

224 GORHAM ROAD - SCARBOROUGH

FLEX INDUSTRIAL BUILDING FOR SALE/LEASE



SPACE TYPE: *MIXED USE INDUSTRIAL*

1 LOADING DOCK & 1 DRIVE-IN BAY

SPACE SIZE: *4,960+/- SF*

SEVERAL RECENT UPDATES

ZONING: *TVC3*

IDEAL FOR TRADES BUSINESS IN NEED OF
WAREHOUSE, OFFICE & SHOWROOM SPACE

SIGNAGE: *PYLON*

SALE PRICE: \$1,300,000

TRAFFIC COUNT: *12,480 AADT23*

LEASE RATE: \$15/SF NNN



For more information contact:

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Balfour**
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Each Office Is Independently Owned and Operated.



224 GORHAM RD - SCARBOROUGH

PROPERTY DETAILS

OWNER	TJ Realty LLC
PROPERTY TYPE	Light Industrial/warehouse with offices and showroom
SALE PRICE	\$1,300,000
LEASE RATE	\$15/SF NNN NNN FEES: \$4.54/SF
ZONING	TVC3 - Town and Village Centers Fringe District
TRAFFIC COUNT	12,480 AADT23
YEAR BUILT	1970; renovated in 2023
ACREAGE	1.33+/- Acres
BUILDING SIZE	4,960+/- SF
PARKING	14+ spaces in private lot (room to expand)
TAXES/YEAR	\$9,188.63 (2026)
BOOK/PAGE	39947/29
MAP/BLOCK/LOT	R038/ / 026
ROAD FRONTAGE	222+/- Ft
UTILITIES:	
ELECTRIC	Circuit Breakers; Three-Phase
SEWER	Public
WATER	Private
HEAT SYSTEM	FHA; Propane
COOLING	Mini Split
EASEMENTS	Ingress/Egress
OVERHEAD DOORS	One loading dock and one drive-in bay
CEILING HEIGHT	16+/- Ft

OVERVIEW

This versatile commercial property offers a functional mix of office, production, flex, and storage space in a highly desirable Scarborough location. The building is equipped with one dock-height door and one drive-in bay, providing convenient loading and operational flexibility for a variety of commercial users.

The property features a large paved parking area, ample green space, and prominent pylon signage along busy Gorham Road. Recent improvements include a newly paved parking lot with an upgraded dock area and loading ramp, new overhead doors, new flooring in the office area, a new roof, upgraded HVAC system, and the addition of a third restroom.

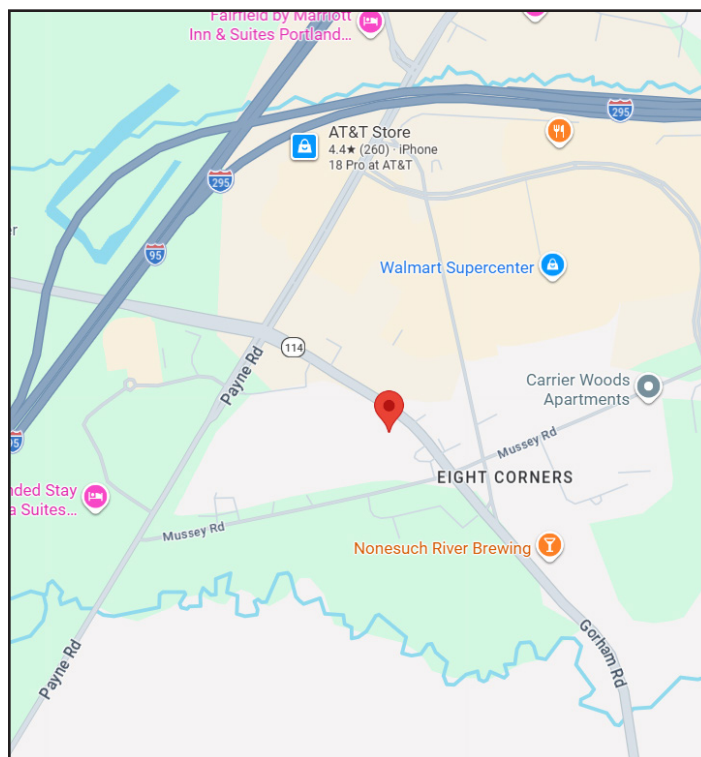
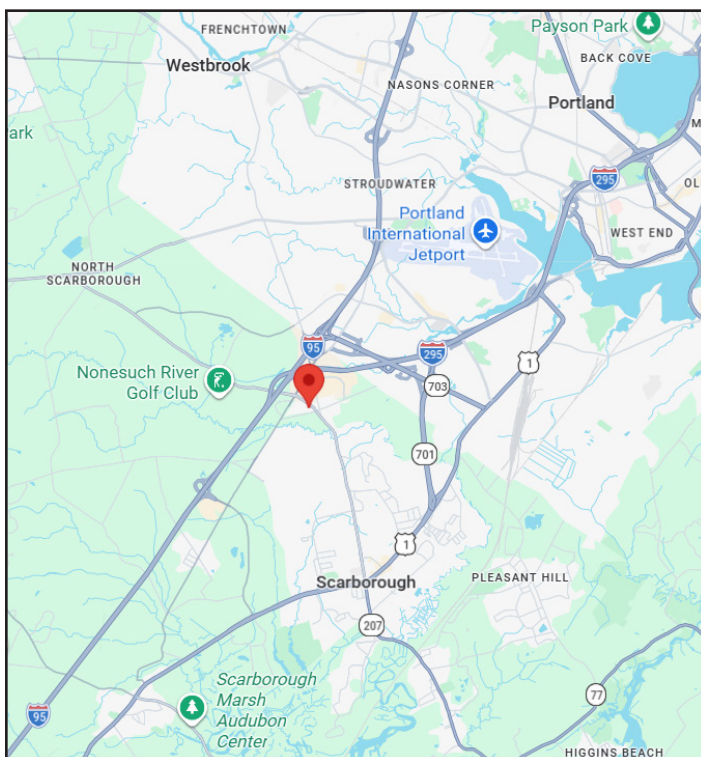
Conveniently located near both I-295 and Maine Turnpike interchanges, the property offers excellent regional accessibility. Nearby businesses and amenities include Walmart, Sam's Club, Lowe's, Marden's, Shaw's Supermarket, and Nonesuch River Brewing.

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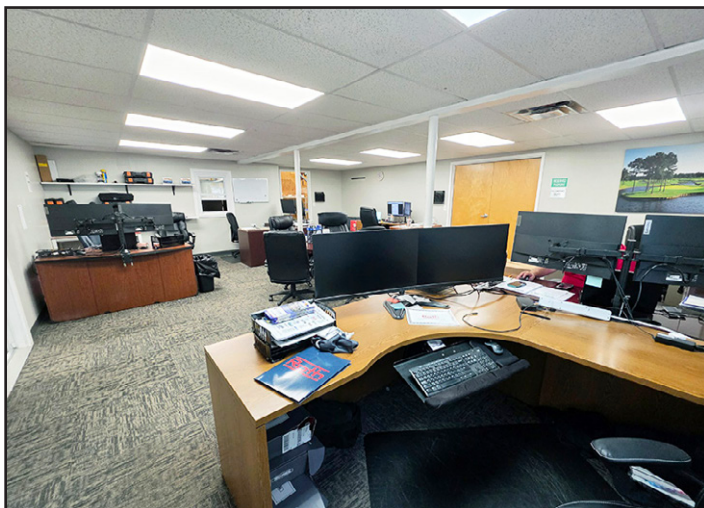
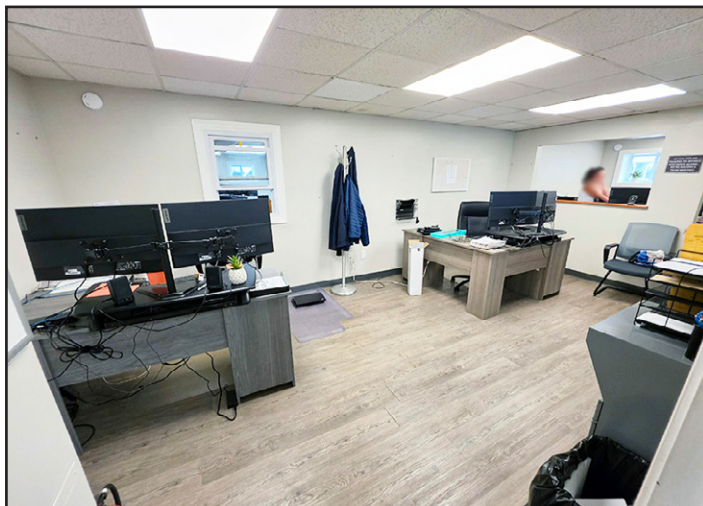
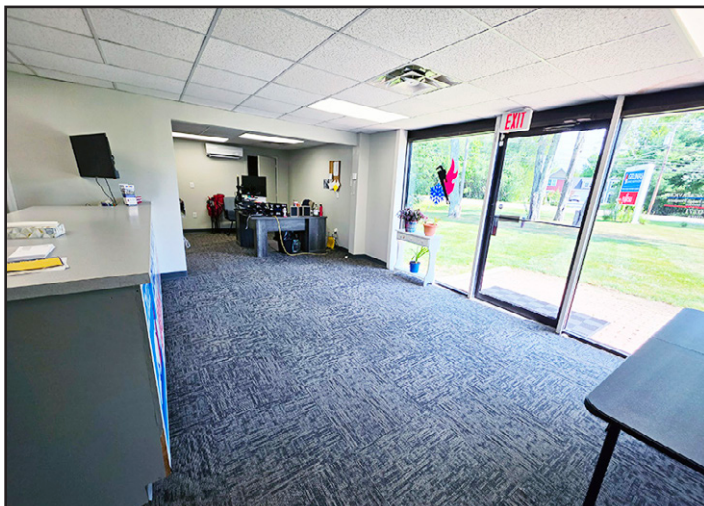
LOCATION INFORMATION



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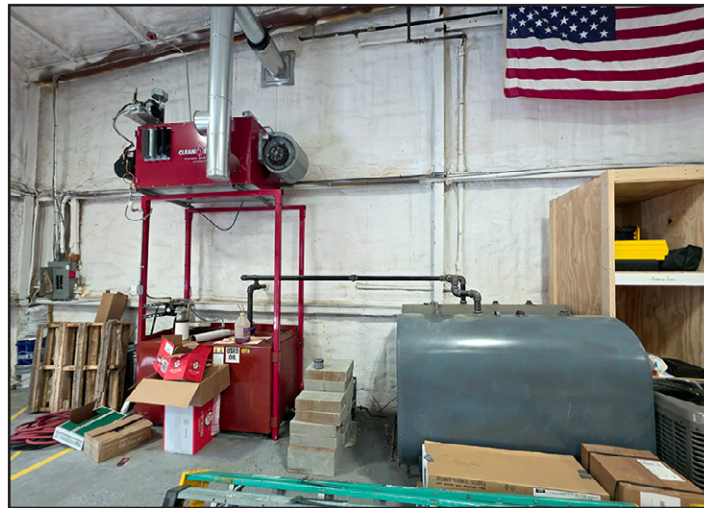
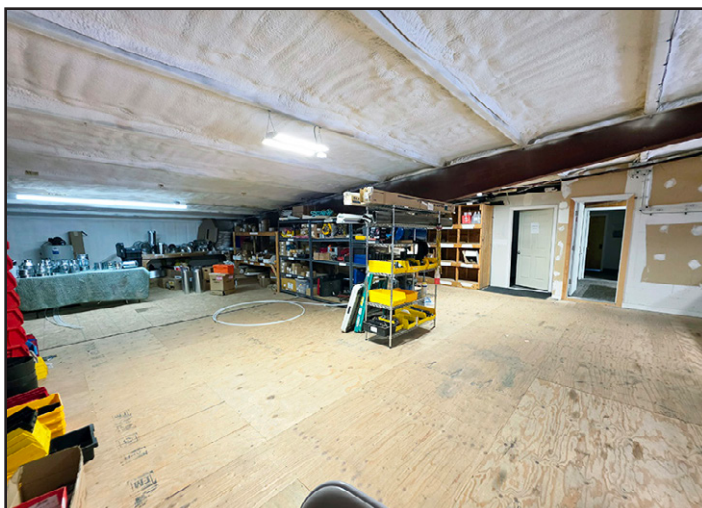
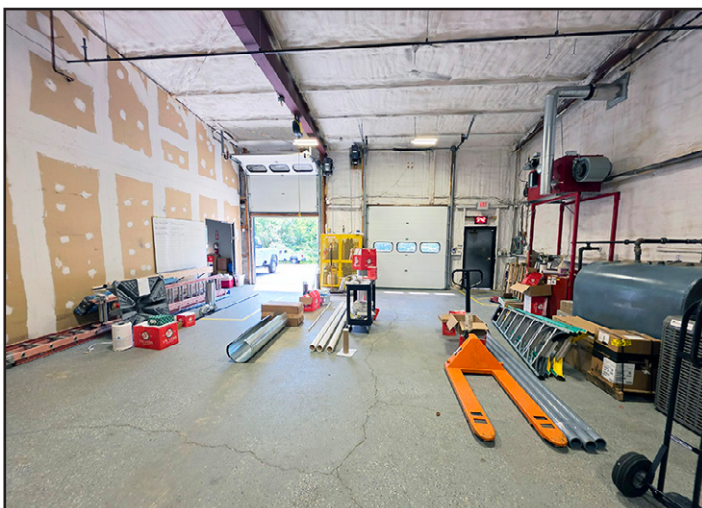
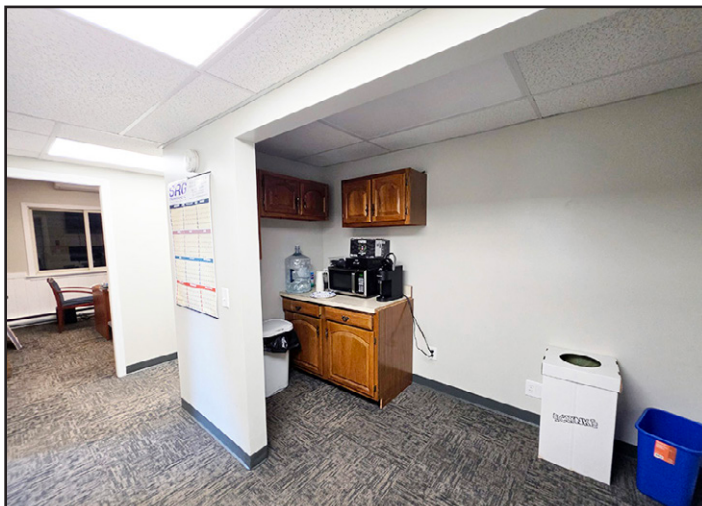
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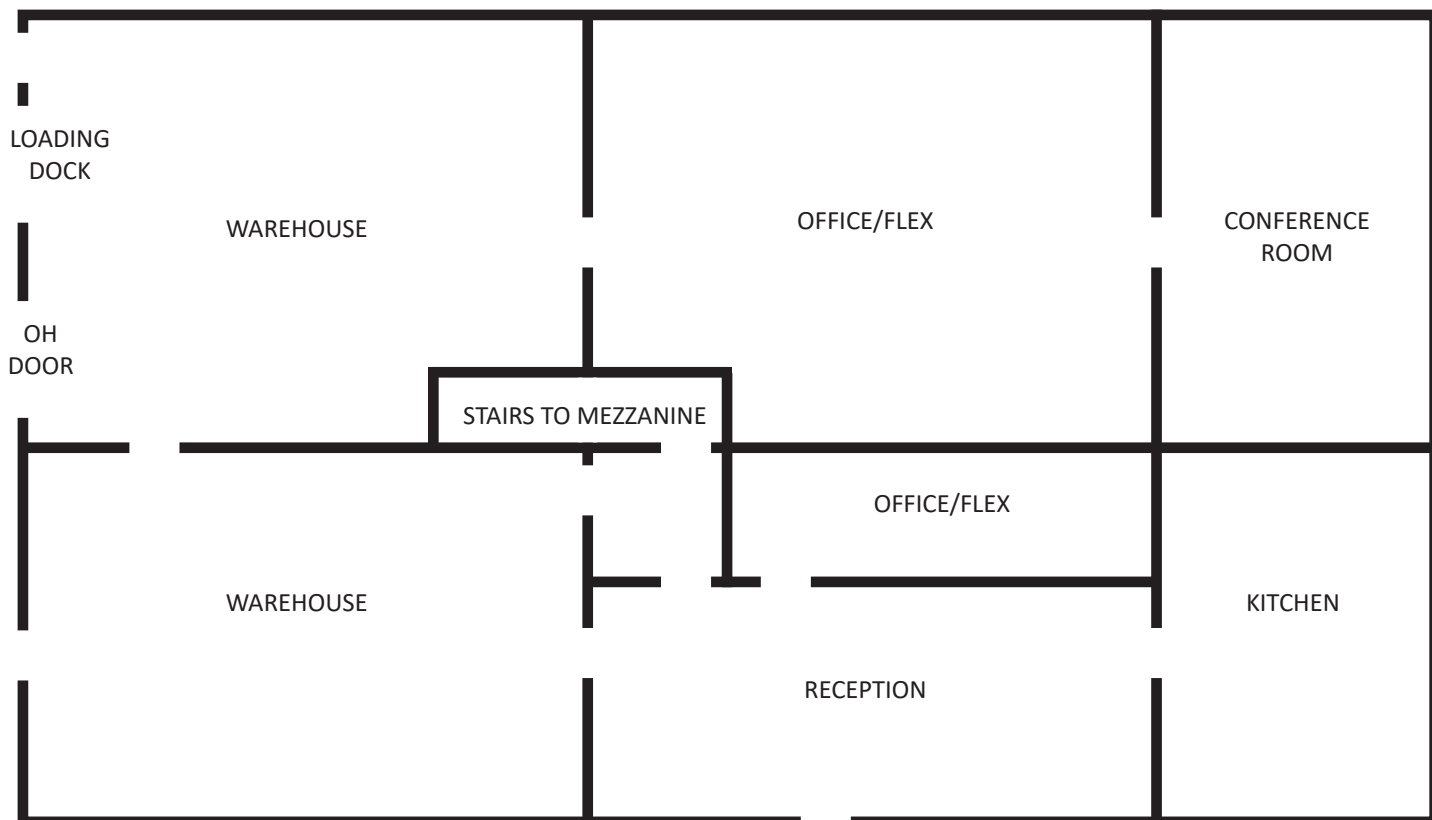




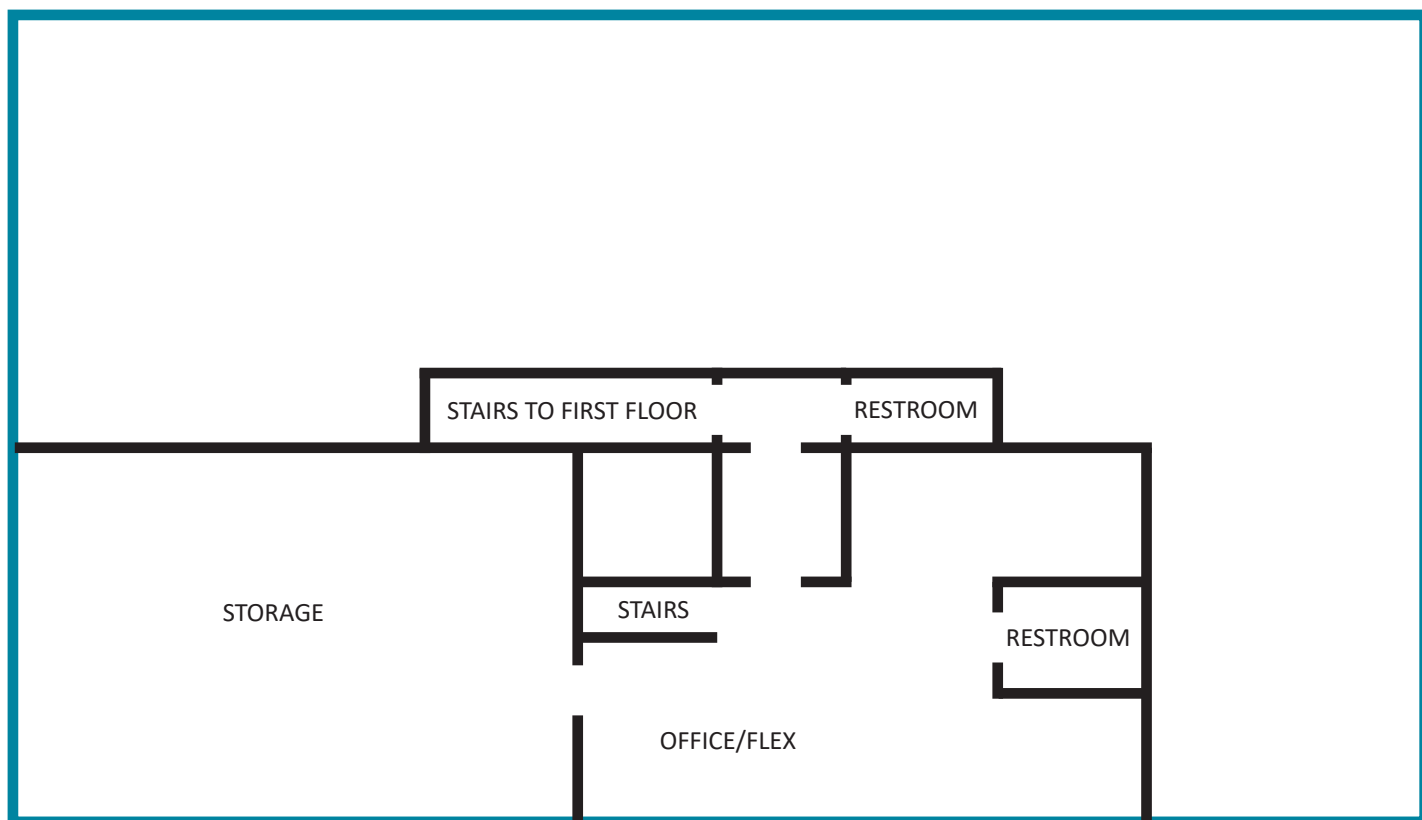
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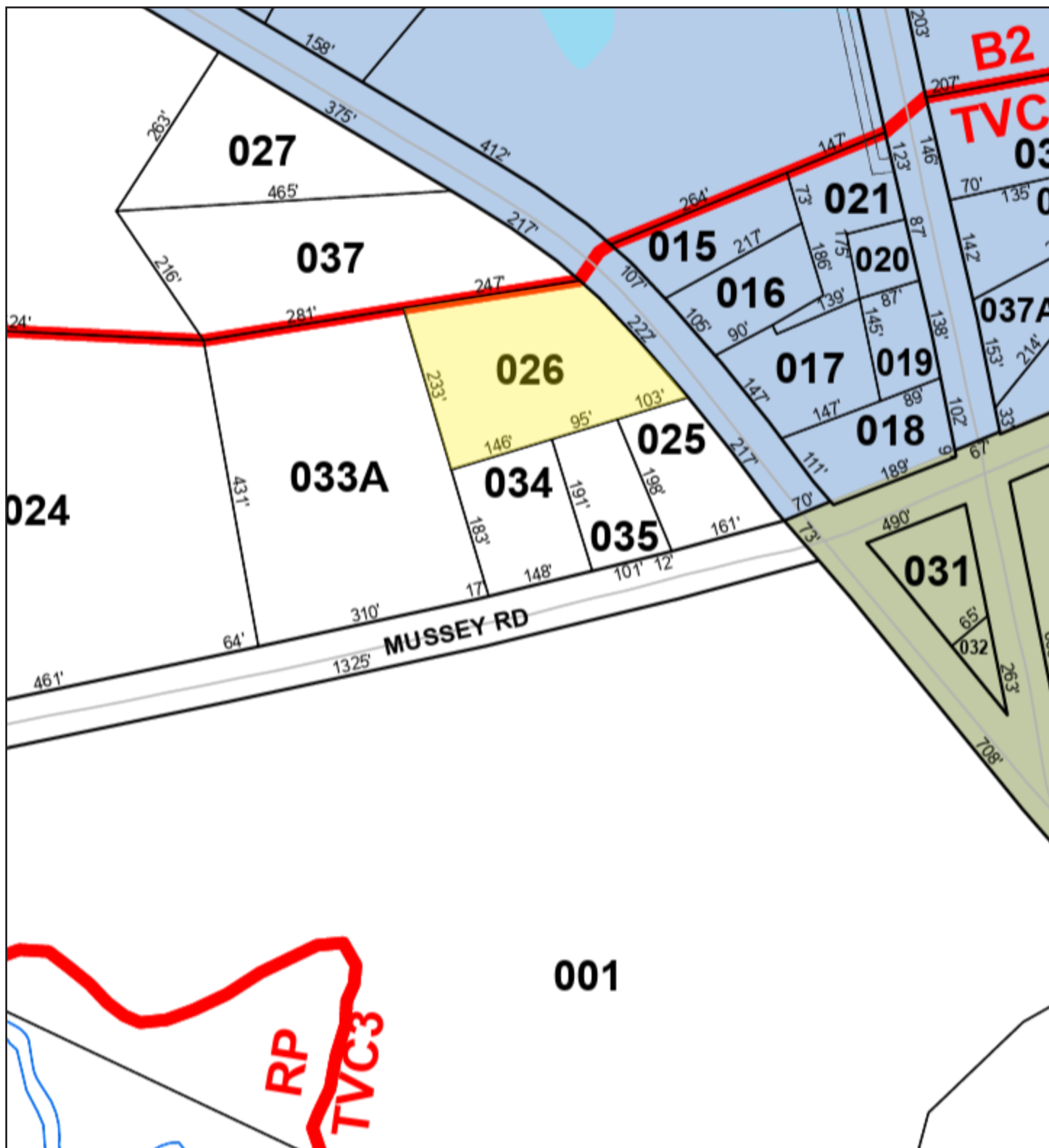
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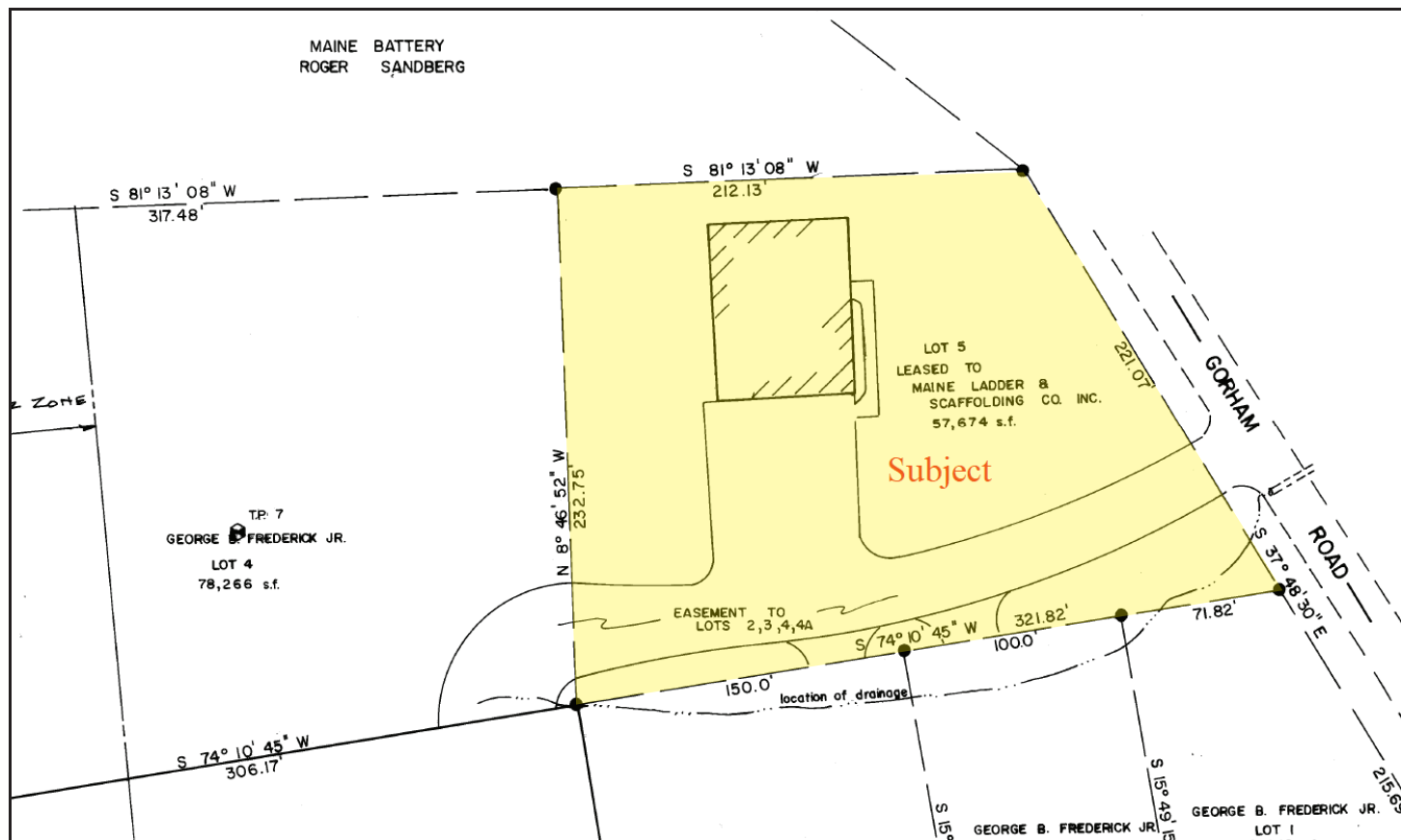
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(Source: "Plot Plan Lot 4A Eight Corners Park" for George B. Frederick JR. by Robert P. Titcomb, Inc. dated 5/18/1983 - Not-to-Scale)





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