

# FOR LEASE • MULTI-PURPOSE FLEX UNIT

5 Little Wing Lane • Gorham, ME



**Mike Anderson**  
O 207.358.7028  
C 207.318.5969  
Mike@malonecb.com

## 2,500± SF TWO-STORY FLEX UNIT

- Located off New Portland Road close to the Westbrook line with easy access to I-95
- New construction in 2019; clean, move-in condition
- High-quality flex unit with open warehouse and office/retail space

**LEASE RATE: \$13.00/SF NNN**



# PROPERTY SUMMARY

## 5 Little Wing Lane • Gorham, ME



### Site Info

|           |                         |
|-----------|-------------------------|
| OWNER:    | Callander Corporation   |
| DEED:     | Book 36307, Page 282    |
| ASSESSOR: | Map 12, Block 12, Lot 2 |
| LOT SIZE: | 0.93± AC                |
| PARKING:  | Ample on-site           |
| ZONING:   | I - Industrial          |

### Building Info

|                 |  |
|-----------------|--|
| BUILDING SIZE:  | 11,800± SF   |
| AVAILABLE SIZE: | Unit C: 2,500± SF  |
| YEAR BUILT:     | 2019   |
| STORIES:        | Two (2)  |
| LOADING:        | One (1) 12' overhead door per unit                                 |
| CEILING HEIGHT: | 22'± in Warehouse  |
| ELECTRICITY:    | 225 amps, 3-phase  |
| HVAC:           | Electric heat pump in retail/office<br>Propane heater in warehouse |
| UTILITIES:      | Private water & sewer<br>Electric & propane separately metered     |
| RESTROOM:       | Two (2) per unit   |
| SPRINKLER:      | Yes  |
| NNN EXPENSE:    | \$3.84/SF  |

### First Floor Office/Retail



# PHOTOS

5 Little Wing Lane • Gorham, ME



## Warehouse



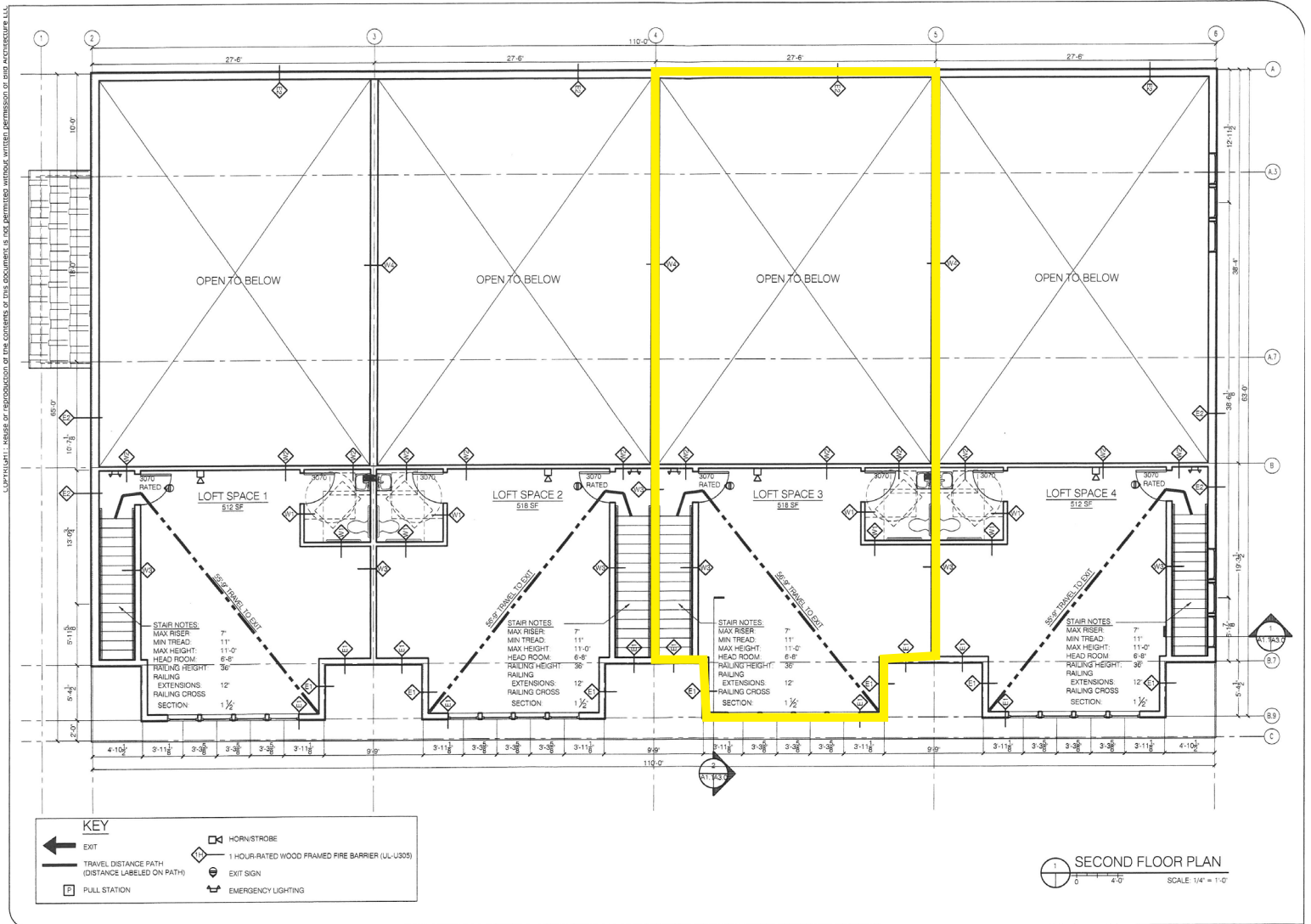
## Second Floor





# SECOND FLOOR PLAN

## 5 Little Wing Lane • Gorham, ME



# LOCATION MAP

5 Little Wing Lane • Gorham, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.