

# FOR SALE/LEASE

## Permitted Industrial Build-To-Suit

Approvals in place for 80,000± SF

50,000 - 100,000± SF possible



## Cyr Drive, Gorham

### Property Highlights

- 50,000 - 100,000± SF Build-to-suit Opportunity
- All Permitting in Place For 80,000 SF Distribution Facility
- Located in Gorham Industrial Park West
- Amazon has 2 Adjacent Lots Under Contract for Future Distribution Facility

### Property Description

We are pleased to offer a 50,000 - 100,000± SF industrial build-to-suit opportunity. Located in the new Gorham Industrial Park West, this development site is fully permitted and shovel-ready; the only fully permitted 100K building site in all of Greater Portland. Take advantage of this one-year head start and build-to-suit opportunity. All utilities including water, sewer and natural gas are stubbed within the new Cyr Drive extension road. The site offers sufficient land for abundant parking/loading areas. End-user sale is possible, see broker for details.



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80,000 SF RENDERING

Cyr Drive

## Property Overview

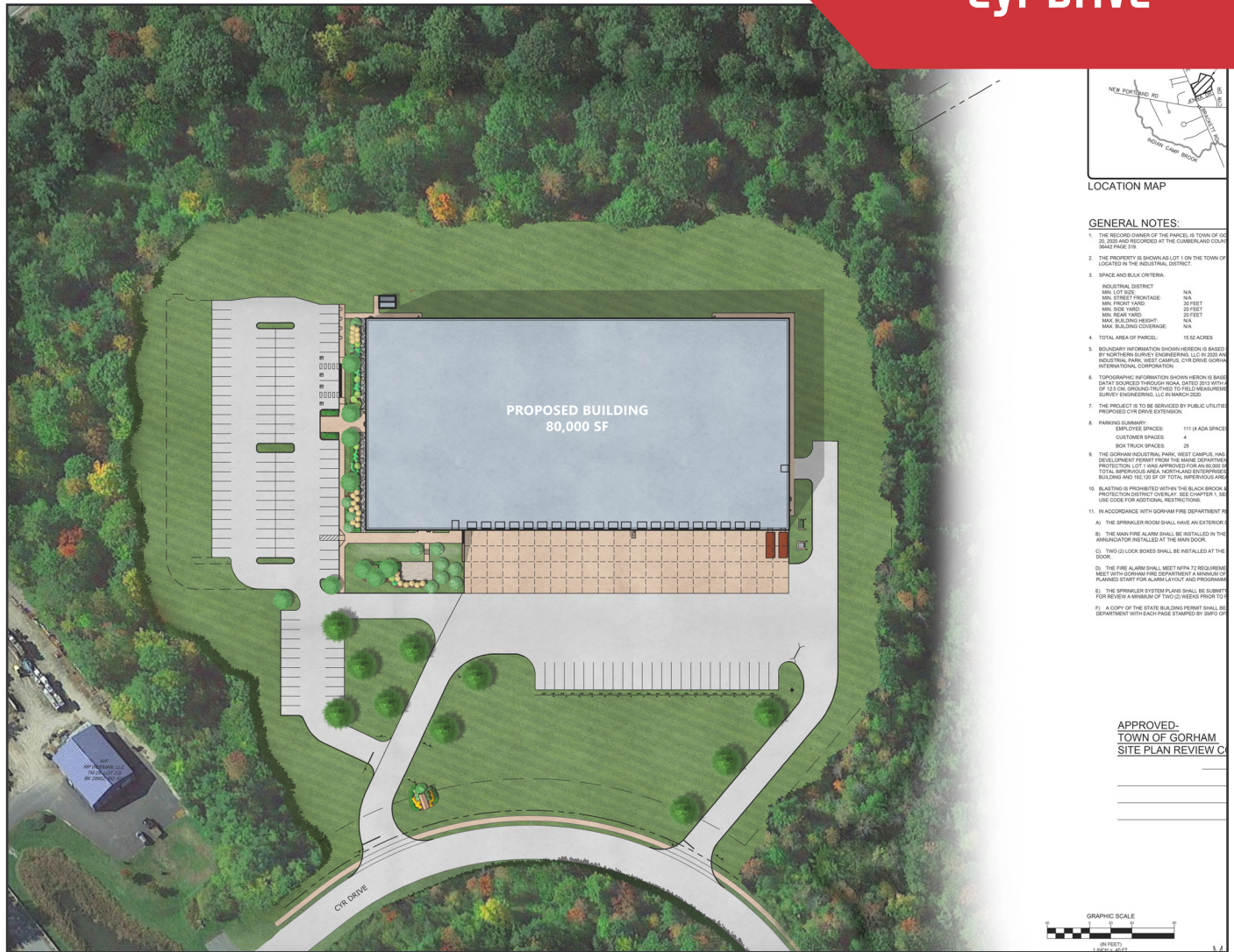
Site Size	15.5± acres
Possible Building Size	80,000± SF Approved Flexibility in permits will allow for up to 100,000 SF, or as small as 50,000 SF. Total impervious area approved = 193,720 SF
Assessor's Reference	Map 29, Lot 1
Zoning	Industrial District
Building Construction	Construction type, ceiling height, and other critical attributes will be tailored to the end user.
Loading Dock & Doors	TBD, per tenant's specification. 21 loading docks and 2 drive in doors were included in approved plan.
Utilities	Municipal water & sewer, natural gas, electric, and telecommunications. 3000 Amp, 3 Phase, 277/480 Volt electric service, 750KW generator
Parking	Sufficient space to suit tenant parking/loading area needs. Employee spaces = 115 (4 ADA spaces), Box Truck spaces =25
Traffic Analysis	Traffic Movement Permit is in-place for the approved 80,000 SF plan. Details on trip counts and analysis is available upon request.

SEE BROKER FOR PRICING

## Site Details

**Subdivision Road:** The Town of Gorham has subdivided one original parcel, Map 29 Lot 1, to create five (5) lots ranging in size from 3.4 acres to 15.5 acres (one lot is to remain Open Space). Phase I of road construction (approximately 2,575 linear feet) to service individual commercial/industrial lots has been completed which includes all asphalt paving, culvert stream crossing, stormwater pond, and features utility services described below. Future connection to existing industrial park via Hutcherson Drive has yet to be confirmed by town officials but is likely as the next phase of this project.

**Utilities:** Underground utility services within new public roadway include 12" water main, natural gas, 3-phase 277/480v electric service and telecommunications which are stubbed at each industrial lot entrance point (as each individual parcel developer is expected to commission each utility tap with their respective projects). Water services are sized to support up to 4" domestic and 8" fire services at each parcel. A shared stormwater storage pond is in place, and has the capacity to service all four industrial lots along Cyr Drive.



## Zoning Overview : Industrial District

**PURPOSE :** To provide areas within the Town of Gorham for manufacturing, processing, treatment, research, warehousing and distribution and to which end all the performance standards set forth in this Code shall apply.

### PERMITTED USES :

- Manufacturing, processing and treatment
- Warehousing and outdoor storage
- Road and rail distribution facilities
- Research facilities
- Wholesale businesses and wholesale business establishments, but excluding junk yards.
- Accessory uses and buildings, including retail and service uses accessory to another permitted use
- Municipal and governmental uses.
- Public utility facilities including substations, pumping stations and sewage treatment plants
- Mineral extraction
- Mobile Vending Units
- Office of Contractor or Tradesman
- Heavy machinery and equipment retail sales and services





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DEVELOPMENT

Northland Enterprises is a commercial real estate development and management company that specializes in build-to-suit development for growing companies in Maine. With experience developing manufacturing, warehousing, and class-A office facilities, Northland has an unrivaled record of building spaces where companies have sustainably grown their workforce and revenues.

Recent projects include the 79,000 RSF manufacturing facility for Harvey Performance in Gorham, the 25,000 RSF Class-A office headquarters for Clark Insurance in Portland, and the 48,000 RSF manufacturing and warehouse facility for Pack Edge in Saco.

Northland has been active in the Southern Maine market since 2001, with a current portfolio of over 500,000 square feet.

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