

FOR LEASE

Industrial Unit

2,500± SF | \$11.00/SF NNN



59 Sanford Drive, Gorham - Unit 6

Property Highlights

- Professional on-site property management
- 10' x 10' OHD at grade
- 3-phase, 200 amp power
- Mezzanine storage

Property Description

We are pleased to offer for lease 2,500± SF industrial/flex unit at this multi-tenanted building in the Gorham Industrial Park. With a small, quality office space and ample warehouse, this unit is efficiently designed and equipped for any number of industrial users. Amenities include a 10' x 10' overhead door, 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. No cannabis related uses permitted.



Broker Contact

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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	Unit 6 - 2,500± SF
Year Built	2002
Building Construction	Metal walls on concrete slab
Interior Walls	Gypsum wallboard with soundproof insulation
Loading Doors	One (1) 10' x 10' OHD at grade
Electrical	Separately metered 3-phase, 200 amp panels
Utilities	Separately metered electricity and natural gas, municipal water and sewer
HVAC	Warehouse: Natural gas-fired ceiling mounted heat Office: Electric AC available to front office space
Ceiling Height	20'± clear height
Bathrooms	One (1) handicapped accessible
Sprinkler System	Yes, wet system
Parking	In-common in front and rear of unit
Other Tenants	Dish Network, Component Repair & Supply, Patriot Mechanical, Oak Grove Spring Water Co., SignSmith, Emerson Apparatus, and Dirigo Management Co.
Available	May 1, 2026

FOR LEASE : \$11.00/SF NNN - Estimated NNN's : \$ 3.84/SF

