

# FOR LEASE

## Industrial Building

20,000 - 52,300± SF



## 37 Bartlett Road, Gorham

### Property Highlights

- Great Gorham Industrial Park location
- Ample on-site parking/laydown with room for expansion
- 3-Phase power, 4,500 Amps
- 2 - 12'x14' overhead doors
- 2 - loading docks with levelers
- 8-minute drive to I-95



### 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, 2 loading docks, 25' ceiling heights, 5-ton gantry crane, locker rooms, and new security and fire alarm systems. The Gorham Industrial Park is located just off Route 25. Cannabis Friendly.

Sylas Hatch | [shatch@dunhamgroup.com](mailto:shatch@dunhamgroup.com) | 207.485.5511  
TC Haffenreffer | [tc@dunhamgroup.com](mailto:tc@dunhamgroup.com) | 207.956.0091  
207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)

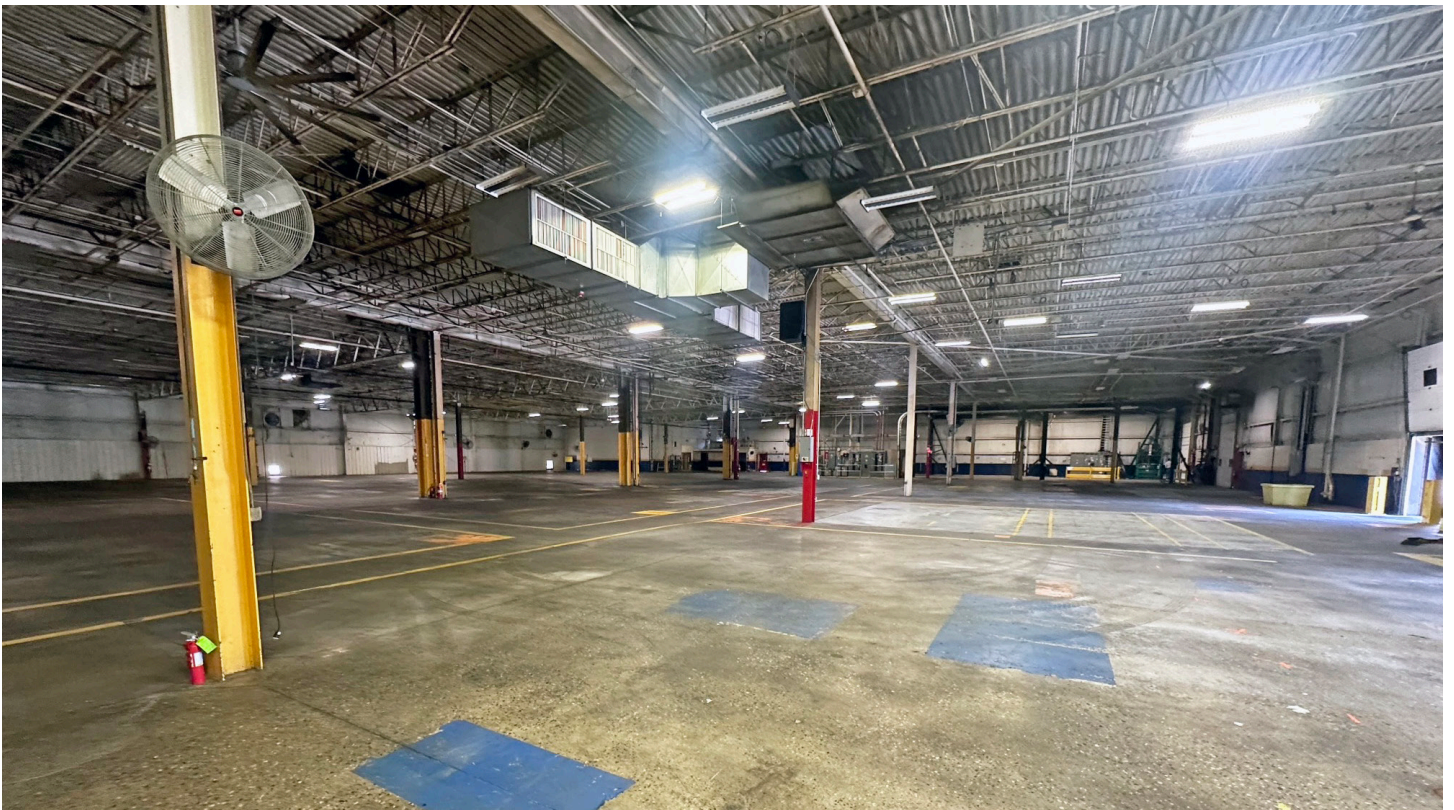
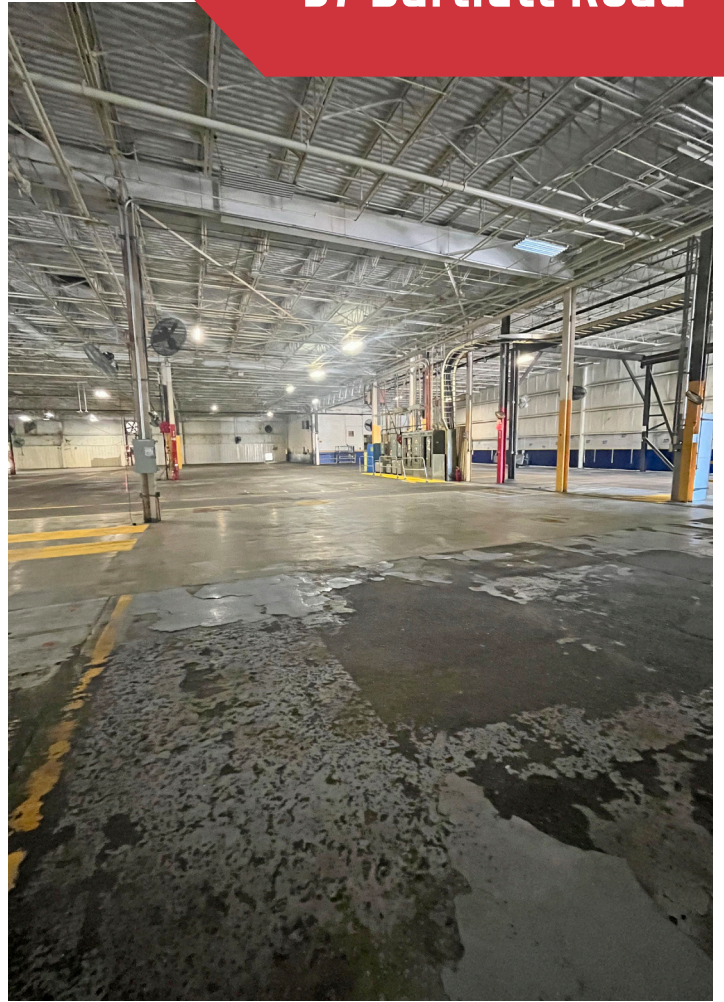


## Property Overview

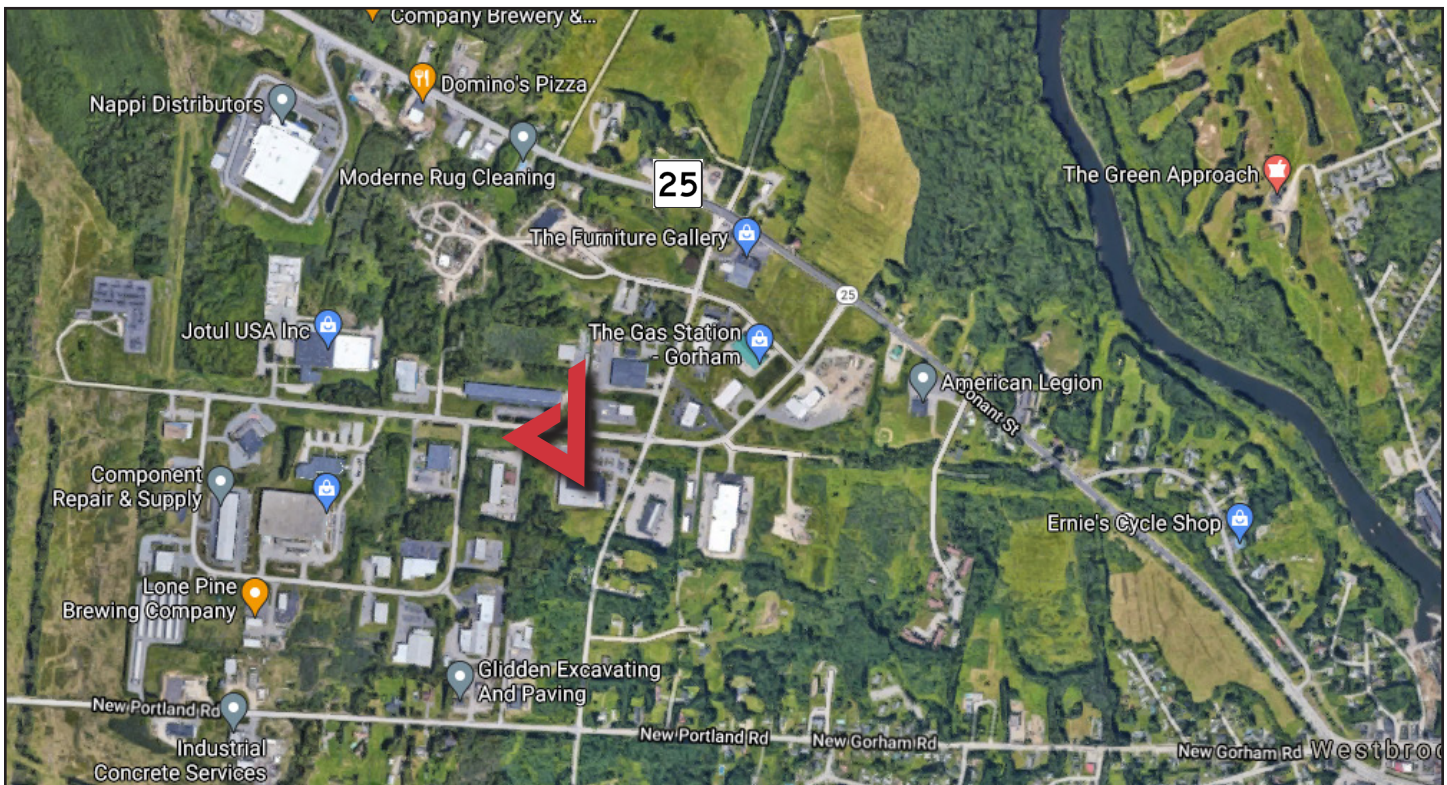
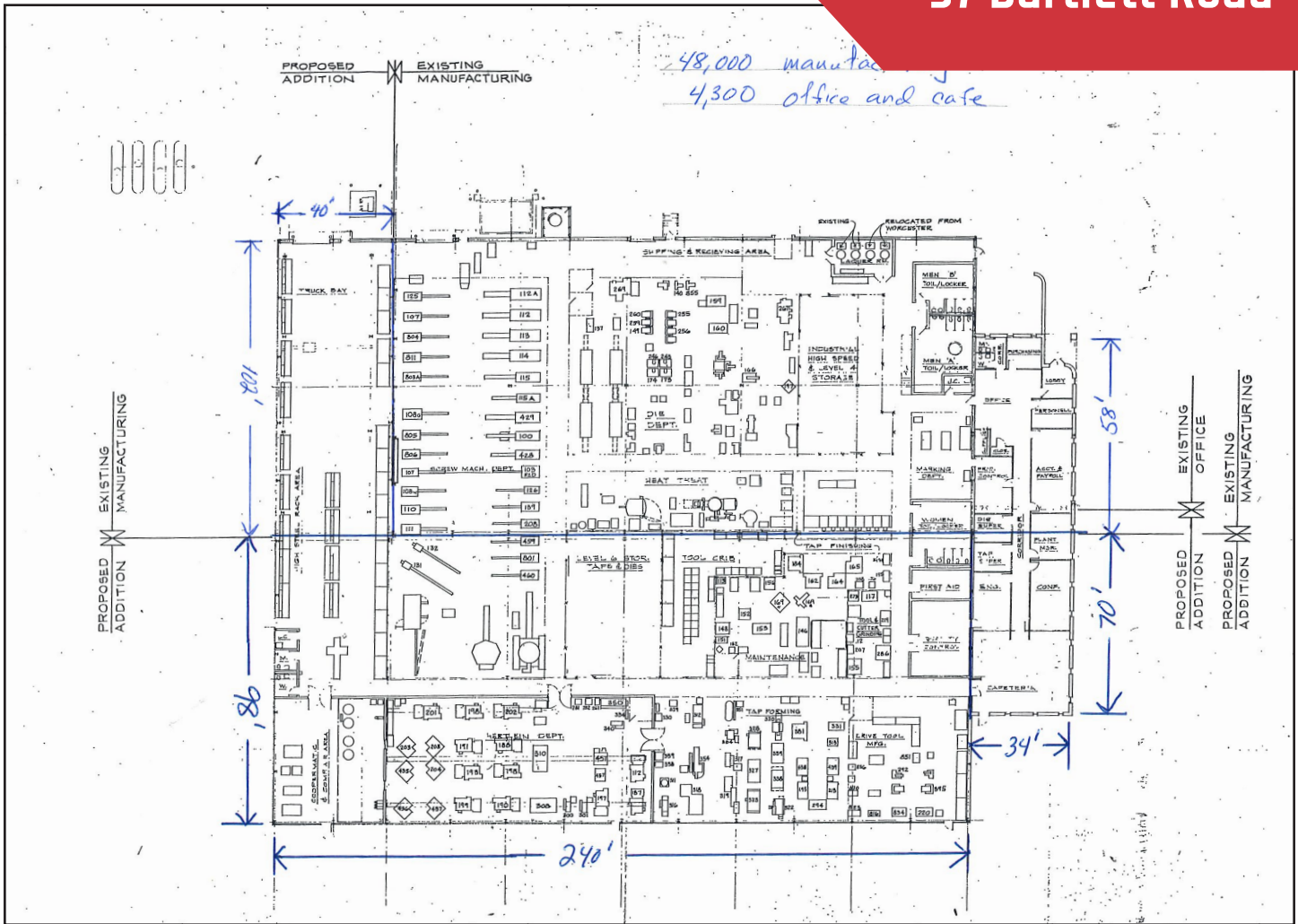
Owner	Round Stone, LLC
Available Space	20,000 - 52,300± SF (48,000 SF manufacturing & 4,300 SF office and cafe)
Lot Size	8.3± acres
Assessor's Reference	Map 12, Lot 17
Zoning	I - Industrial District
Year Built	1985
Construction	Metal frame and brick
Flooring	8-inch thick concrete
Utilities	Municipal water and sewer
Electrical	3-Phase, 4,500 Amps
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/Laydown	Ample on-site with room for expansion
Miscellaneous	<ul style="list-style-type: none"><li>• Mix of new LED and florescent lighting</li><li>• 5-ton gantry crane</li><li>• 2 locker rooms</li><li>• Trenching and piping setup for Grinding Oil Recovery System</li></ul>

**FOR LEASE : \$7.95/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.