

# FOR LEASE

## Storage/Workshop Space

3,900± SF | \$9.00/SF NNN



## 238 Gorham Road, Scarborough

### Property Highlights

- *Conveniently located between I-95 Exit's 42 & 45*
- *Located adjacent to Hannaford*
- *Ample on-site paved parking*
- *400 amp electrical service*
- *Short term lease possible*



### Property Description

We are pleased to offer for lease 3,900± SF of storage/workshop space at 238 Gorham Road in Scarborough. The property is conveniently located near the Maine Mall between Maine Turnpike Exits 42 & 45.



### Broker Contact

Greg Hastings, SIOR

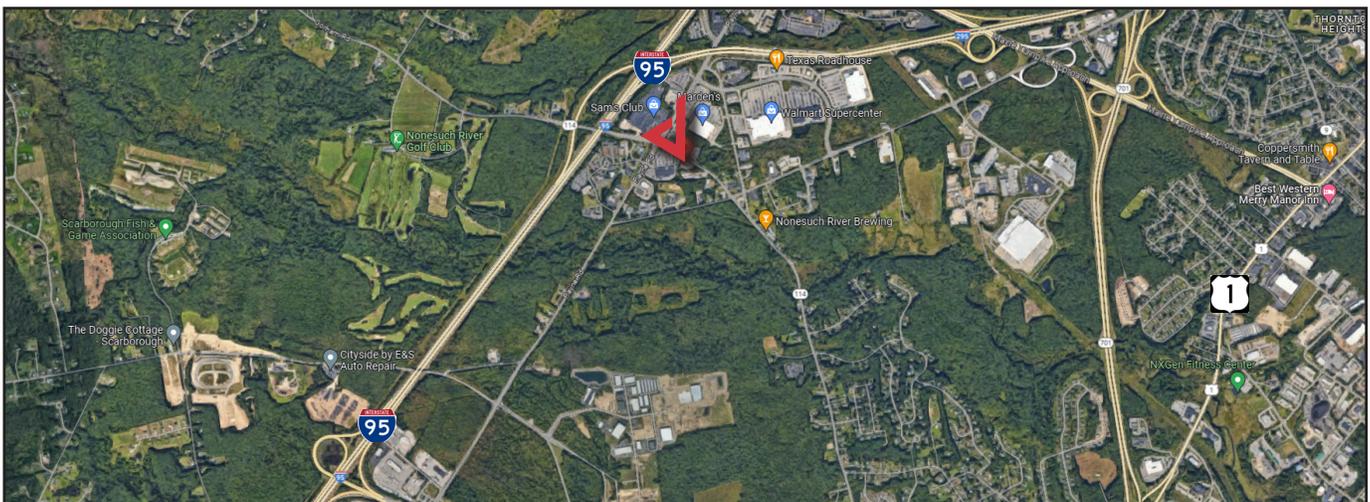
ghastings@dunhamgroup.com

207.773.7100

## Property Overview

Owner	P2M Development, LLC
Building Size	3,900± SF
Available Space	1st Floor : 3,000± SF (30' x 100')    2nd Floor : 900± SF (30' x 30')
Lot Size	1± acres
Assessor's Reference	Map R38, Lot 27
Deed Reference	Book 35465, Page 194
Taxes	\$8,015.11 (2022-23)
Zoning	B-2
Building Construction	Wood frame with wood siding
Roof	Asphalt shingles
Floor	Concrete
Clear Height	13'±
Utilities	Municipal water and sewer
Heat	Gas-fired FHA (to be installed)
Electrical	400 amps
Lighting	LED fixtures (to be installed)
Overhead Doors	One (1) Drive-in, 10' x 12'
Restrooms	One (1)
Parking	Ample, on-site paved parking

**FOR LEASE : \$9.00/SF NNN**



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.