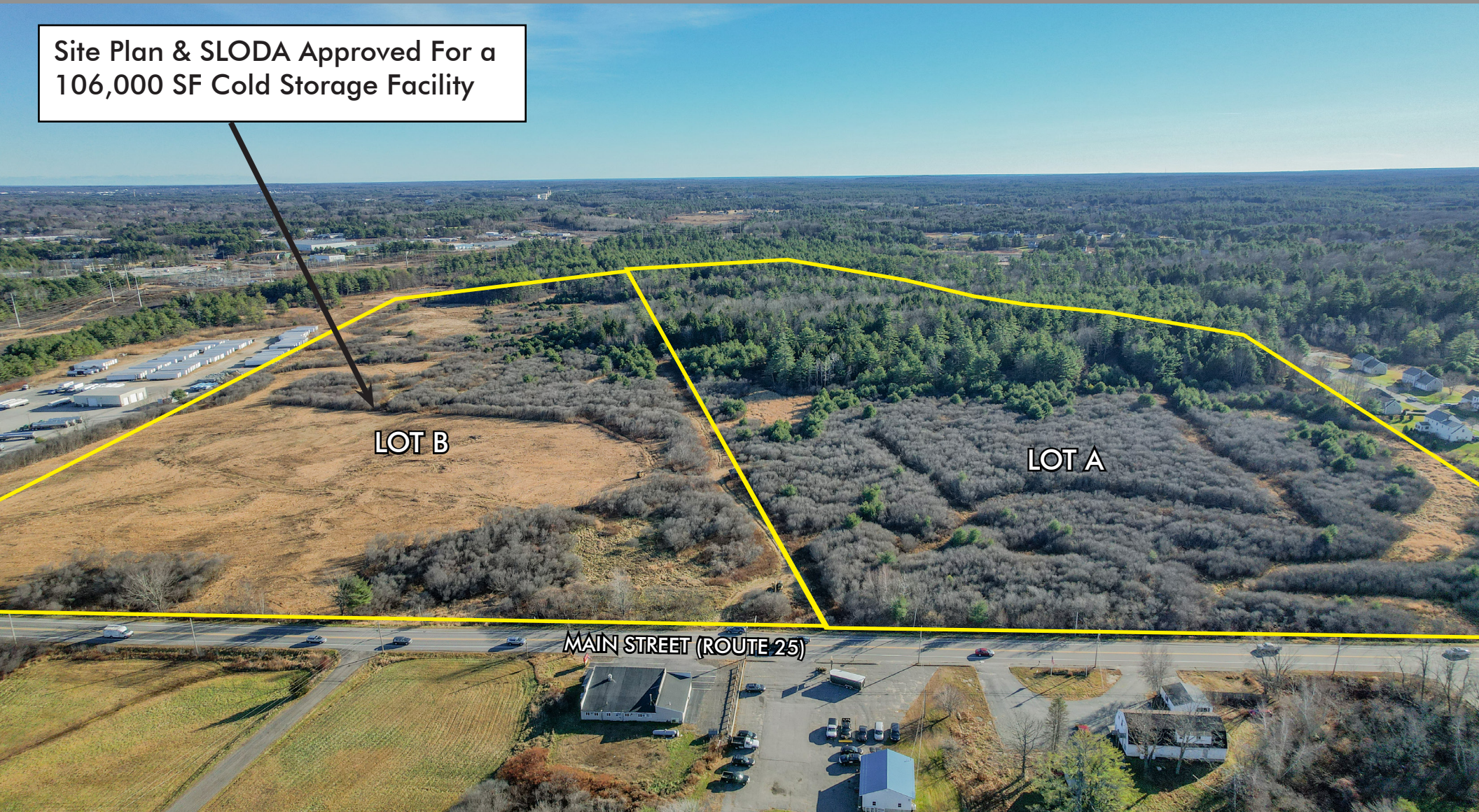


COMMERCIAL DEVELOPMENT OPPORTUNITY- GORHAM, ME

Up to 94± AC Municipal Land Offering Diverse Uses for Buyers

Site Plan & SLODA Approved For a
106,000 SF Cold Storage Facility



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Gorham
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PROPERTY SUMMARY

Developable Land | 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 (See Highlights & Permitted Uses)

PERMITS & APPROVALS: Site plan and SLODA- approved site for a 106,000± SF cold storage facility. 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)

**A contract zone for mixed-use developments/
subdivision may be considered. See broker for details.*



HIGHLIGHTS & PERMITTED USES

Developable Land | 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
- Contract zones for mixed-use and/or other projects will be considered
- A total of 1,850± linear feet of frontage on Route 25
- Rare large tract of land in one of Maine's fastest growing communities
- Easy access to I-95 and other major corridors
- Located between Gorham Industrial Park and Downtown

LOT B ONLY

- Approvals in place for 106K SF cold storage facility
- 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

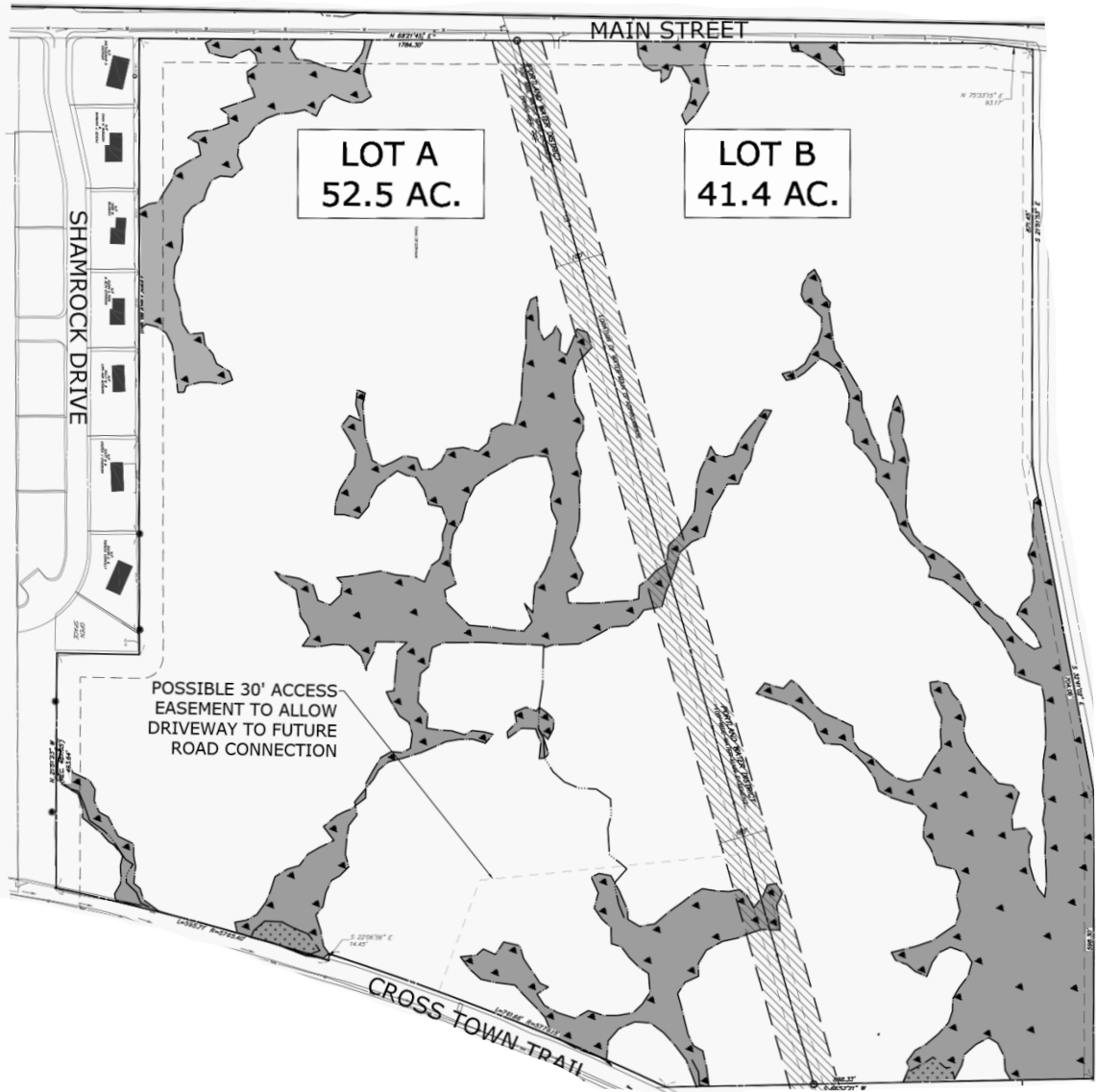
- Manufacturing, processing & treatment
- Warehousing & outdoor storage
- Warehouse Distribution & Logistics
- Research facilities
- Wholesale business (excluding junk yards)
- Office or contractor or tradesman
- Accessory usage including retail & service uses accessory to another permitted use

*See broker for details regarding a possible contract zone to allow for a variety of potential uses.

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

AVAILABLE LOTS

Developable Land | Gorham, ME



Suggested Division of Land

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

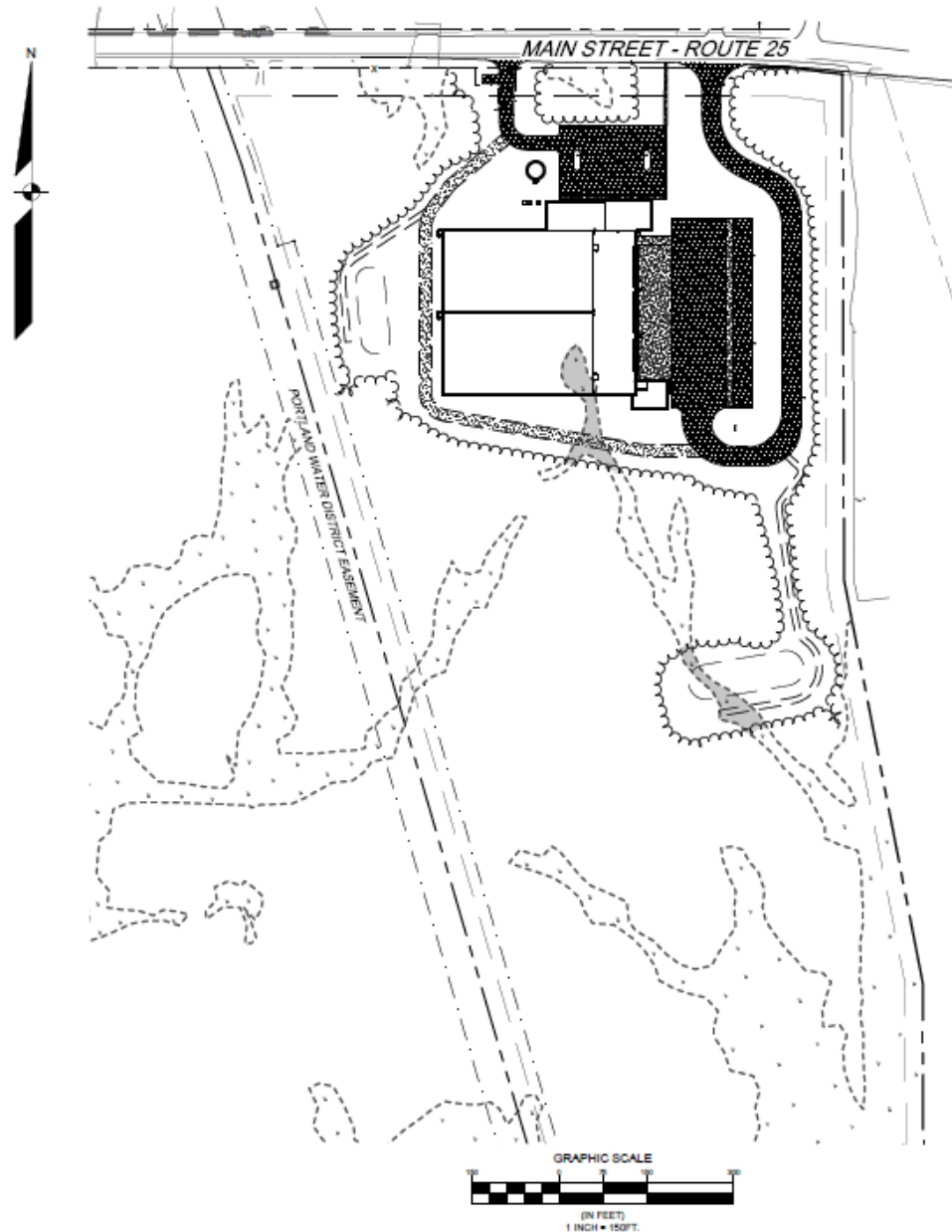
* Lot sites sizes may vary depending on buyer needs.



*Lot lines are approximate

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

Developable Land | 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.



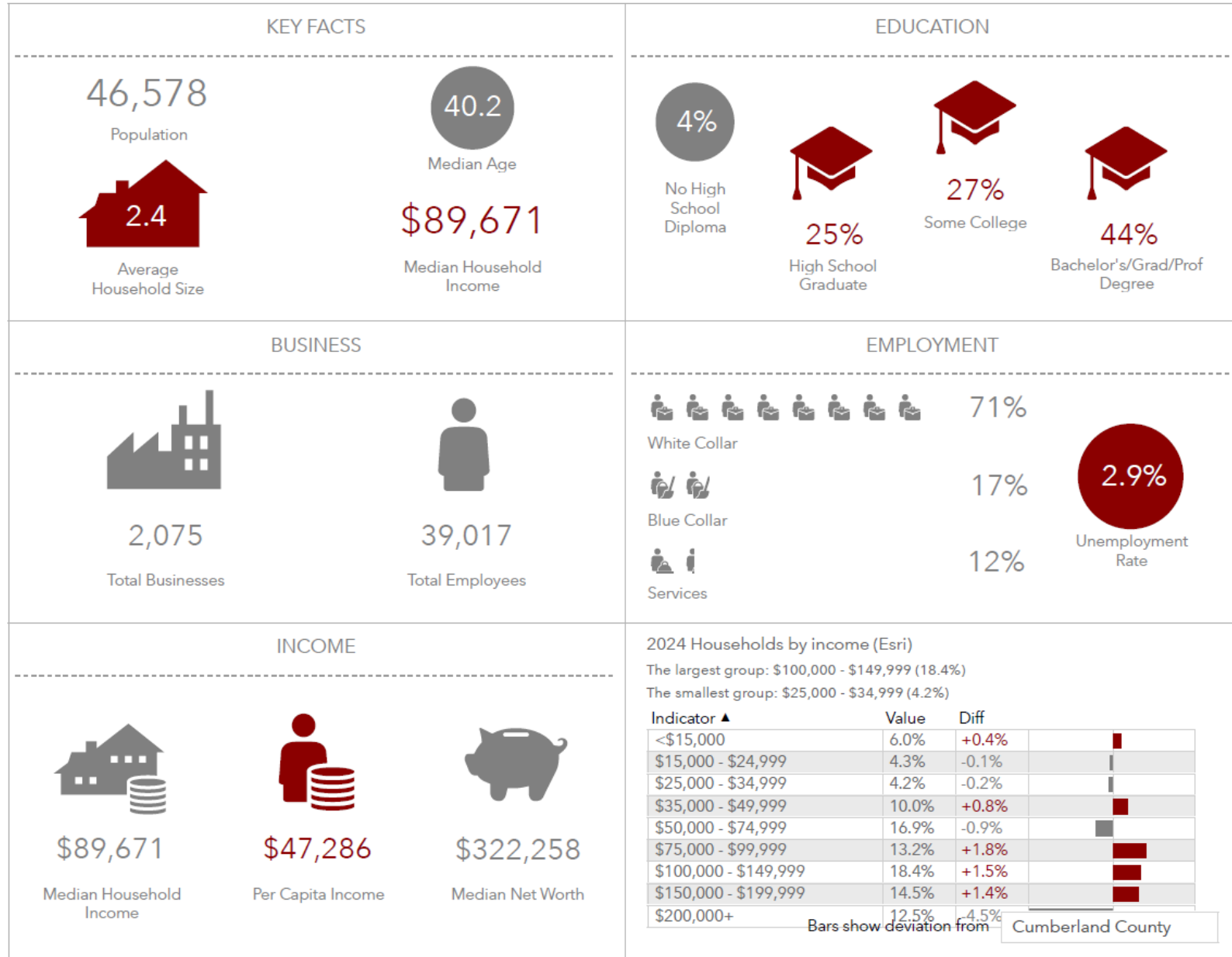
PHOTOS

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5-MILE DEMOGRAPHICS

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RARE DEVELOPMENT OPPORTUNITY- GORHAM, ME

Up to 94± Town-Owned Developable Acres Along Main Street



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