

# FOR LEASE

## Industrial Condo

2,500± SF | \$15.00/SF NNN



## 11C Gorham Industrial Parkway, Gorham

### Property Highlights

- 625± SF of office space
- 2,500± SF storage mezzanine
- 200 amp, 3-phase electrical service

### Property Description

We are pleased to offer a 2,500± SF industrial condo for lease at 11C Gorham Industrial Parkway in the Gorham Industrial Park. The condo has 2,500± SF of office and storage space on the first floor and a 2,500± SF storage mezzanine.



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## Property Overview

Landlord	TBD
Assessor's Reference	Map 12, Block 26, Lot 603
Building Size	20,000± SF
Available Space	5,000± SF - 2,500± SF first floor   2,500± SF mezzanine
Zoning	Industrial (I)
Year Built	2005
Building Construction	Steel frame with metal siding
Roof	Standing seam metal roof
Floor	Concrete slab and plywood mezzanine
Utilities	Municipal water & sewer, natural gas
Ceiling Height	18'-24'±
Drive-in OHDs	One (1) 12' x 14'
Heat	Office : Electric HVAC unit Warehouse : Natural gas FHA unit
Electrical	200 amp, 3-phase service (separately metered)
Lighting	Office : Fluorescent fixtures Warehouse : LED fixtures
Sprinkler System	Yes - full coverage with a wet system
Bathrooms	One (1) handicap bathroom with shower
Parking	Five (5) spaces per Condo
Availability	Immediately

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.