

# FOR LEASE

## Industrial Space

10,350± SF | \$8.75/SF NNN



## 9 Laurence Drive, Gorham ME

### Property Highlights

- Convenient Gorham Industrial Park location
- 6 minute drive to I-95
- 25' clear height & 8 external loading docks



### Property Description

We are pleased to offer 10,350± SF of industrial space for lease in the highly coveted Gorham Industrial Park. The space boasts 8 external loading docks, one high speed overhead door and a 25' clear height. The property is a 6 minute drive time to I-95 and 10 minutes I-295.

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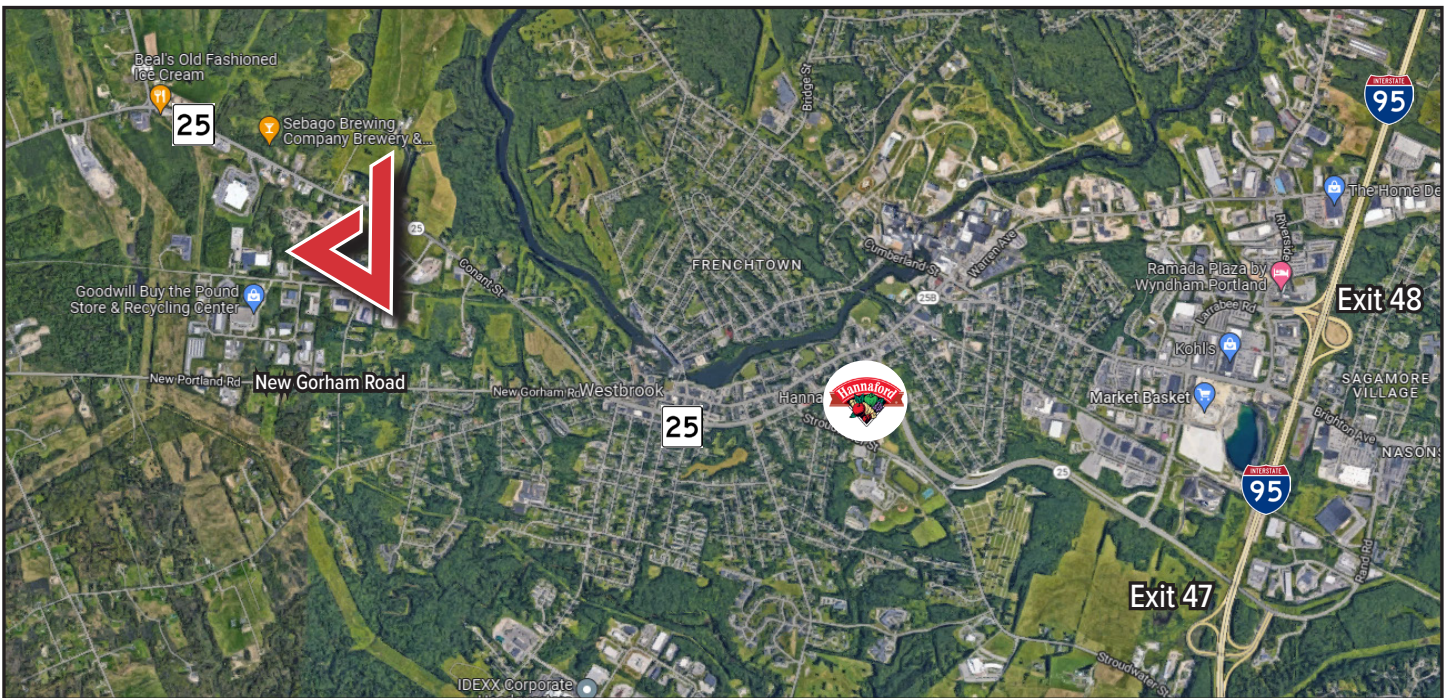
## Property Overview

Owner	9 Laurence, LLC
Building Size	60,000± SF
Lot Size	5.33± acres
Available Space	10,350± SF
Space Breakdown	9,000± SF warehouse space and 1,350± SF external loading dock
Zoning	I- Use Code 4021
Assessor's Reference	Map 12, Lot 8
Year Built	1988
Building Construction	Metal framed, metal siding
Roof	TPO - rubber roof, new in 2016
Floors	Concrete
Utilities	Public water and sewer
Loading Docks	8 external docks
Drive-in OHD	1, 8x8 high speed door
Ceiling Height	25'
Electrical	400 Amp service, 3 phase
Sprinkler System	Combo wet and dry system
Bathrooms	1
Parking	Ample, onsite

**FOR LEASE : \$8.75/SF NNN - NNN EXPENSES : \$1.60/SF**



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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.