

FOR LEASE

Industrial Space

10,350 - 36,575± SF | \$9.25/SF NNN



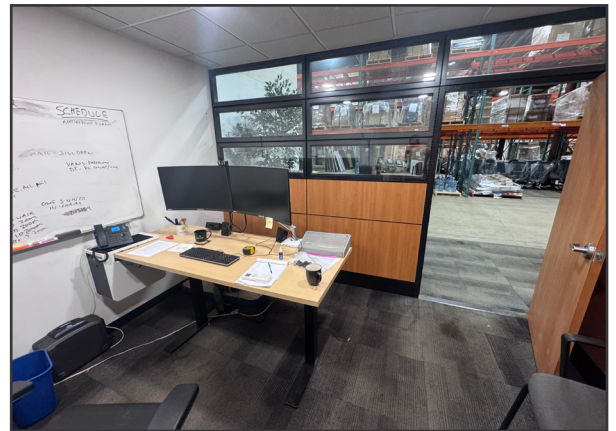
9 Laurence Drive, Gorham ME

Property Highlights

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

Property Description

We are pleased to offer two industrial suites for lease totaling 36,575± SF and divisible down to 10,350± SF. Located in the the highly coveted Gorham Industrial Park, the space offers up to 25' clear height and a newly installed LED lighting package. Easy access to Maine Turnpike/I-95 (6 minutes) and I-295 (10 minutes).



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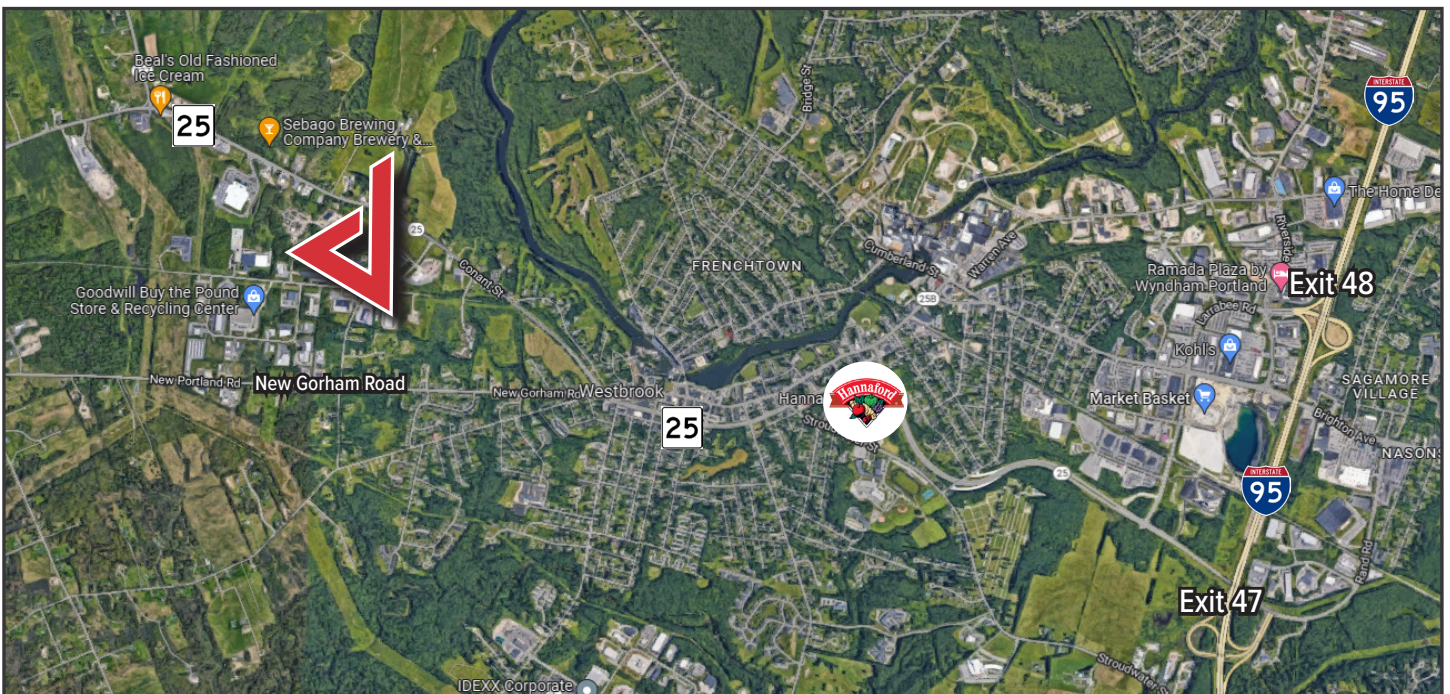


Property Overview

Owner	9 Laurence, LLC
Building Size	60,000± SF
Lot Size	5.33± acres
Available Space	36,575± SF Total - Subdiviable down to 10,350± SF
Space Breakdown	Unit 3: 10,350± SF Unit 4: 26,335± SF
Zoning	Industrial (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	Three (3) dock doors and external covered dock platform with six (6) docks
Drive-in OHD	One (1) 20' x 14' and One (1) 10' x 16'
Ceiling Height	18' - 25'±
HVAC	Natural gas, infrared units
Electrical	400 Amp service, 3 phase
Lighting	New LED
Sprinkler System	Combo wet and dry system
Bathrooms	Two (2)
Parking	Ample, onsite
Miscellaneous	Landlord to install new pavement

FOR LEASE : \$9.25/SF NNN - NNN EXPENSES : \$1.60/SF

9 Laurence Drive



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.