

For Sublease
Industrial Space
14,522± SF | \$6.75/SF NNN



19 Bartlett Road

Gorham, ME 04038

Property Highlights

- Two (2) loading docks and one (1) drive-in OHD
- 15± parking spaces
- 18' - 20'± Ceiling Height

Property Description

We are pleased to offer 14,522± SF of industrial space at 19 Bartlett Road for sublease. The space is located in the Gorham Industrial Park and will be available for occupancy February 2021.



Broker Contact

Greg Hastings, SIOR

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Property Overview

Landlord	19 Bartlett Road, LLC
Building Size	33,774± SF
Lot Size	4.5± acres
Assessor's Reference	Map 12, Lot 24
Available Space	830± SF - Office <u>13,692± SF - Warehouse</u> 14,522± SF - Total
Zoning	Industrial
Real Estate Taxes	\$24,146.09 (FY '20-'21)
Building Age	1973
Construction	Steel frame
Roof	Rubber membrane
Siding	Metal clad
Flooring	Cement
Utilities	Municipal water and sewer, natural gas
Electrical	225 Amp, 208/120V, 3-phase
Heat	Gas-fired FHA heater
Lighting	LED and Fluorescent fixtures with sensors
Sprinklers	Wet system
Ceiling Height	18' - 20'±
Drive-in OHDs	One (1) 14'x14' insulated door
Loading Docks	Two (2) 8'x10' docks with load levelers
Parking	15± spaces
Bathrooms	Men's and women's located in common area
Miscellaneous	Warehouse pallet racking available for sale
Availability	February 2021

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