

# For Lease Industrial Units

2,990 - 8,970± SF



similar to be built

## 17 Laurence Drive

Gorham, Maine

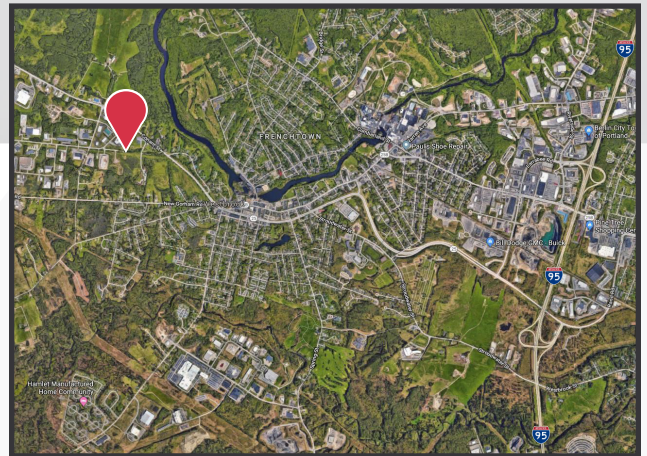
### Property Highlights

- Three (3) 2,990± SF units (138'x65')
- 3-Phase, 200 amp power
- Available Fall 2019

### Property Description

We are pleased to offer for lease this multi-tenanted industrial building in the Gorham Industrial Park. There are three units available ranging from 2,990± SF to 8,970± SF contiguous. The property is currently under construction. Phase II will include an additional 8,190± SF multi-tenanted building.

These units are efficiently designed and equipped for any number of industrial users with small office, restroom and ample warehouse space. Additional amenities include a 12'x14' overhead door in each unit, 16'-22' clear heights, and 3-phase power, 200 Amp power.



### Broker Contact

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## Property Overview

Owner	17 Laurence Drive LLC
Building Size	8,970± SF
	Unit 1 2,990± SF (46'x65')
	Unit 2 2,990± SF (46'x65')
	Unit 3 2,990± SF (46'x65')
	Total 8,970± SF (138'x65')
Office Space	400± SF office in each unit (can be expanded)
Utilities	Municipal water and sewer, natural gas heat, separately metered electricity
Interior Walls	Gypsum wallboard with soundproof insulation
Construction	Pre-engineered metal building on concrete slab
Support Columns	None, clear-span building
Ceilings	16'-22' clear height
Restrooms	One (1) handicapped restroom per unit
Electrical	3-Phase, 200 Amp panels; separately metered
HVAC	Warehouse - Natural gas-fired radiant heat; Office - Electrical HVAC available
Loading Doors	One (1) 12'x14' overhead door in each unit
Sprinkler System	Yes, wet system
Alarm System	Yes, monitored
Accessibility	Gorham Industrial Park, just off Route 25/Main Street
Parking	2.0:1,000 SF in common
Availability	Fall 2019

**FOR LEASE : \$7.95/SF NNN**

