

6 CYR DRIVE - GORHAM

1.99+/- ACRE INDUSTRIAL PARCEL FOR SALE



PROPERTY TYPE: *INDUSTRIAL LAND*

CORNER LOT WITH ELECTRIC IN PLACE

ACREAGE: *1.99+/- ACRES*

LESS THAN 2 MILES TO GORHAM CENTER

ZONING: *I & LIMITED WATER RESOURCE*

10 MINUTES TO MAINE TURNPIKE

FRONTAGE *576+/- FT TOTAL*

OFFICE TRAILER CURRENTLY ONSITE

PARKING: *2-3 SPACES - EXPANDABLE*

SALE PRICE: \$315,000



For more information contact:

KIRK BUTTERFIELD
C: 207-205-4007
O: 207-879-9800
kbutterfield@kw.com
balfourcommercial.com



Each Office Is Independently Owned and Operated.



OWNER	Cross Town Properties LLC
PROPERTY TYPE	Industrial
ZONING	I - Industrial and Limited Water Resource Management
TRAFFIC COUNT	4,166 AADT23 (New Portland Rd)
ACREAGE	1.99+/- Acres
BUILDING SIZE	Mobile Construction/Office Trailer currently onsite
PARKING	Paved drive with appoximately 2-3 spaces that can be expanded
TAXES/YEAR	\$3,102.08 (2026)
BOOK/PAGE	33466/0121
MAP/BLOCK/LOT	29/002-4
ROAD FRONTAGE	317+/- Ft on New Portland Rd and 259+/- Ft on Cyr Dr
UTILITIES: ELECTRIC	Available on site (trailer is currently hooked up)
GAS	Available at street
SEWER	None; septic needed
WATER	Available at street
EASEMENTS	Drainage easement

OVERVIEW

This 1.99± acre industrial corner lot offers frontage along New Portland Road and is located near established businesses including East Coast Communications and Shaw Earthworks. Less than two miles from Gorham center and approximately 10 minutes from the Maine Turnpike, the property provides convenient access for employees, customers, and deliveries.

The parcel is accessed by a paved driveway. A construction/office trailer is currently located onsite and is included in the sale price, or it may be removed by the seller prior to closing. The property is zoned Industrial and is located within the Black Brook and Brackett Road Special Protection District. A survey has also been completed.

Underground utilities are stubbed at the entrance to each industrial lot and include a 12-inch water main, natural gas, electrical service, and telecommunications. Each parcel developer will be responsible for commissioning the required utility connections for their individual project. There is currently no septic system on site.

ABOUT GORHAM

Gorham businesses benefit from a network of community partners devoted to supporting local businesses. Our partnerships involving municipal and elected officials, industry associations, education institutions and community groups contribute to a healthy business environment and active community involvement.

Gorham is perfectly located for businesses to thrive in Southern Maine. A thriving community of 18,000+ people located a few miles from Portland and just minutes from the Maine Turnpike (I-95), we pride ourselves on supporting businesses across all industries. Gorham is a community bursting with talent: a well-educated workforce, high quality schools, and a network of business leaders. Gorham is active and vibrant with abundant outdoor recreation and a burgeoning village center. Gorham is a college town – home to the University of Southern Maine – and we strive to find ways of connecting emerging talent to opportunities within our growing business community. Gorham is home to manufacturing and industrial space. Gorham celebrates its agricultural heritage with family-generational farms and new ventures. Across the board, Gorham offers a welcoming business climate and market access to new, expanding and innovative businesses looking for the right location in northern New England.

Gorham is home to some of Maine's largest industries, including construction, warehouse distribution, and manufacturing. The expanding Gorham Industrial Park – the 4th largest in Southern Maine – is less than ten minutes from I-95 and offers a range of acreage and building sizes to accommodate multiple user types. A variety of other industries continue to thrive in Gorham, including two of Maine's largest breweries in Sebago Brewing Company and Lone Pine Brewing Company. In addition, health care, transportation and logistics, and the textile industry are each a strong representation of Gorham's local economy.

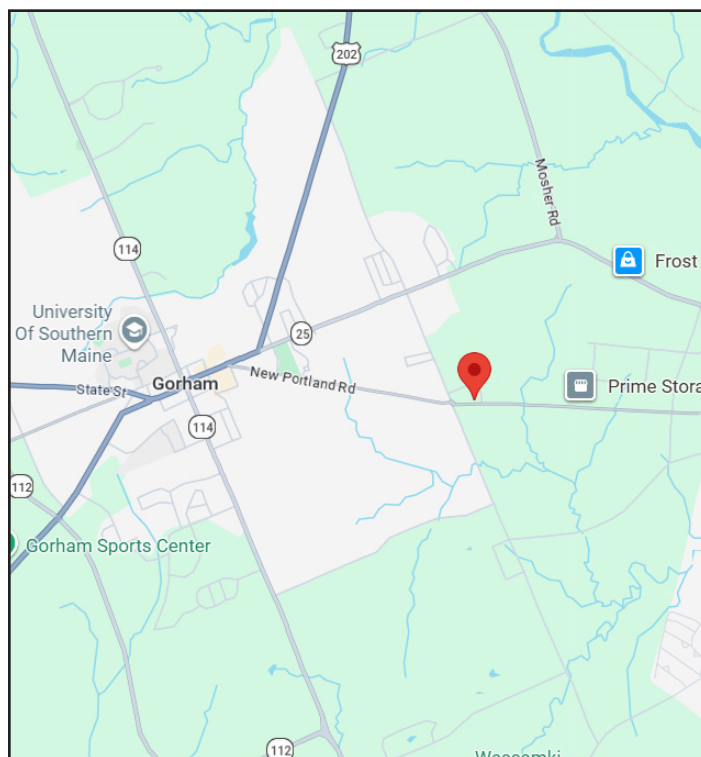
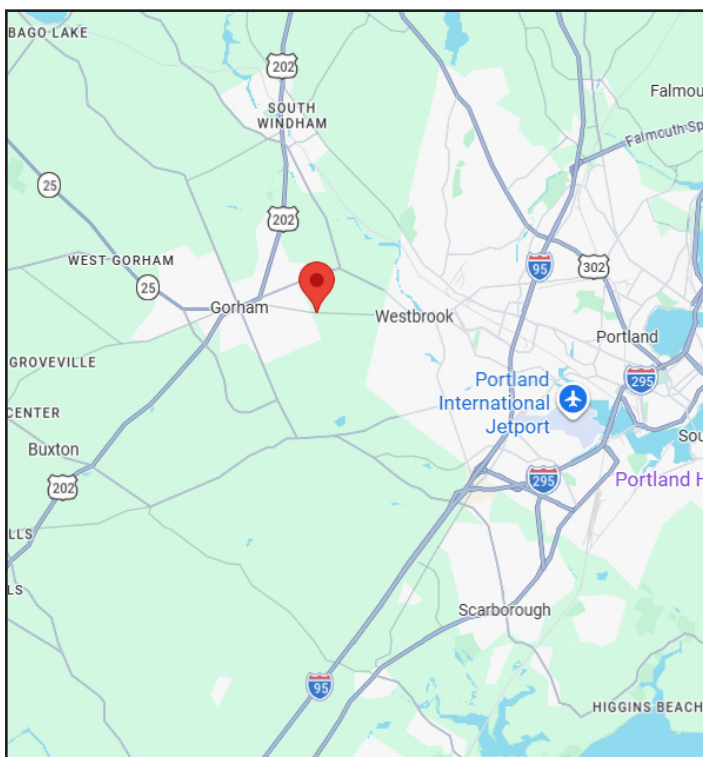
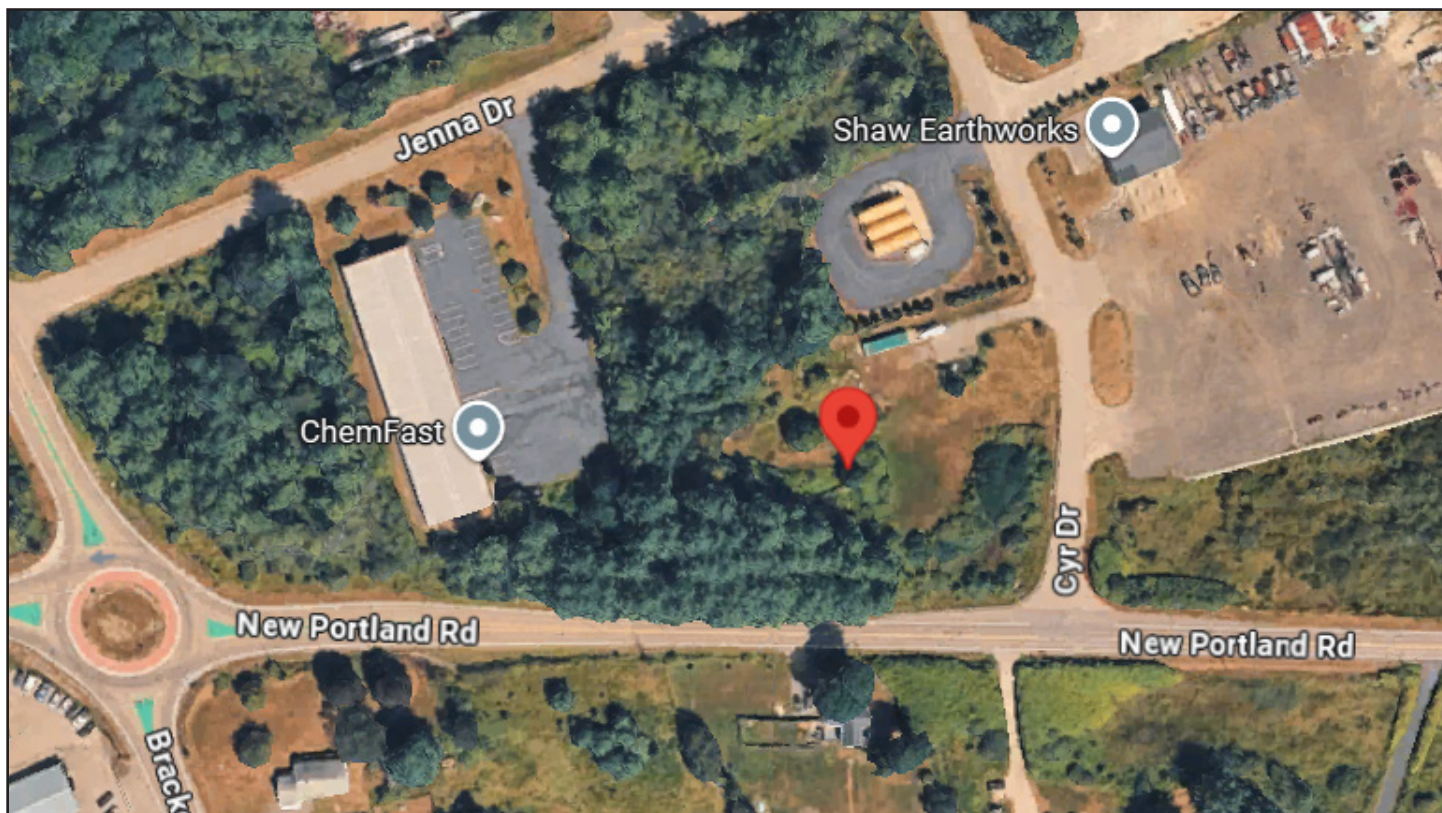
Gorham and its economic development partners are eager help businesses thrive and grow. The Department of Community Development takes a pro-active approach to build relationships with businesses, assisting on site selection services and helping to navigate the municipal process for starting and operating a business in Gorham. Our approach to meeting with applicants early in the process ensures a much smoother process overall. We are especially proud of our local grants and loans program, which are available only to Gorham businesses and tailored to meet their specific needs.

The Gorham Economic Development Corporation (GEDC) and Gorham Village Alliance are strategic partners in advancing local economic development. Each led by Gorham residents, they actively work with Town leaders, business owners and developers to address the needs of businesses, and promote Gorham through a series of "Shop Local" and professional networking events. Gorham Schools and business leaders also meet on a quarterly basis for a roundtable discussion on career opportunities and pathways for local students.

As one of the fastest growing communities in the State of Maine, Gorham has a lot to offer – for all ages and in all seasons. Gorham plays home to young families and high-income residents eager to enjoy a variety of services and amenities available for our residents to enjoy. From a walkable downtown village and local farmers market to a host of various Town-sponsored events throughout the year, Gorham takes pride in a strong sense of community.

Information from <https://gorhammaine.org/>

6 CYR DRIVE - GORHAM LOCATION INFORMATION

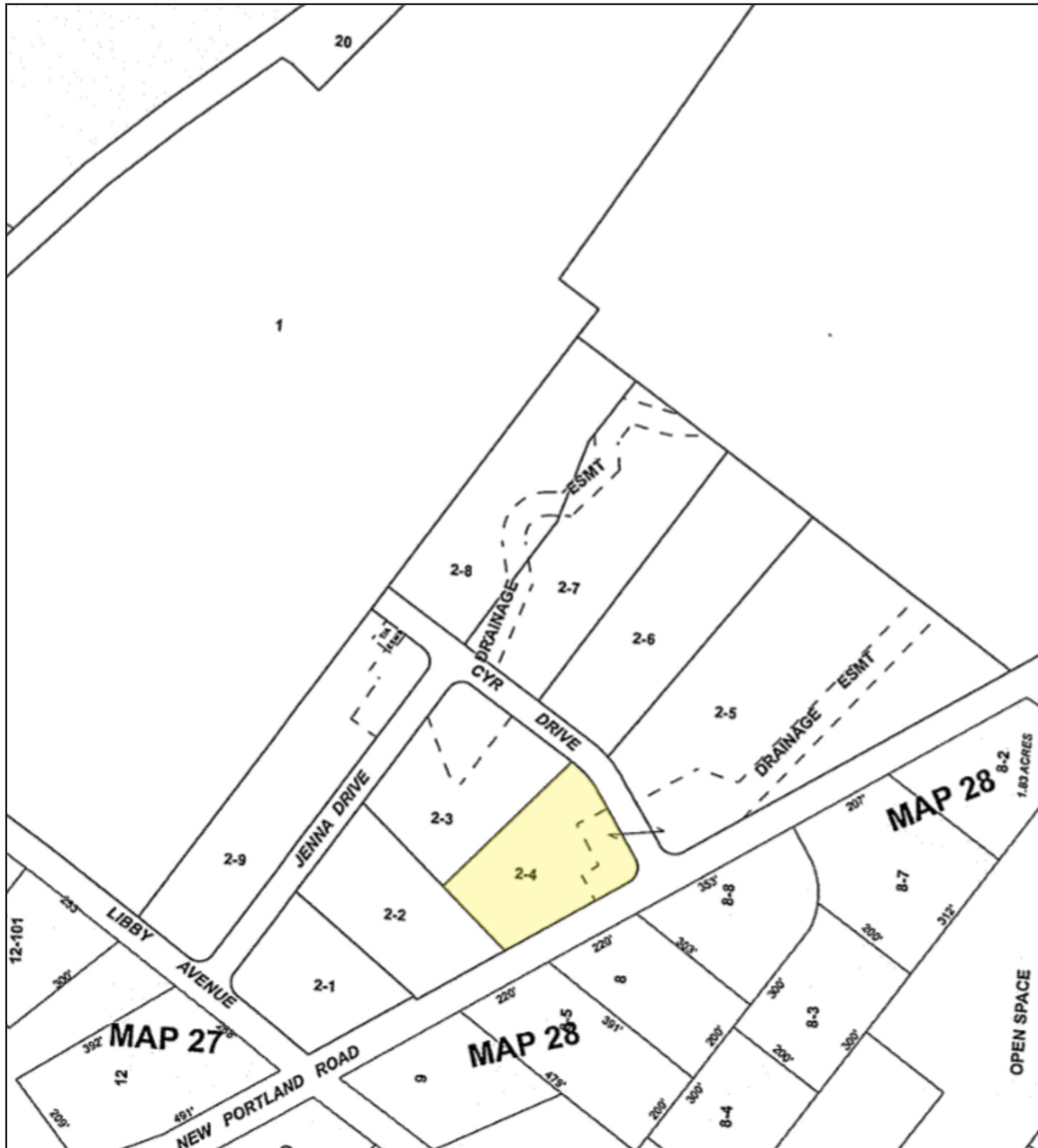


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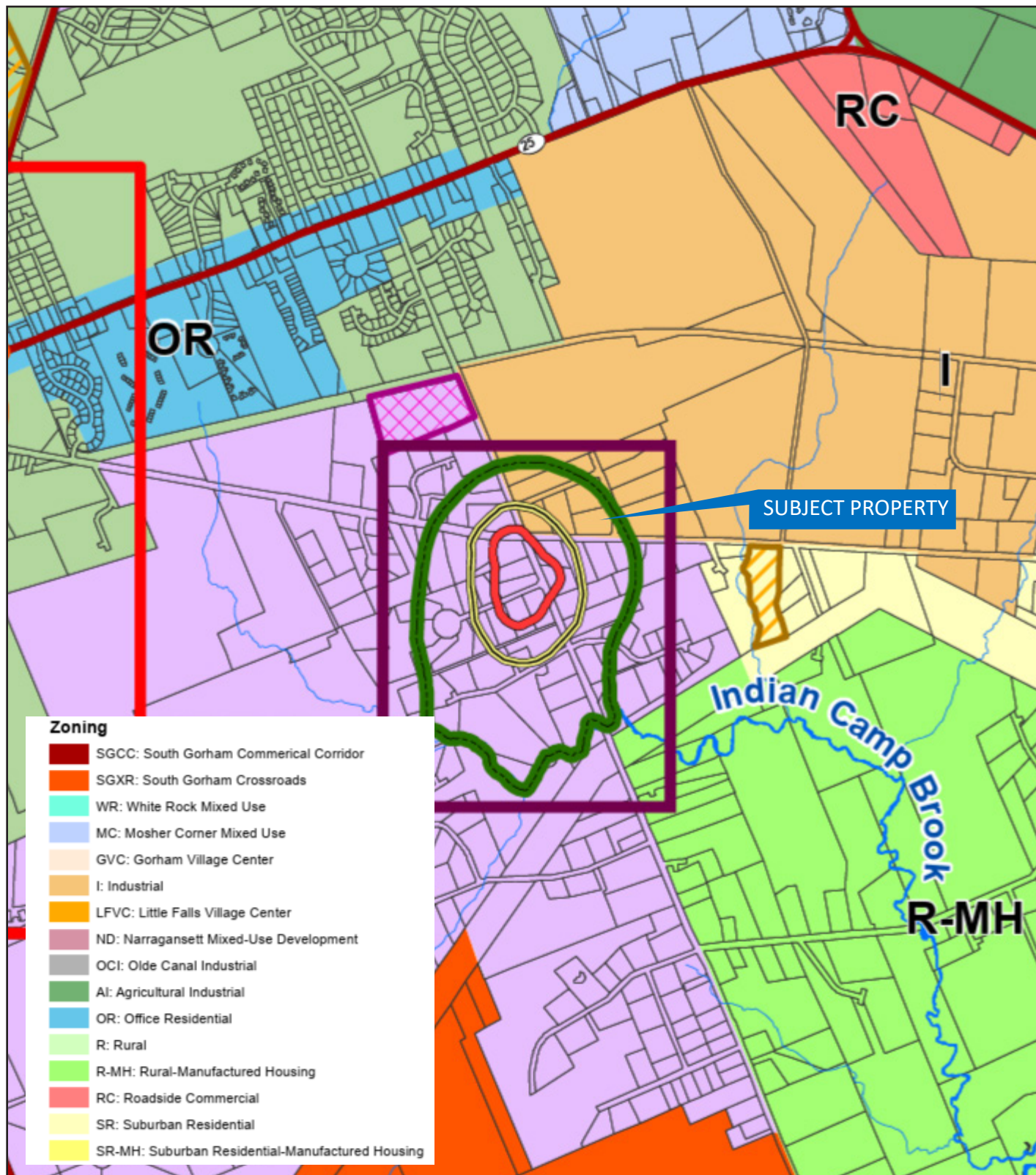




3	9/21/07	REVISED PER ASSESSORS COMMENTS
2	8/24/07	REVISED PER TOWN COMMENTS
1	8/3/07	REVISED PER TOWN COMMENTS
	REV.	DATE DESCRIPTION
LANDMARCS, INC. GORHAM, MAINE LOT 4 NEW PORTLAND PARKWAY GORHAM, MAINE PINKHAM & GREER CONSOLE NUMBER LAYOUT PLAN SCALE: 1" = 20' DATE: MAY 31, 2007 PROJECT: 07157 DRAWN BY: JEH DESIG BY: NRB CHEK BY:		

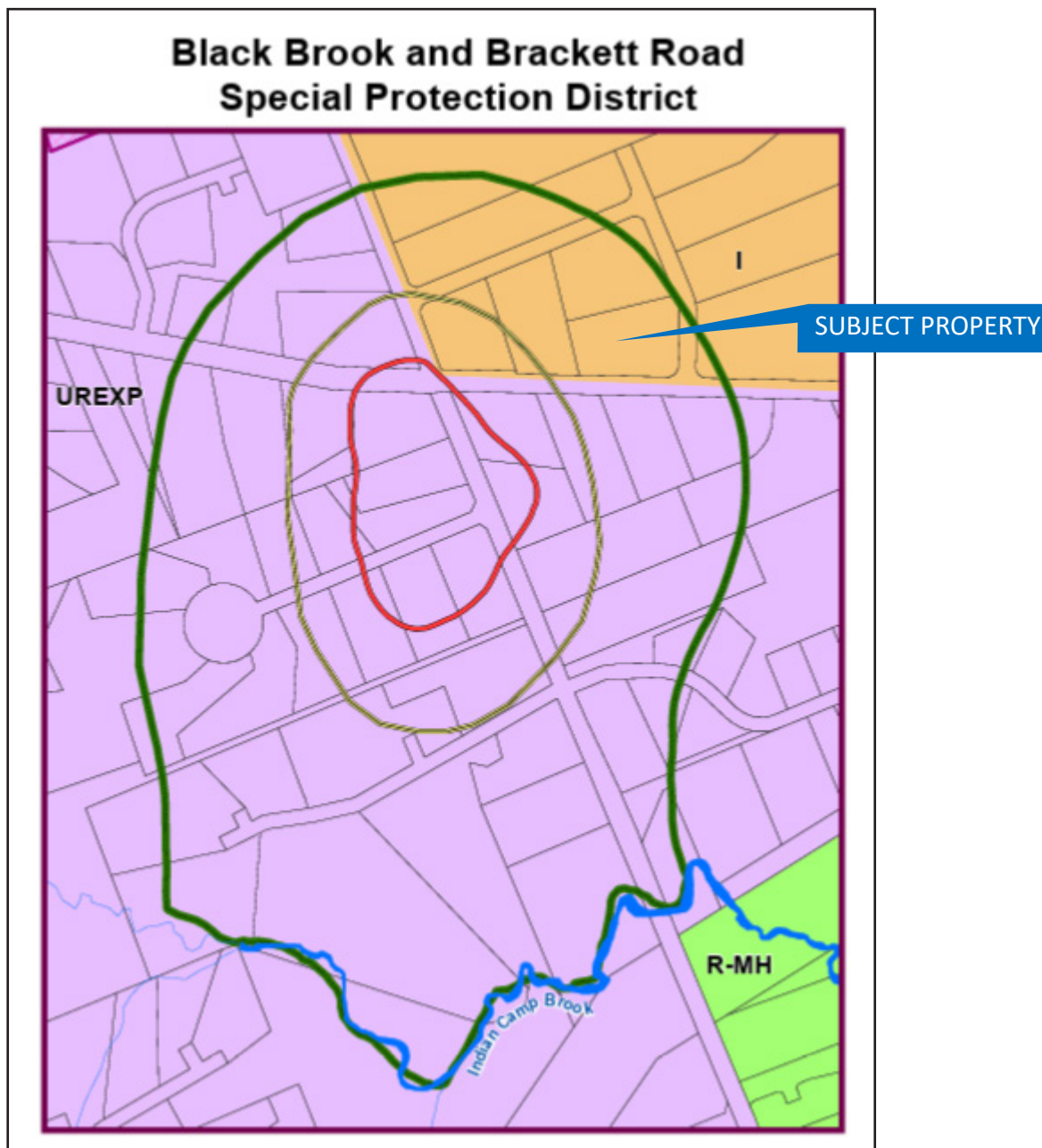


6 CYR DRIVE - GORHAM ZONING MAP



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**Black Brook and Brackett Road
Special Protection District**

- Remedial Activities Area
- Water Resource Mangement
- Limited Water Resource Management

§ 300-1.59. Purpose. [Amended 8-5-2025 by Ord. No. 25-82]

The purpose of the Industrial District is 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 Land Use and Development Code shall apply.

§ 300-1.60. Permitted uses. [Amended 3-6-2018; 7-7-2020; 4-6-2021; 7-5-2022; 8-2-2022; 8-5-2025 by Ord. No. 25-82; 10-7-2025 by Ord. No. 25-108]

The following are permitted uses in the Industrial District:

- A. Manufacturing, processing and treatment.
- B. Warehousing and outdoor storage.
- C. Road and rail distribution facilities.
- D. Research facilities.
- E. Wholesale businesses and wholesale business establishments, but excluding junkyards.
- F. Accessory uses and buildings, including retail and service uses accessory to another permitted use, and also including a caretaker unit for residential use, provided that there shall be no more than one residential unit on a property and such unit shall be resided in by an owner of the property, an employee of the industrial operation, or a person who serves as a security person. In the event that the principal industrial use or other permitted use terminates, then the accessory residential use shall also terminate.
- G. Municipal and governmental uses.
- H. Public utility facilities, including substations, pumping stations and sewage treatment plants.
- I. Mineral extraction.
- J. Mobile vending units.
- K. Cannabis cultivation or manufacturing facility.
- L. Medical cannabis business.
- M. Office of contractor or tradesperson.
- N. Heavy machinery and equipment retail sales and services.
- O. Indoor recreation facility.
- P. Outdoor recreation facility.
- Q. Commercial food production.

Black Brook and Brackett Road Special Protection District¹

§ 300-1.88. Purpose.

The purpose of this Article 1-17 is to further the maintenance of safe and healthful conditions; to prevent and control groundwater pollution and the migration of groundwater pollution; to ensure that new and existing development in the Black Brook and Brackett Road Special Protection District has safe water for consumption and use; to prevent activities that might disrupt groundwater remediation activities or water quality monitoring activities; to prevent the possibility of abandoned wells providing a means for contaminants to enter the groundwater; and to anticipate the impact of further development within this district.

§ 300-1.89. Applicability.

The Black Brook and Brackett Roads Special Protection District applies to the area designated on the Zoning Map as the Black Brook and Brackett Roads Special Protection District, which includes the remedial Activities Area, the Water Resource Management Area and the Limited Water Resource Management Area. The restrictions of this district are in addition to any restrictions found in other sections of this Land Use and Development Code or other state and local laws or regulations.

§ 300-1.90. Prohibited activities.

The following restrictions shall apply in the Remedial Activities Area and the Water Resource Management Area:

- A. The drilling of any new residential, commercial, industrial or other water supply wells is not allowed.
- B. The removal of groundwater by any new commercial, residential or industrial development is not allowed.
- C. Blasting is not allowed, except by the Portland Water District contractors or anyone authorized or approved by the Portland Water District to do such work, pursuant to conditions established by the Portland Water District, for the purpose of extending a water main.
- D. Hydraulic fracturing, overpumping, blasting or pressure intensive methods to increase the yield of existing wells are not allowed.

§ 300-1.91. Development to extend public water.

- A. Any application for a subdivision, residential structure or development, except the development of accessory buildings, that occurs after March 14, 2000, within the Remedial Activities Area or Water Resource Management Area, or that occurs within the Limited Water Resource Management Area after March 14, 2000, and prior to March 1, 2004, must

provide public water, at the developer's expense, from a public water supply by extending a water main pursuant to the conditions established by the Portland Water District and within the restrictions established by this article, unless the developer of the lot can demonstrate to the Town that it will comply with the requirements set forth below.

- B. Where the developer of a lot within the district proposes to supply water from a private source located outside this special protection district, or from an existing private water supply located within the district, the following restrictions shall apply:
- (1) The developer shall not undertake any activity prohibited in § 300-1.90 in developing the required infrastructure to bring the water to the lot;
 - (2) The developer shall also provide to the Town satisfactory evidence that the private water supply complies with all applicable state and local requirements; and
 - (3) That the Maine Department of Environmental Protection has reviewed the proposal and has made written recommendations concerning any proposed shared use of an existing private conditions be placed upon a shared existing water supply, the CEO shall include such conditions on any building permits issued for structures that will share the water supply. Any work undertaken and any required studies shall be at the sole expense of the developer.

§ 300-1.92. Limited Water Resource Management Area.

Any developer of a subdivision, residential structure or commercial or industrial development which relies on or creates a private water supply well within the Limited Water Resource Management Area does so at the developer's own risk, and with the knowledge that the potential for contamination exists in the neighborhood, and that if any new water supply wells located within the Limited Water Resource Management Area are found to be contaminated with chemicals attributable to the Wyman Auto Body site, such wells must be properly abandoned at the well owner's expense, pursuant to the well abandonment procedures established in § 300-1.93 of this article and in accordance with the applicable regulations established by the State of Maine.

WARRANTY DEED
(Maine Statutory Short Form)

DLN: 1001640010033**KNOW ALL MEN BY THESE PRESENTS**

THAT I, DONALD G. MCNAMARA, of Gorham, Cumberland County, Maine, for consideration paid, grant to **CROSS TOWN PROPERTIES, LLC**, a Maine Limited Liability Company, whose mailing address is 8 Elm Street, Gorham, Maine 04038, **with Warranty Covenants**, a certain lot or parcel of land, with any buildings thereon, situated Gorham, County of Cumberland, State of Maine, and being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN**

Being the same premises conveyed in a deed from Kate E. M. Herrick (f/k/a Kate E. McNamara) to Donald G. McNamara, dated September 21, 2016 and recorded in the Cumberland County Registry of Deeds in Book 3346, Page 36. Further reference is made to a certain deed from Chase Custom Homes & Finance, Inc. to Kate E. McNamara, dated October 20, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24490, Page 107.

IN WITNESS WHEREOF, I, DONALD G. MCNAMARA, have caused this instrument to be executed on this 22nd day of September, 2016.

SIGNED, SEALED AND DELIVERED
in presence of

WITNESS



DONALD G. MCNAMARA

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me on this 22nd day of September, 2016, the above named **DONALD G. MCNAMARA** and acknowledged the foregoing instrument to be his free act and deed.



Notary Public/Attorney at Law

Printed Name: _____
COMMISSION EXPIRES: N/A

STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS
PURSUANT TO 4 M.R.S.A. 1056)

MAINE REAL ESTATE TAX-Paid

EXHIBIT A

(6 Cyr Drive, Gorham, Maine)

A certain lot or parcel of land with the buildings thereon, situated in the Town of Gorham, County of Cumberland and State of Maine, bounded and described as follows:

Being **Lot No. 4** on Plan of Land entitled "New Portland Parkway, New Portland Road, Gorham, Maine" prepared for Chase Custom Homes & Finance, Inc. by Pinkham & Greer Consulting Engineers, Inc. dated January 9, 2002 and recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 623.

Said property is conveyed subject to all notes, rights of way, rights, easements, restrictions, covenants, conditions and other matters depicted on said plan recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 623, including but not limited to Wetland boundary and 50 foot Drainage Easement to the Town of Gorham.



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

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.