

GORHAM INDUSTRIAL PARK - CYR DRIVE EXTENSION

3.4± to 6.9± Acre Lots Within Gorham's Newest Industrial and Business Park

A Rare Cost-Saving Opportunity

- Expedited site plan review
- Stormwater infrastructure in place (SLODA approved)



MIKE ANDERSON
207.358.7028 D
207.318.5969 C
mike@malonecb.com

Gorham
MAINE



MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com

PROPERTY SUMMARY

Gorham Industrial Park West | Gorham, ME



OWNER: Town of Gorham, Maine

SUBDIVISION ASSOCIATION: Gorham Industrial Park-West Owners Association

PERMITS & APPROVALS: Seller has completed all required state and municipal processes for the subdivision

STORMWATER: Stormwater management system in place for all subdivision lots

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

AVAILABLE DOCUMENTS: Condo association docs, survey, subdivision plan, class B high-intensity soil survey, etc.

ZONE: Industrial District

ASSESSOR: Town of Gorham Tax Map 29, Lot 1

SITE ENTRANCES: Cyr drive off of New Portland Rd



HIGHLIGHTS & PERMITTED USES

Gorham Industrial Park | Gorham, ME



HIGHLIGHTS

- Town-owned lots from 3.4± up to 6.9± AC ready for development upon town site plan approval*
- Subdivision and DEP approvals for Southern Section in place
- Planning board pre-approval for impervious coverage area and building size
- Town staff review process for project approval
- Connections to public utilities including natural gas, 3-phase power, stormwater treatment facilities, and public water & sewer
- Can accommodate buildings up to 25,000± SF
- Brand new road and other infrastructure
- Easy access to I-95 and other major corridors
- Adjacent to existing Gorham Industrial Park
- Located in one of the fastest growing communities in Southern Maine

**Excluding Lot 5*

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***

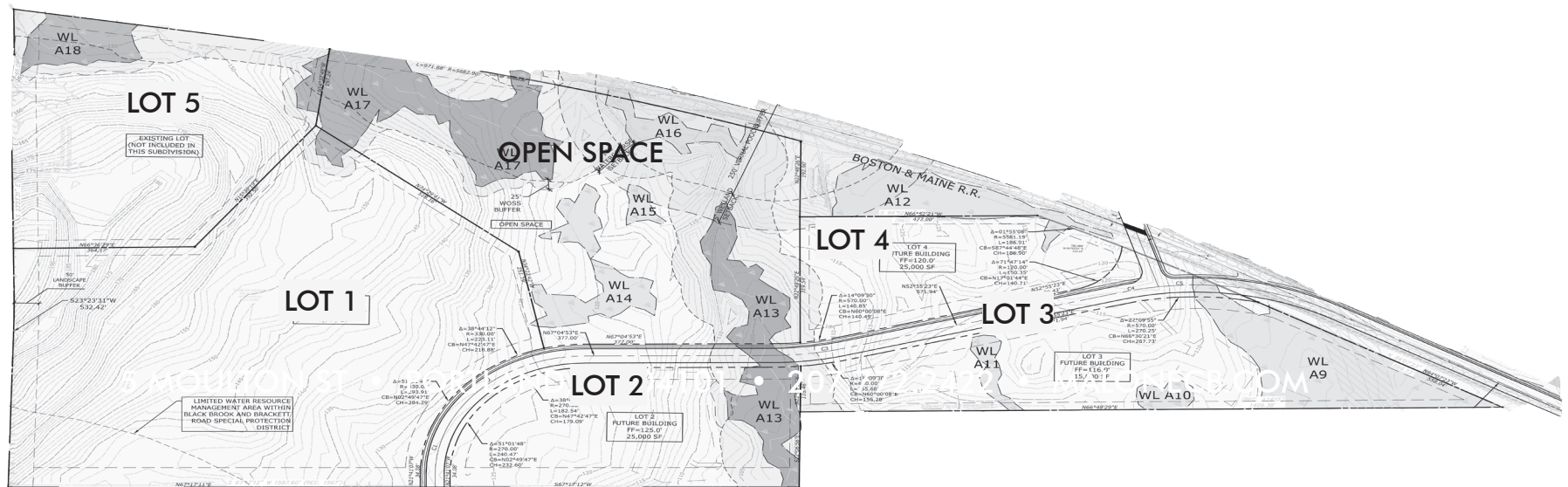
LOT INFORMATION

Gorham Industrial Park | Gorham, ME

SUBDIVISION LOTS

Lot #	Acres	Buildable SF*	Price
1	15.5 AC	85,000± SF	SOLD
2	4.5 AC	-	SOLD
3	6 AC	20,000± SF	\$425,000
4	3.4 AC	25,000± SF	\$500,000
5	6.90 AC	25,000± SF	\$475,000

*Buildable SF may vary depending on the total impervious area



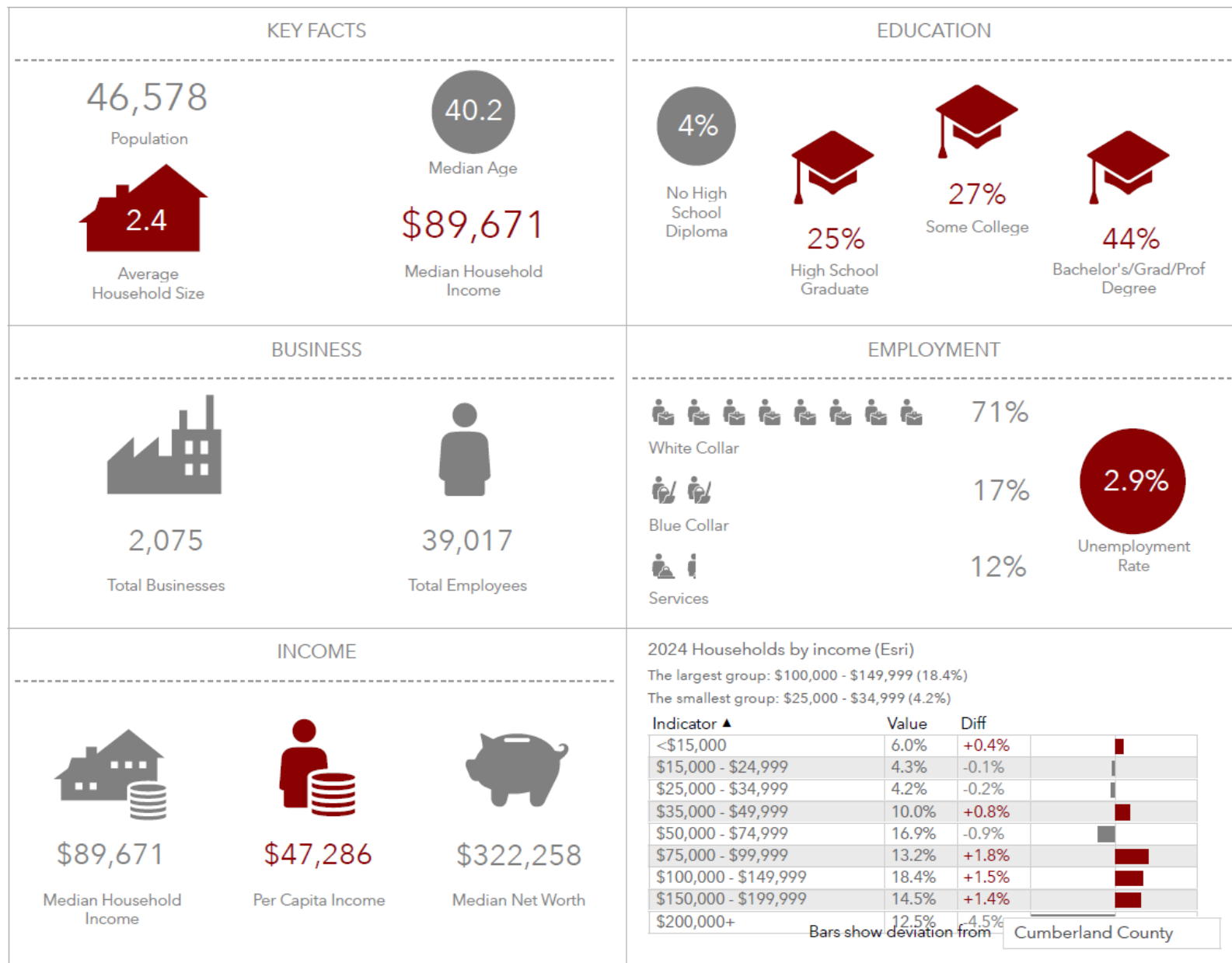
PHOTOS

Gorham Industrial Park | Gorham, ME



5-MILE DEMOGRAPHICS

Gorham Industrial Park | Gorham, ME



GORHAM INDUSTRIAL PARK - CYR DRIVE EXTENSION

3.4± to 6.9± Acre Lots Within Gorham's Newest Industrial and Business Park



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



MIKE ANDERSON
207.358.7028 D
207.318.5969 C
mike@malonecb.com

Gorham
MAINE



MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com