

FOR SALE

Approved Development Site for a Flex Building

9,000± SF (TBB) | 1.37± acres | \$325,000



2 Gorham Industrial Parkway, Gorham

Property Highlights

- Fully approved and shovel ready for a 9,000± SF building
- High visibility on Route 25
- 3± miles to I-95, Exit 47
- Corner lot
- Flexible zoning allows a multitude of uses



Property Description

We are pleased to offer 1.37± acres of land with a fully approved 9,000± SF flex building to-be-built for sale at 2 Gorham Industrial Parkway in Gorham. This area is home to many successful businesses and offers close access to the Maine Turnpike/I-95.



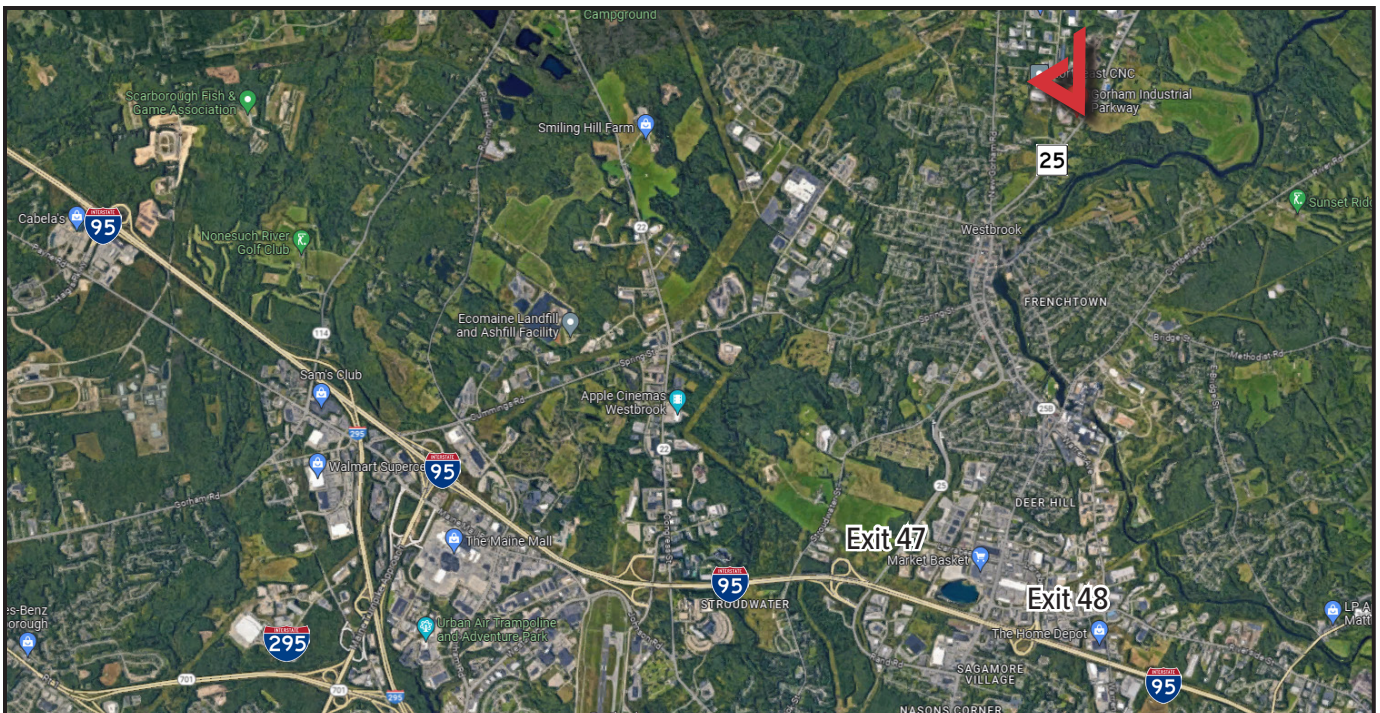
Broker Contact

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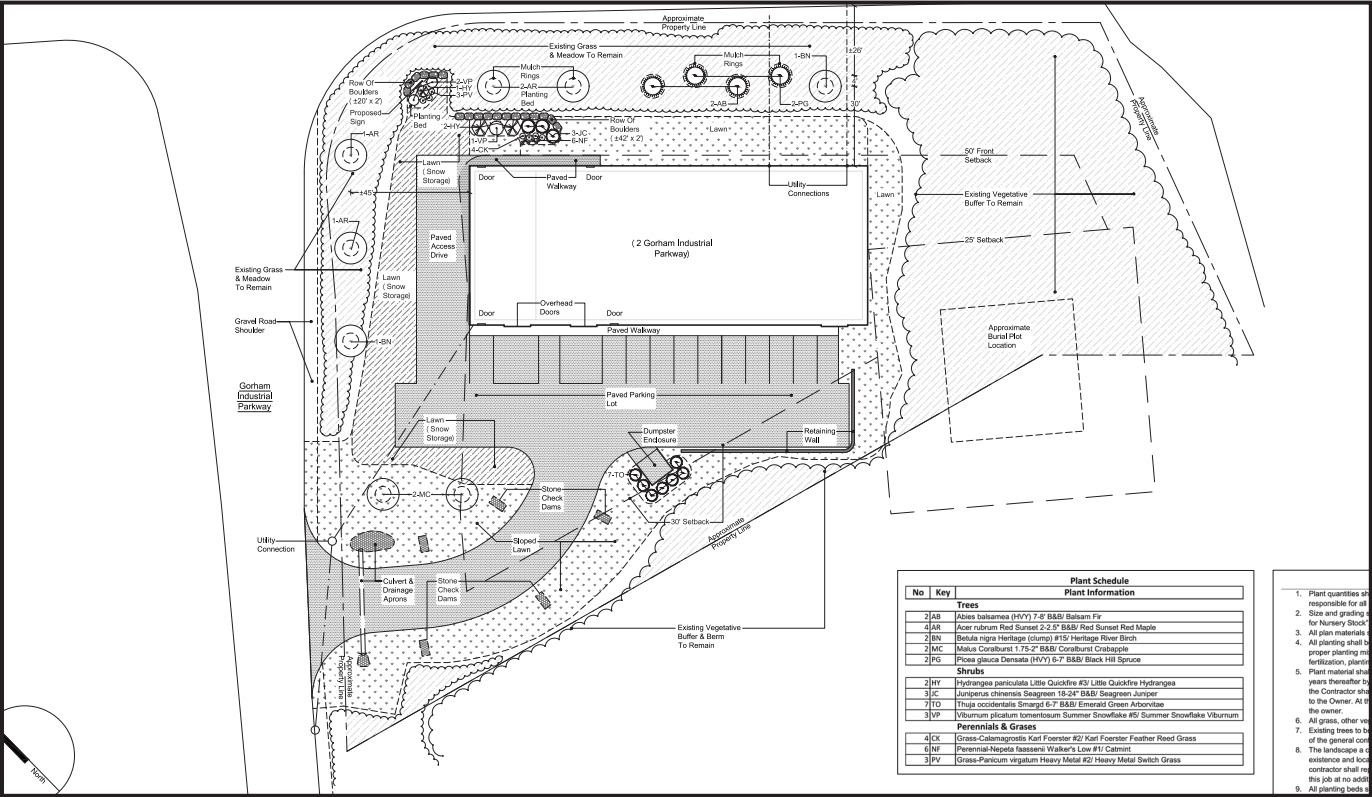
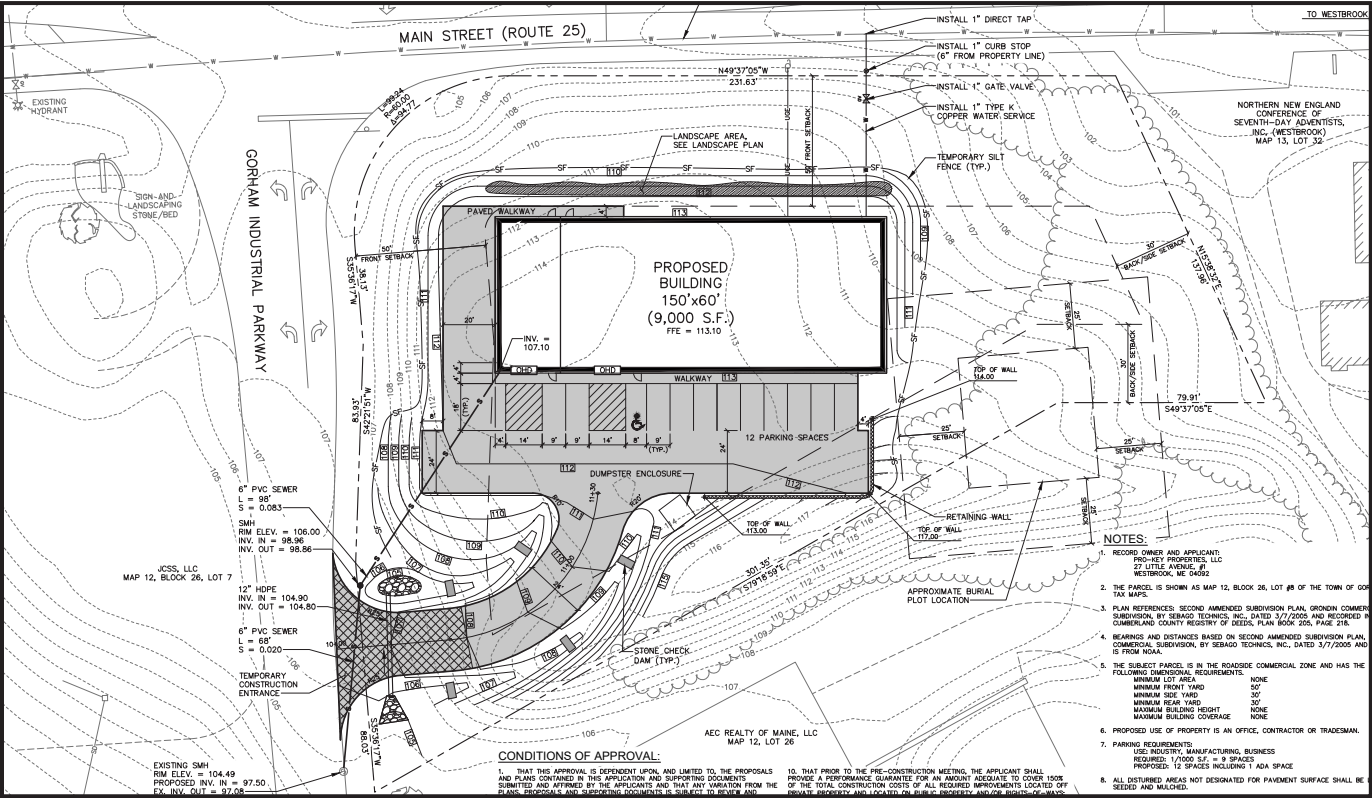
Property Overview

Owner	Pro-Key Properties, LLC
Assessor's Reference	Map 12, Block 26, Lot 8
Zoning	Roadside Commercial District
Lot Size	1.37± acres
Building Size	9,000± SF - to be built
Siding	Metal
Windows	Thermopayne
Roof Framing	Truss System
Clear Height	17' to bottom of truss
Utilities	Public water & sewer - Water stubbed to the site, sewer in the street
Electrical	Stubbed into the site, 400 amp, single phase. Temporary electric is up and running.
Overhead Doors	Two (2), 14' x 10' doors
Sprinkler System	Not required
Natural Gas	Available at the street
Miscellaneous	Restrooms/Offices to be located based on users needsw

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Site Plans



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.