

FOR LEASE

Industrial Building

20,000 - 52,300± SF



37 Bartlett Road, Gorham

Property Highlights

- Great Gorham Industrial Park Location
- Ample On-site Parking
- 2 Overhead Doors, Loading Dock & 5-ton Crane
- Cannabis Friendly



Property Description

We are pleased to offer up to 52,300± SF of industrial space for lease at 37 Bartlett Road in Gorham. The building features 2 overhead doors, a loading dock, 25' ceiling heights, 5-ton crane, locker rooms, and new security and fire alarm systems. The Gorham Industrial Park is located just off Route 25. Cannabis Friendly.



Broker Contact

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Property Overview

Owner	Round Stone, LLC
Available Space	20,000 - 52,300± SF (48,000 SF manufacturing & 4,300 SF office and cafe)
Lot Size	8.3± acres
Assessor's Reference	Map 12, Lot 17
Zoning	I - Industrial District
Year Built	1985
Construction	Metal frame and brick
Flooring	8-inch thick concrete
Utilities	Municipal water and sewer
Electrical	480 Volt, 3 Phase - Electrical power distribution to support Heat Treat and multiple CNC machines
HVAC	Gas-fired
Drive-in OHDs	Two (2) 14' overhead doors
Loading Docks	Two (2) loading docks, new dock levelers
Ceiling Height	25'±
Security	New security and fire alarm system
Parking	Ample on-site
Miscellaneous	<ul style="list-style-type: none">• Mix of new LED and florescent lighting• 5-ton crane• 2 locker rooms• trenching and piping setup for Grinding Oil Recovery System• new engineering stairs• welding hood• machine shop modular room

FOR LEASE : \$7.50/SF NNN

This architectural floor plan depicts a manufacturing facility layout. The plan is divided into several functional zones, including manufacturing areas, storage, and support spaces. Key features and annotations include:

- Handwritten Dimensions:**
 - Overall width: 240'
 - Overall depth: 202' (split into 86' and 122')
 - Right-side depth segments: 58', 70', and 34'.
 - Top-left width segment: 40'.
- Proposed Additions:** Indicated by dashed lines and labels such as "PROPOSED ADDITION" and "PROPOSED ADDITION MANUFACTURING".
- Existing Manufacturing:** Labeled as "EXISTING MANUFACTURING" in the top center.
- Functional Areas:**
 - Manufacturing:** Includes "INDUSTRIAL HIGH SPEED & LEVEL 4 STORAGE", "HEAT TREAT", "TOOL CRIB", "TAP FORMING", "LEVEL 4", "LEVEL 5", "LEVEL 6", "LEVEL 7", "LEVEL 8", "LEVEL 9", "LEVEL 10", "LEVEL 11", "LEVEL 12", "LEVEL 13", "LEVEL 14", "LEVEL 15", "LEVEL 16", "LEVEL 17", "LEVEL 18", "LEVEL 19", "LEVEL 20", "LEVEL 21", "LEVEL 22", "LEVEL 23", "LEVEL 24", "LEVEL 25", "LEVEL 26", "LEVEL 27", "LEVEL 28", "LEVEL 29", "LEVEL 30", "LEVEL 31", "LEVEL 32", "LEVEL 33", "LEVEL 34", "LEVEL 35", "LEVEL 36", "LEVEL 37", "LEVEL 38", "LEVEL 39", "LEVEL 40", "LEVEL 41", "LEVEL 42", "LEVEL 43", "LEVEL 44", "LEVEL 45", "LEVEL 46", "LEVEL 47", "LEVEL 48", "LEVEL 49", "LEVEL 50", "LEVEL 51", "LEVEL 52", "LEVEL 53", "LEVEL 54", "LEVEL 55", "LEVEL 56", "LEVEL 57", "LEVEL 58", "LEVEL 59", "LEVEL 60", "LEVEL 61", "LEVEL 62", "LEVEL 63", "LEVEL 64", "LEVEL 65", "LEVEL 66", "LEVEL 67", "LEVEL 68", "LEVEL 69", "LEVEL 70", "LEVEL 71", "LEVEL 72", "LEVEL 73", "LEVEL 74", "LEVEL 75", "LEVEL 76", "LEVEL 77", "LEVEL 78", "LEVEL 79", "LEVEL 80", "LEVEL 81", "LEVEL 82", "LEVEL 83", "LEVEL 84", "LEVEL 85", "LEVEL 86", "LEVEL 87", "LEVEL 88", "LEVEL 89", "LEVEL 90", "LEVEL 91", "LEVEL 92", "LEVEL 93", "LEVEL 94", "LEVEL 95", "LEVEL 96", "LEVEL 97", "LEVEL 98", "LEVEL 99", "LEVEL 100", "LEVEL 101", "LEVEL 102", "LEVEL 103", "LEVEL 104", "LEVEL 105", "LEVEL 106", "LEVEL 107", "LEVEL 108", "LEVEL 109", "LEVEL 110", "LEVEL 111", "LEVEL 112", "LEVEL 113", "LEVEL 114", "LEVEL 115", "LEVEL 116", "LEVEL 117", "LEVEL 118", "LEVEL 119", "LEVEL 120", "LEVEL 121", "LEVEL 122", "LEVEL 123", "LEVEL 124", "LEVEL 125", "LEVEL 126", "LEVEL 127", "LEVEL 128", "LEVEL 129", "LEVEL 130", "LEVEL 131", "LEVEL 132", "LEVEL 133", "LEVEL 134", "LEVEL 135", "LEVEL 136", "LEVEL 137", "LEVEL 138", "LEVEL 139", "LEVEL 140", "LEVEL 141", "LEVEL 142", "LEVEL 143", "LEVEL 144", "LEVEL 145", "LEVEL 146", "LEVEL 147", "LEVEL 148", "LEVEL 149", "LEVEL 150", "LEVEL 151", "LEVEL 152", "LEVEL 153", "LEVEL 154", "LEVEL 155", "LEVEL 156", "LEVEL 157", "LEVEL 158", "LEVEL 159", "LEVEL 160", "LEVEL 161", "LEVEL 162", "LEVEL 163", "LEVEL 164", "LEVEL 165", "LEVEL 166", "LEVEL 167", "LEVEL 168", "LEVEL 169", "LEVEL 170", "LEVEL 171", "LEVEL 172", "LEVEL 173", "LEVEL 174", "LEVEL 175", "LEVEL 176", "LEVEL 177", "LEVEL 178", "LEVEL 179", "LEVEL 180", "LEVEL 181", "LEVEL 182", "LEVEL 183", "LEVEL 184", "LEVEL 185", "LEVEL 186", "LEVEL 187", "LEVEL 188", "LEVEL 189", "LEVEL 190", "LEVEL 191", "LEVEL 192", "LEVEL 193", "LEVEL 194", "LEVEL 195", "LEVEL 196", "LEVEL 197", "LEVEL 198", "LEVEL 199", "LEVEL 200", "LEVEL 201", "LEVEL 202", "LEVEL 203", "LEVEL 204", "LEVEL 205", "LEVEL 206", "LEVEL 207", "LEVEL 208", "LEVEL 209", "LEVEL 210", "LEVEL 211", "LEVEL 212", "LEVEL 213", "LEVEL 214", "LEVEL 215", "LEVEL 216", "LEVEL 217", "LEVEL 218", "LEVEL 219", "LEVEL 220", "LEVEL 221", "LEVEL 222", "LEVEL 223", "LEVEL 224", "LEVEL 225", "LEVEL 226", "LEVEL 227", "LEVEL 228", "LEVEL 229", "LEVEL 230", "LEVEL 231", "LEVEL 232", "LEVEL 233", "LEVEL 234", "LEVEL 235", "LEVEL 236", "LEVEL 237", "LEVEL 238", "LEVEL 239", "LEVEL 240", "LEVEL 241", "LEVEL 242", "LEVEL 243", "LEVEL 244", "LEVEL 245", "LEVEL 246", "LEVEL 247", "LEVEL 248", "LEVEL 249", "LEVEL 250", "LEVEL 251", "LEVEL 252", "LEVEL 253", "LEVEL 254", "LEVEL 255", "LEVEL 256", "LEVEL 257", "LEVEL 258", "LEVEL 259", "LEVEL 260", "LEVEL 261", "LEVEL 262", "LEVEL 263", "LEVEL 264", "LEVEL 265", "LEVEL 266", "LEVEL 267", "LEVEL 268", "LEVEL 269", "LEVEL 270", "LEVEL 271", "LEVEL 272", "LEVEL 273", "LEVEL 274", "LEVEL 275", "LEVEL 276", "LEVEL 277", "LEVEL 278", "LEVEL 279", "LEVEL 280", "LEVEL 281", "LEVEL 282", "LEVEL 283", "LEVEL 284", "LEVEL 285", "LEVEL 286", "LEVEL 287", "LEVEL 288", "LEVEL 289", "LEVEL 290", "LEVEL 291", "LEVEL 292", "LEVEL 293", "LEVEL 294", "LEVEL 295", "LEVEL 296", "LEVEL 297", "LEVEL 298", "LEVEL 299", "LEVEL 300".
 - Support Spaces:** "TRUCK BAY", "HIGH CRANE RACK AREA", "SHIPPING & RECEIVING AREA", "INDUSTRIAL HIGH SPEED & LEVEL 4 STORAGE", "HEAT TREAT", "TOOL CRIB", "TAP FORMING", "LEVEL 4", "LEVEL 5", "LEVEL 6", "LEVEL 7", "LEVEL 8", "LEVEL 9", "LEVEL 10", "LEVEL 11", "LEVEL 12", "LEVEL 13", "LEVEL 14", "LEVEL 15", "LEVEL 16", "LEVEL 17", "LEVEL 18", "LEVEL 19", "LEVEL 20", "LEVEL 21", "LEVEL 22", "LEVEL 23", "LEVEL 24", "LEVEL 25", "LEVEL 26", "LEVEL 27", "LEVEL 28", "LEVEL 29", "LEVEL 30", "LEVEL 31", "LEVEL 32", "LEVEL 33", "LEVEL 34", "LEVEL 35", "LEVEL 36", "LEVEL 37", "LEVEL 38", "LEVEL 39", "LEVEL 40", "LEVEL 41", "LEVEL 42", "LEVEL 43", "LEVEL 44", "LEVEL 45", "LEVEL 46", "LEVEL 47", "LEVEL 48", "LEVEL 49", "LEVEL 50", "LEVEL 51", "LEVEL 52", "LEVEL 53", "LEVEL 54", "LEVEL 55", "LEVEL 56", "LEVEL 57", "LEVEL 58", "LEVEL 59", "LEVEL 60", "LEVEL 61", "LEVEL 62", "LEVEL 63", "LEVEL 64", "LEVEL 65", "LEVEL 66", "LEVEL 67", "LEVEL 68", "LEVEL 69", "LEVEL 70", "LEVEL 71", "LEVEL 72", "LEVEL 73", "LEVEL 74", "LEVEL 75", "LEVEL 76", "LEVEL 77", "LEVEL 78", "LEVEL 79", "LEVEL 80", "LEVEL 81", "LEVEL 82", "LEVEL 83", "LEVEL 84", "LEVEL 85", "LEVEL 86", "LEVEL 87", "LEVEL 88", "LEVEL 89", "LEVEL 90", "LEVEL 91", "LEVEL 92", "LEVEL 93", "LEVEL 94", "LEVEL 95", "LEVEL 96", "LEVEL 97", "LEVEL 98", "LEVEL 99", "LEVEL 100", "LEVEL 101", "LEVEL 102", "LEVEL 103", "LEVEL 104", "LEVEL 105", "LEVEL 106", "LEVEL 107", "LEVEL 108", "LEVEL 109", "LEVEL 110", "LEVEL 111", "LEVEL 112", "LEVEL 113", "LEVEL 114", "LEVEL 115", "LEVEL 116", "LEVEL 117", "LEVEL 118", "LEVEL 119", "LEVEL 120", "LEVEL 121", "LEVEL 122", "LEVEL 123", "LEVEL 124", "LEVEL 125", "LEVEL 126", "LEVEL 127", "LEVEL 128", "LEVEL 129", "LEVEL 130", "LEVEL 131", "LEVEL 132", "LEVEL 133", "LEVEL 134", "LEVEL 135", "LEVEL 136", "LEVEL 137", "LEVEL 138", "LEVEL 139", "LEVEL 140", "LEVEL 141", "LEVEL 142", "LEVEL 143", "LEVEL 144", "LEVEL 145", "LEVEL 146", "LEVEL 147", "LEVEL 148", "LEVEL 149", "LEVEL 150", "LEVEL 151", "LEVEL 152", "LEVEL 153", "LEVEL 154", "LEVEL 155", "LEVEL 156", "LEVEL 157", "LEVEL 158", "LEVEL 159", "LEVEL 160", "LEVEL 161", "LEVEL 162", "LEVEL 163", "LEVEL 164", "LEVEL 165", "LEVEL 166", "LEVEL 167", "LEVEL 168", "LEVEL 169", "LEVEL 170", "LEVEL 171", "LEVEL 172", "LEVEL 173", "LEVEL 174", "LEVEL 175", "LEVEL 176", "LEVEL 177", "LEVEL 178", "LEVEL 179", "LEVEL 180", "LEVEL 181", "LEVEL 182", "LEVEL 183", "LEVEL 184", "LEVEL 185", "LEVEL 186", "LEVEL 187", "LEVEL 188", "LEVEL 189", "LEVEL 190", "LEVEL 191", "LEVEL 192", "LEVEL 193", "LEVEL 194", "LEVEL 195", "LEVEL 196", "LEVEL 197", "LEVEL 198", "LEVEL 199", "LEVEL 200".
 - Other Labels:** "TRUCK BAY", "HIGH CRANE RACK AREA", "SHIPPING & RECEIVING AREA", "INDUSTRIAL HIGH SPEED & LEVEL 4 STORAGE", "HEAT TREAT", "TOOL CRIB", "TAP FORMING", "LEVEL 4", "LEVEL 5", "LEVEL 6", "LEVEL 7", "LEVEL 8", "LEVEL 9", "LEVEL 10", "LEVEL 11", "LEVEL 12", "LEVEL 13", "LEVEL 14", "LEVEL 15", "LEVEL 16", "LEVEL 17", "LEVEL 18", "LEVEL 19", "LEVEL 20", "LEVEL 21", "LEVEL 22", "LEVEL 23", "LEVEL 24", "LEVEL 25", "LEVEL 26", "LEVEL 27", "LEVEL 28", "LEVEL 29", "LEVEL 30", "LEVEL 31", "LEVEL 32", "LEVEL 33", "LEVEL 34", "LEVEL 35", "LEVEL 36", "LEVEL 37", "LEVEL 38", "LEVEL 39", "LEVEL 40", "LEVEL 41", "LEVEL 42", "LEVEL 43", "LEVEL 44", "LEVEL 45", "LEVEL 46", "LEVEL 47", "LEVEL 48", "LEVEL 49", "LEVEL 50", "LEVEL 51", "LEVEL 52", "LEVEL 53", "LEVEL 54", "LEVEL 55", "LEVEL 56", "LEVEL 57", "LEVEL 58", "LEVEL 59", "LEVEL 60", "LEVEL 61", "LEVEL 62", "LEVEL 63", "LEVEL 64", "LEVEL 65", "LEVEL 66", "LEVEL 67", "LEVEL 68", "LEVEL 69", "LEVEL 70", "LEVEL 71", "LEVEL 72", "LEVEL 73", "



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