

FOR LEASE

Industrial Building

20,000 - 44,870± 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 44,870± SF of industrial space for lease at 37 Bartlett Road in Gorham. The building features 2 overhead doors, a loading dock, 5-ton crane, locker rooms, and new security and fire alarm systems. The Gorham Industrial Park is located just off Route 25. Cannabis Friendly.



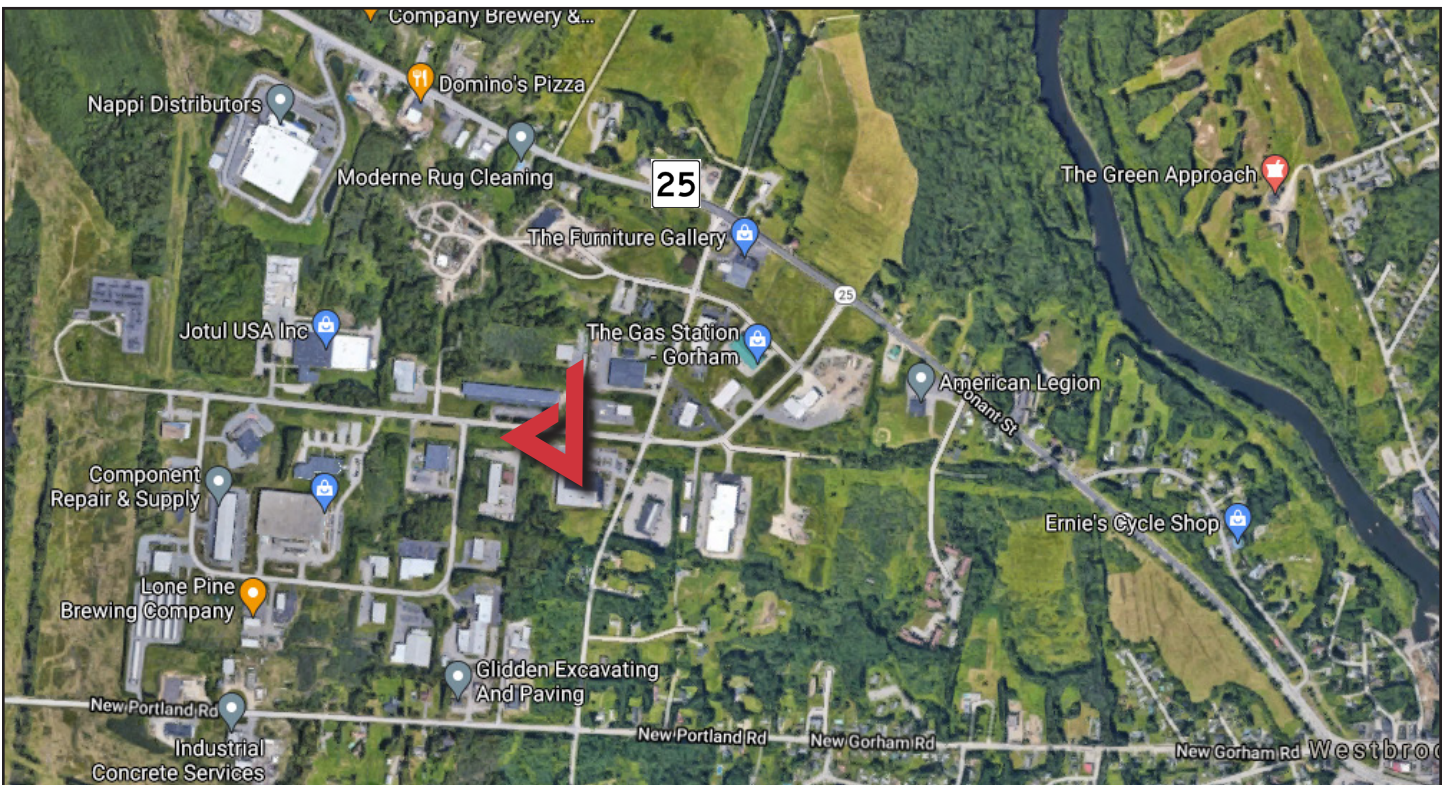
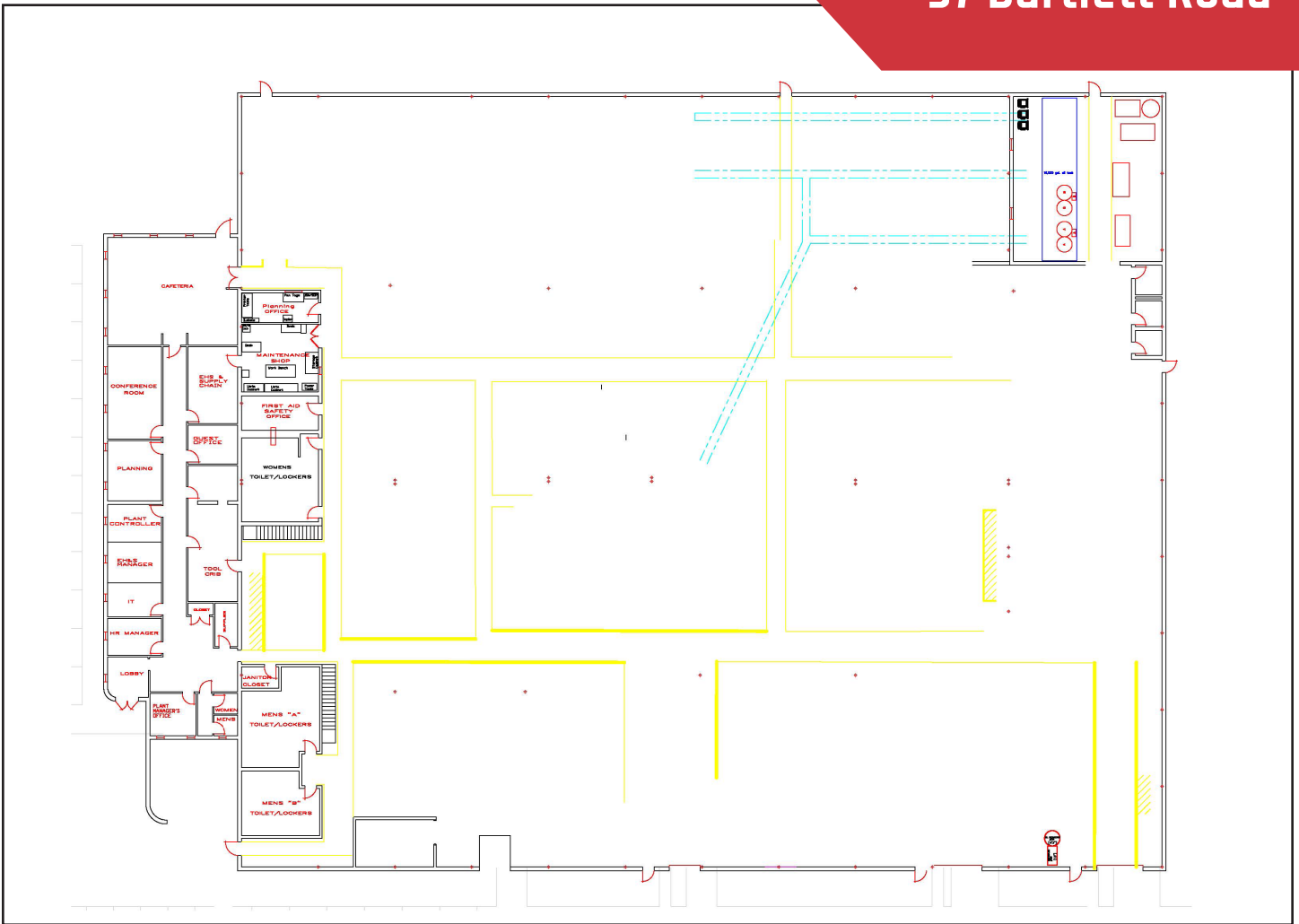
Broker Contact

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Property Overview

Owner	Round Stone, LLC
Available Space	20,000 - 44,870± SF
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
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



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.