's Newest Industrial and Business Park

Site Plan & SLODA Approved For a  
106,000 SF Warehouse



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# NORTHERN SECTION PROPERTY SUMMARY

Gorham Industrial Park West | Gorham, ME



**OWNER:** Town of Gorham, Maine

**AVAILABLE LOTS:** Lot A: 52.5± AC  
Lot B: 41.4± AC  
Combined: 94± AC

**ASSESSOR:** Town of Gorham Tax Map 30, Lot 1

**ZONE:** Industrial

**PERMITS & APPROVALS:** Site plan and SLODA- approved site for a 106,000± SF facility on Lot B. See broker for details

**AVAILABLE DOCUMENTS:** Survey, topography, wetland delineation, soil studies, building plans (Lot B), and site plans

**UTILITIES:** Connections to public utilities including natural gas and 3-phase power and public water & sewer

**SITE ENTRANCES:** Current plans are for entrance/exits at Main Street (Route 25)



# NORTHERN SECTION HIGHLIGHTS & PERMITTED USES

Gorham Industrial Park West | Gorham, ME



## HIGHLIGHTS

- Town-owned property available up to 94± AC
- Can accommodate buildings from 100,000± SF and larger
- Industrial District Zoning suitable for a variety of uses
- A total of 1,850± linear feet of frontage on Route 25
- Rare large industrially-zoned lots capable of supporting large facilities/operations
- Easy access to I-95 and other major corridors
- Adjacent to the existing Gorham Industrial Park
- Located in one of the fastest-growing communities in Southern Maine

### LOT B ONLY

- Approvals in place for 106K SF cold storage warehouse
- Site has been physically cleared as of November 2024
- Rare opportunity to save time and resources in the planning and approval process (state and local)

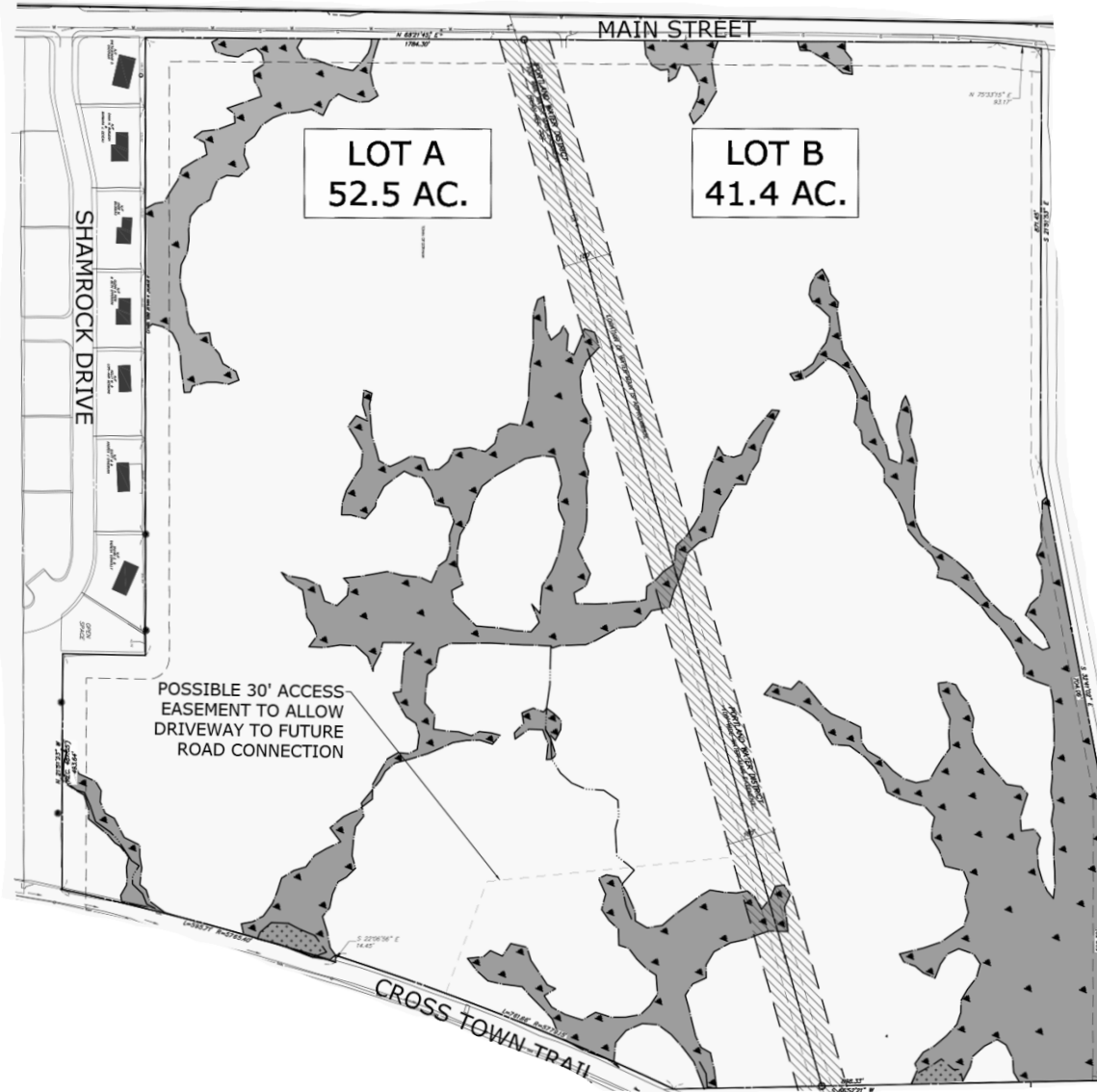
## PERMITTED USES

- Manufacturing, processing & treatment
- Warehousing & outdoor storage
- Warehouse Distribution & Logistics
- Research facilities
- Wholesale business (excluding junk yards)
- Office or contractor or tradesman
- Accessory usage including retail & service uses accessory to another permitted use

*\*Cannabis cultivation and/or manufacturing is not a permitted use*

# NORTHERN SECTION LOTS A & B

Gorham Industrial Park West | Gorham, ME



## NORTHERN SECTION

Lot A	52.5± AC	\$2,775,000
Lot B	41.4± AC	\$2,250,000
Combined	94± AC	\$4,500,000

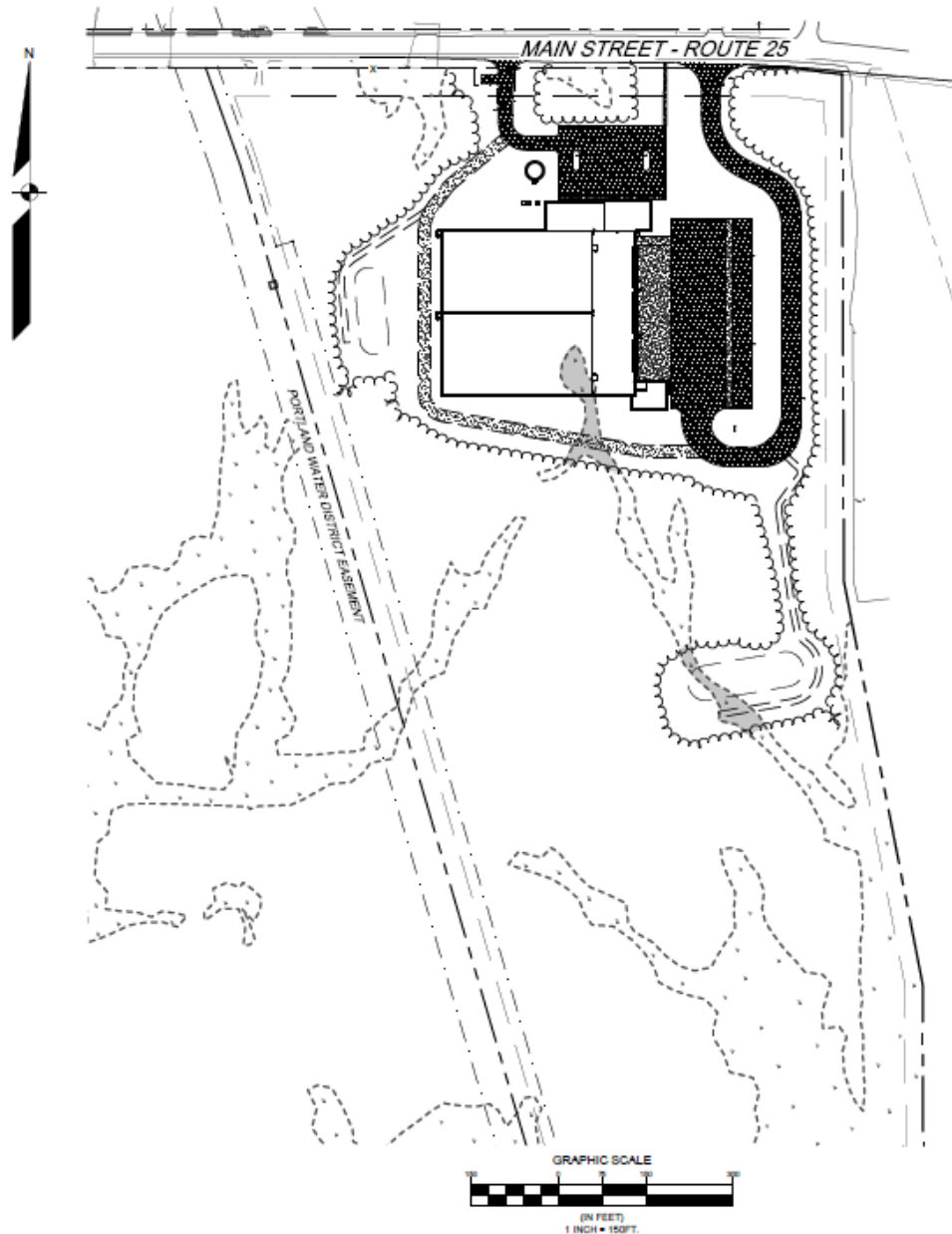
\* Lot sites may vary depending on buyer needs.



\*Lot lines are approximate

# LOT B SLODA APPROVED SITE PLAN FOR 106,000±SF

Gorham Industrial Park West | Gorham, ME



## SLODA SITE PLAN

- Lot B has been through the rigorous site location of development (SLODA) approval process for a 106,000 ± SF cold storage facility.
- A similar project may only require a minor revision application saving an abundant amount of time and money. See broker for more details.



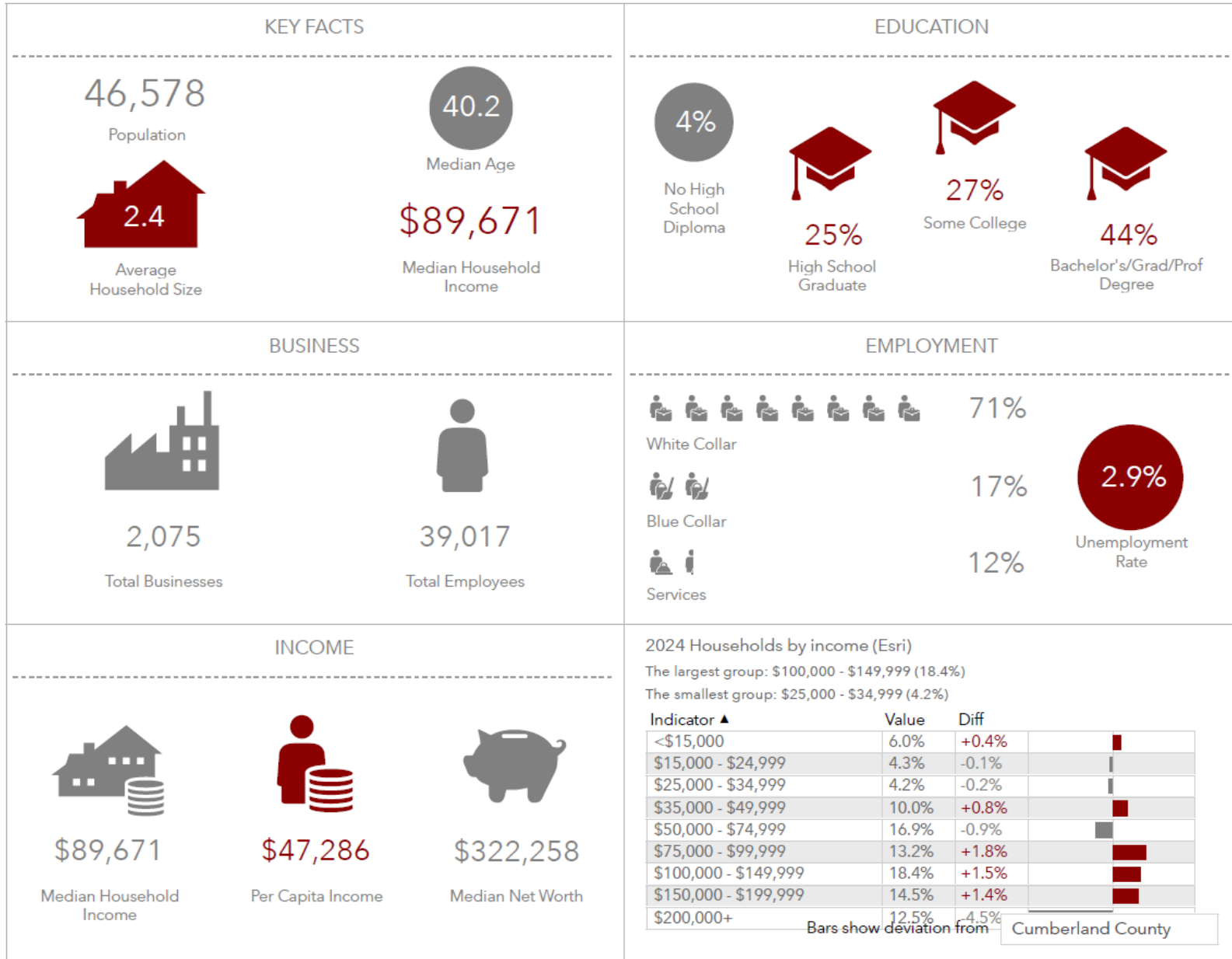
# NORTHERN SECTION PHOTOS

Gorham Industrial Park West | Gorham, ME



# 5-MILE DEMOGRAPHICS

Gorham Industrial Park West | Gorham, ME



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