

# FOR SALE

## Light Industrial/Flex Building

4,704± SF | 1.3± acres | \$750,000



## 5 Hutcherson Drive, Gorham

### Property Highlights

- *Excellent location in the Gorham Industrial Park*
- *Close to downtown Gorham and Westbrook*
- *1,600± SF freezer space*
- *Exterior industrial vehicle charging stations*



### Property Description

We are pleased to offer for sale this stand-alone 4,704± SF light industrial/flex building on 1.3± acres of land. Featuring 1,200 amp power, two OHs door at grade and a loading dock-height bay, this property is suitable for any number of uses. The warehouse also features a 1,600 SF freezer. Take advantage of this rare opportunity to own in Southern Maine's historically competitive industrial market!

Broker's please note, buyer rep commission is 2% - see broker for details.

### Broker Contact

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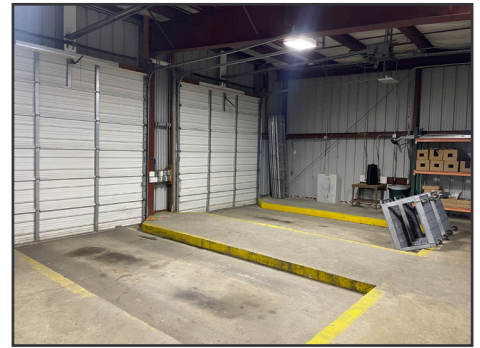
## Property Overview

|                       |  |
|-----------------------|--|
| Owner                 | Cygnus Properties, LLC   |
| Building Size         | 4,704± SF  |
| Space Breakdown       | Warehouse: 3,360± SF (Includes 1,600± SF freezer)<br>Office: 1,344± SF (two offices, open bullpen and breakroom) |
| Zoning                | Industrial   |
| Assessor's Reference  | Map 12, Lot 32   |
| Deed Reference        | Book 39817, Page 63  |
| Annual Taxes          | \$6,578 (FY 2023-24)   |
| Assessed Value        | Land: \$189,900<br>Building: \$287,940<br>Total: \$477,840   |
| Year Built            | 1986   |
| Building Construction | Pre-fab metal  |
| Roof                  | Steel, sloped  |
| Flooring              | Concrete slab  |
| Ceiling Height        | 14'-16'  |
| Loading Dock/Bay      | One (1), 8' x 8' - loading dock height into grade-level, interior forklift required.                             |
| Drive-in OHDs         | Two (2), 12' x 12'   |
| Electrical            | 3-phase, 1,200 amp   |
| Lighting              | LED's in office space and warehouse  |
| Utilities             | Public water and sewer   |
| HVAC                  | Propane-fired central HVAC in office, no heat in warehouse (natural gas at street)                               |
| Sprinkler System      | None   |
| Bathrooms             | Two (2), single-stalled in office space  |
| Parking               | Ample on-site  |
| Other                 | Ten (10) exterior industrial vehicle charging stations   |

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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.