

# FOR LEASE

## Industrial Space

18,528± SF | \$8.50/SF NNN



## 9 Laurence Drive, Gorham

### Property Highlights

- Amazing location in Gorham Industrial Park
- Eight (8) internal docks & Seven (7) drive-in doors
- 18' - 24'± clear height
- 5± minutes to Maine Turnpike/I-95 & 10± minutes to I-295



### Property Description

We are pleased to offer a 18,528± SF industrial space in the highly coveted Gorham Industrial Park. The space boasts six (6) oversized drive-in doors with internal loading docks and up to 26'± clear height. Ownership has installed new LED light fixtures throughout the warehouse and office spaces. The property is conveniently located 5± minutes from The Maine Turnpike/I-95, Exit 47 and 10± minutes from I-295.



### Broker Contact

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## Property Overview

Owner	9 Laurence, LLC
Lot Size	5.33± acres
Available Space	18,528± SF
Space Breakdown	12,200± SF - Heated Warehouse 3,528± SF - Cold Storage 2,800± SF - Office
Zoning	Industrial (1)
Assessor's Reference	Map 12, Lot 18
Deed Reference	Book 33651, Page 162
Year Built	1988
Building Construction	Steel frame
Roof	TPO - Rubber roof (2016)
Siding	Metal
Flooring	Concrete
Utilities	Public
Ceiling Height	18' - 26'±
Loading Docks	Eight (8) internal docks
Drive-in OHD	One (1) 12' x 12' Two (2) 22' x 14' Four (4) 20' x 16'
HVAC	Natural gas - infrared units
Electrical	400 amp, 3-phase
Lighting	New LED fixtures
Sprinkler System	Yes - combo wet and dry
Bathrooms	Three (3)
Parking	Ample, on-site paved parking
Miscellaneous	Two (2) 5-ton crane

**FOR LEASE : \$8.50/SF NNN - Estimated NNN's : \$1.60/SF**



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