

FOR SALE OR LEASE

Industrial Property

12.85± acres | 10,000± SF



72 Olde Canal Way, Gorham, ME

Property Highlights

- *Easy access to Westbrook/Greater Portland area*
- *One (1) loading dock, one (1) drive-in OHD*
- *3-Phase electrical service*

Property Description

We are pleased to offer 72 Olde Canal Way in Gorham for sale or lease. The property is a 10,000± SF industrial building on 12.85± acres. The building is constructed with 8,000± of cooler storage space, 1,640± SF shipping & receiving area, and a small office. The site work was designed for a 7,000± SF addition to the building. The Olde Canal Industrial Park Zoning allows for a variety of industrial uses and is located less than 5 miles from the Maine Turnpike/I-95, Exits 47 & 48.



Greg Hastings, SIOR

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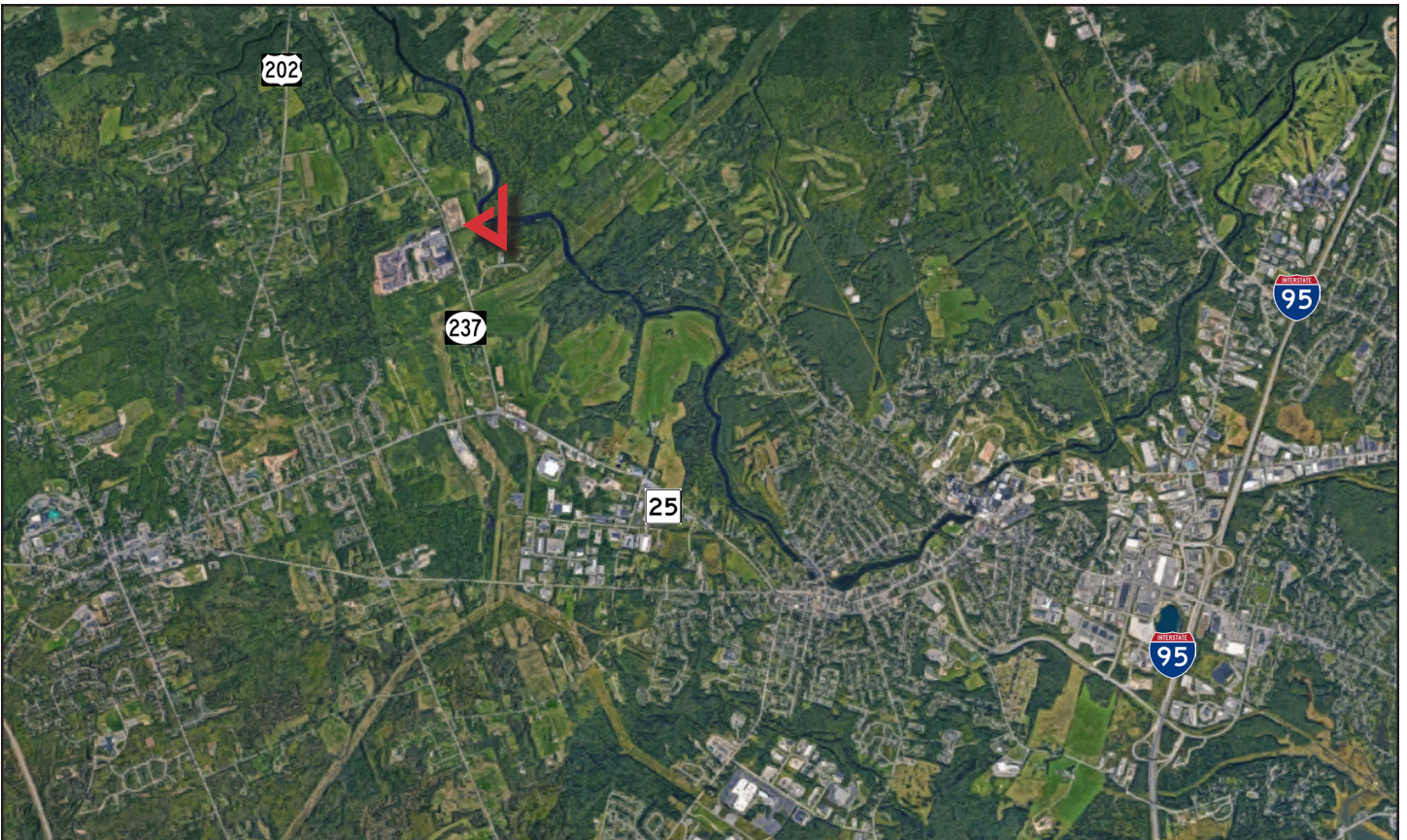
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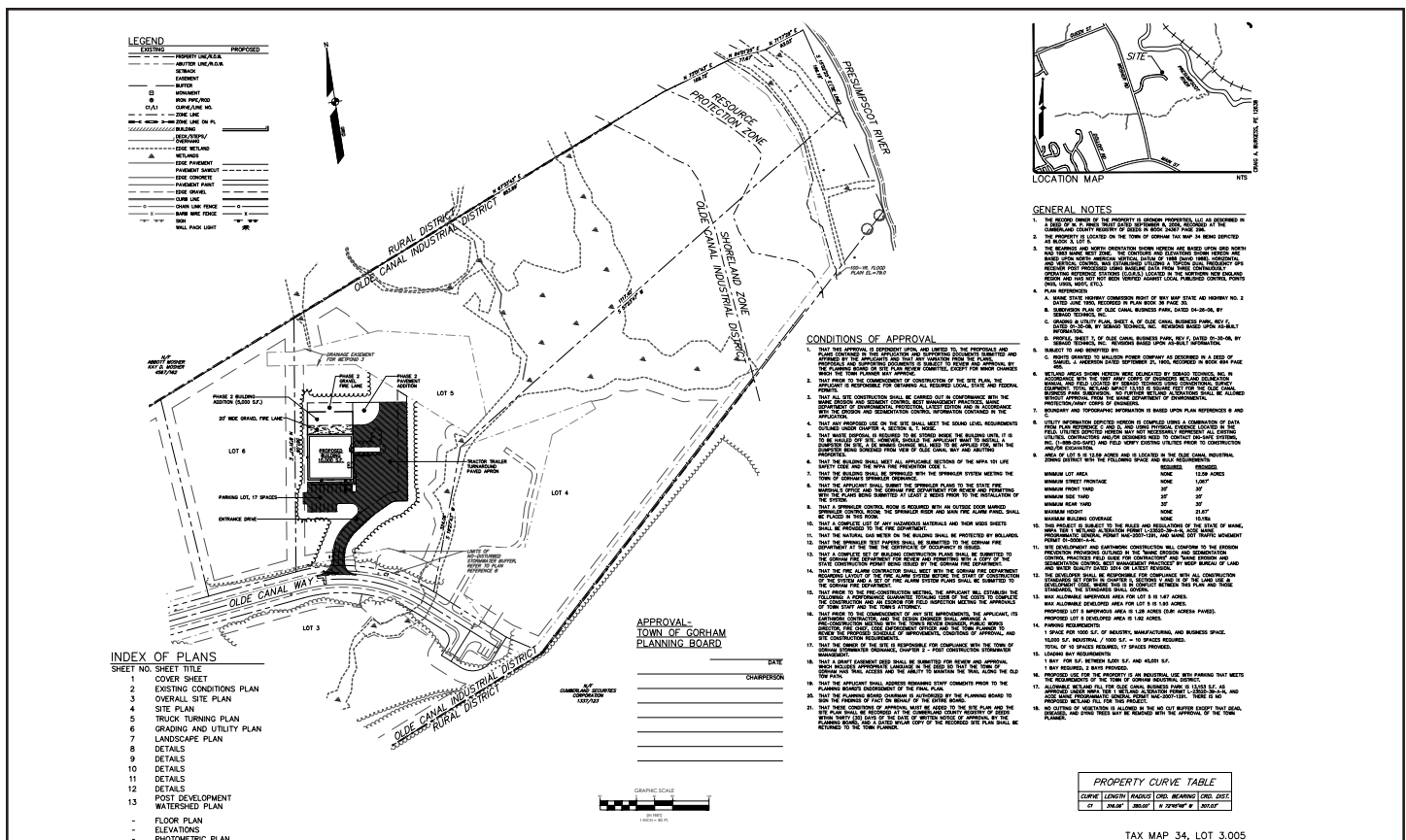
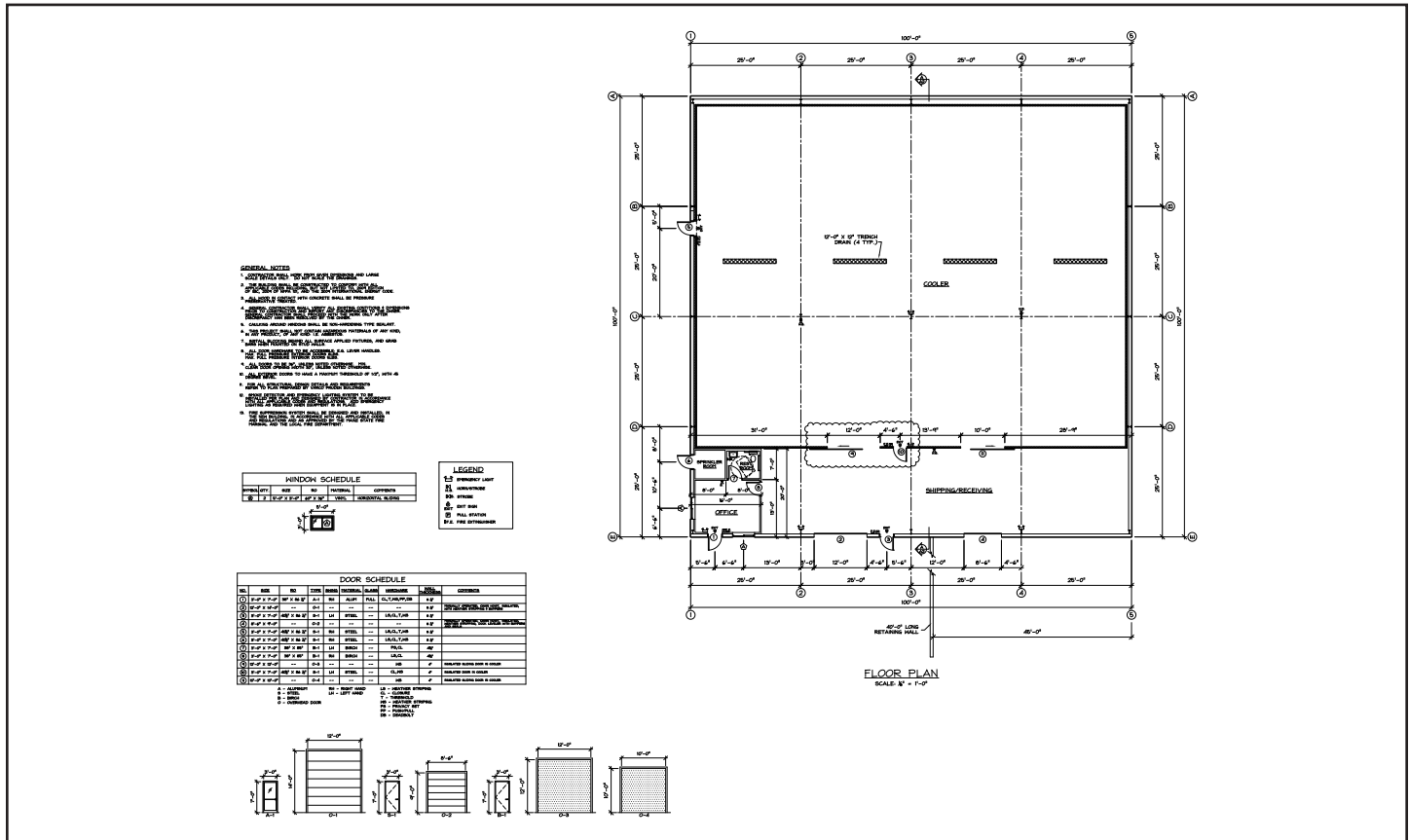


Property Overview

Owner	Chadbourne Realty, LLC	
Assessor's Reference	Map 34, Lot 3-5	
Deed Reference	Book 34661, Page 125	
Real Estate Taxes	\$19,556.42 (FY 2022-23)	
Zoning	Industrial	
Building Size	Cooler Space	8,000± SF (80' x 100')
	Shipping/Receiving Space	1,640± SF (20' x 82')
	Office Space	360± SF
	Total Available Space	10,000± SF (100' x 100')
Lot Size	12.85± acres	
Year Built	2018	
Construction	Varco Pruden pre-engineered steel frame	
Roof	Single-slope metal roof	
Siding	26 gauge panel rib metal wall	
Flooring	Concrete slab with trench drains	
Utilities	Public water & sewer, natural gas	
Eave Height	18' - 22'	
Loading Dock	One (1) with load leveler, bumpers, and dock seals	
Drive-in OHD	One (1) 12' x 14'	
Heat/HVAC	Office: Mitsubishi mini-split	Shipping & Receiving: Gas-fired Reznor FHA units
Electrical	3-phase electrical service	
Lighting	LED Fixtures	
Sprinkler System	Full coverage with wet pipe system	
Bathrooms	One (1)	
Parking	Ample on-site, paved	
Miscellaneous	8,000± SF of enclosed cooler space with trench drains Site plan designed for a 7,000± addition on North side of the building	

FOR SALE : \$1,750,000
FOR LEASE : Negotiable/NNN







Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.