

For Lease
Industrial Space
5,000± SF | \$6.95/SF NNN



59 Sanford Drive

Gorham, ME 04038

Property Highlights

- Two (2) 10'x10' drive-in OHDs
- Open warehouse with small office
- Convenient location

Property Description

We are pleased to offer for lease 5,000± SF of industrial space at this multi-tenanted building in the Gorham Industrial Park.

With a small quality office space and ample warehouse, this unit are efficiently designed and equipped for any number of industrial users. Amenities include 10'x10' overhead doors, 20' clear heights, and 3-phase 200 Amp power. The property was built in 2002 and is professionally managed and maintained by Dirigo Management Company.



Broker Contact

Justin Lamontagne CCIM, SIOR

207.773.7100

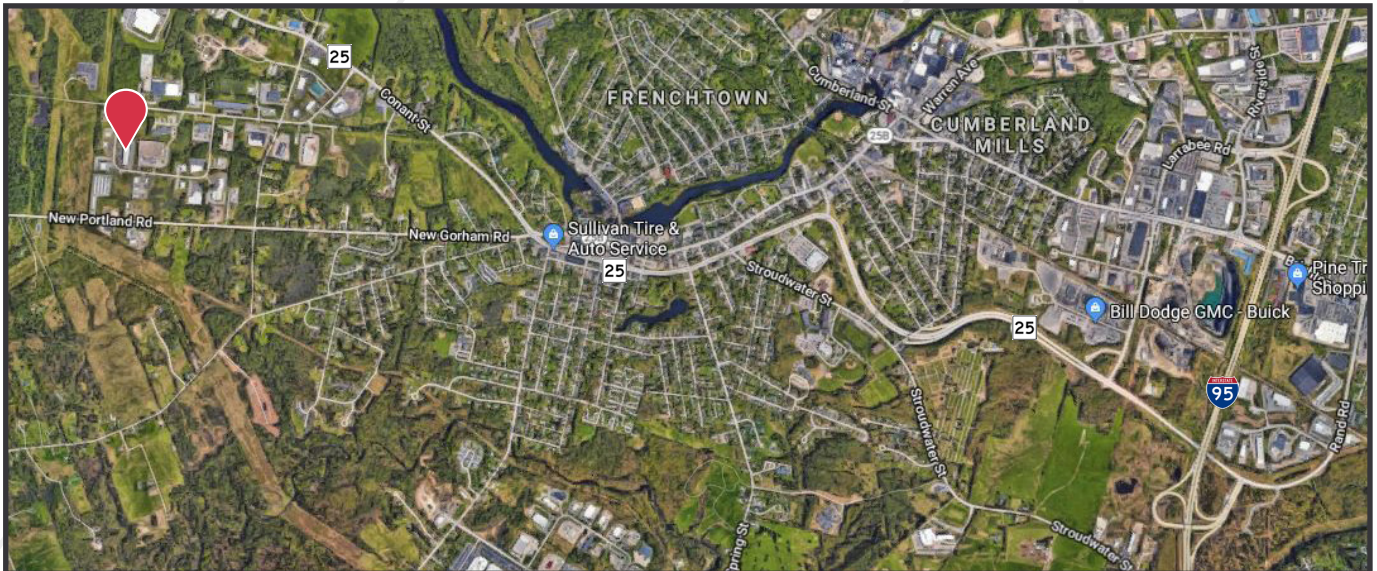
justin@dunhamgroup.com

www.dunhamgroup.com

Property Overview

Owner	Hampstead Associates, LLC
Building Size	40,000± SF
Lot Size	3.34± acres
Assessor's Reference	Map 12, Block 17, Lot 501
Zoning	Industrial
Available Space	5,000± SF
Building Age	2002
Building Construction	Metal walls on concrete slab
Interior Walls	Gypsum wallboard with soundproof insulation
Loading Doors	One (1) 10'×10' and one (1) 12'×10' drive-in overhead doors
Electrical	Separately metered 3 phase, 200 amp panels
Utilities	Separately metered electricity and natural gas, municipal water and sewer
HVAC	Natural gas-fired ceiling mounted heat to warehouse and electric A/C available to front office space
Ceiling Height	20' clear height
Bathrooms	Two (2) handicapped accessible
Sprinkler System	Yes, wet system
Parking Spaces	In-common in front of unit and in rear
Other Tenants	Flowfold, Component Repair & Supply, Patriot Mechanical, Oak Grove Spring Water Co., Heller Washam Antiques, Dish Network, Emerson Apparatus, and Dirigo Management Co.
Available	February 1, 2021 (see broker for details)

FOR LEASE : \$6.95/SF NNN - Estimated NNN's : \$2.50/SF



59 Sanford Rd. Units 15 & 16
50' x 100'

