GORHAM INDUSTRIAL PARK • CYR DRIVE EXTENSION

3.4± to 6.9± Acre Lots Within Gorham's Newest Industrial and Business Park

MALONE
COMMERCIAL BROKERS

A RARE COST-SAVING OPPORTUNITY

- Expedited site plan review
- Stormwater infrastructure in place (SLODA approved)

Mike Anderson
O 207.358.7028
C 207.318.5969
Mike@malonecb.com

PROPERTY SUMMARY

Gorham Industrial Park • Gorham, ME

MALONE
COMMERCIAL BROKERS

Site Info

OWNER:	Town of Gorham, Maine
SUBDIVISION ASSOCIATION:	Gorham Industrial Park - West Owners Association
ASSESSOR:	Town of Gorham Tax Map 29, Lot 1
PERMITS & APPROVALS:	Seller has completed all required state and municipal processes for the subdivision
STORMWATER:	Stormwater management system in place for all subdivision lots
UTILITIES:	Connections to public utilities including natural gas and 3-phase power and public water & sewer
AVAILABLE DOCUMENTS:	Condo association docs, survey, subdivision plan, class B high-intensity soil survey, etc.
ZONE:	Industrial District
SITE ENTRANCES:	Cyr drive off of New Portland Rd

HIGHLIGHTS & PERMITTED USES

Gorham Industrial Park • Gorham, ME

MALONE
COMMERCIAL BROKERS

Highlights

- Town-owned lots from 3.4± up to 6.9± AC ready for development upon town site plan approval*
- Subdivision and DEP approvals for Southern Section in place
- Planning board pre-approval for impervious coverage area and building size
- Town staff review process for project approval
- Connections to public utilities including natural gas, 3-phase power, storm-water treatment facilities, and public water & sewer
- Can accommodate buildings up to 25,000± SF
- Brand new road and other infrastructure
- Easy access to I-95 and other major corridors
- Adjacent to existing Gorham Industrial Park
- Located in one of the fastest growing communities in Southern Maine

**Excluding Lot 5*

Permitted Uses

- Manufacturing, processing & treatment
- Warehousing & outdoor storage
- Warehouse distribution & logistics
- Research facilities
- Wholesale business (excluding junk yards)
- Office or contractor or tradesman
- Accessory usage including retail & service uses accessory to another permitted use
- Mobile vending units
- Indoor & outdoor recreation facilities
- Commercial food production

***Cannabis cultivation and/or manufacturing is not a permitted use*

LOT INFORMATION

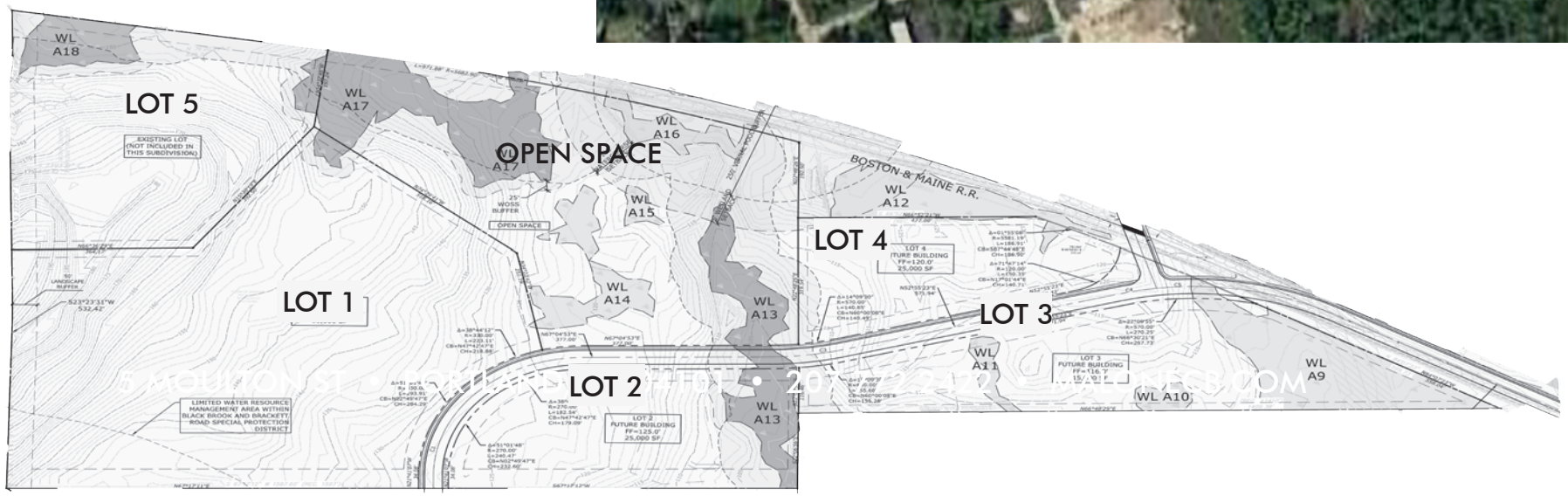
Gorham Industrial Park • Gorham, ME

MALONE
COMMERCIAL BROKERS

Subdivision Lots

LOT #:	ACRES:	BUILDABLE SF*:	PRICE:
1	15.5 AC	85,000± SF	SOLD
2	4.5 AC	-	SOLD
3	6 AC	20,000± SF	$425,000
4	3.4 AC	25,000± SF	$500,000
5	6.9 AC	25,000± SF	$475,000

*Buildable SF may vary depending on the total impervious area



PHOTOS

Gorham Industrial Park • Gorham, ME

MALONE
COMMERCIAL BROKERS

5-MILE DEMOGRAPHICS

Gorham Industrial Park • Gorham, ME

MALONE
COMMERCIAL BROKERS

66,363
Population

27,453
Homes

2.3
Average Household Size

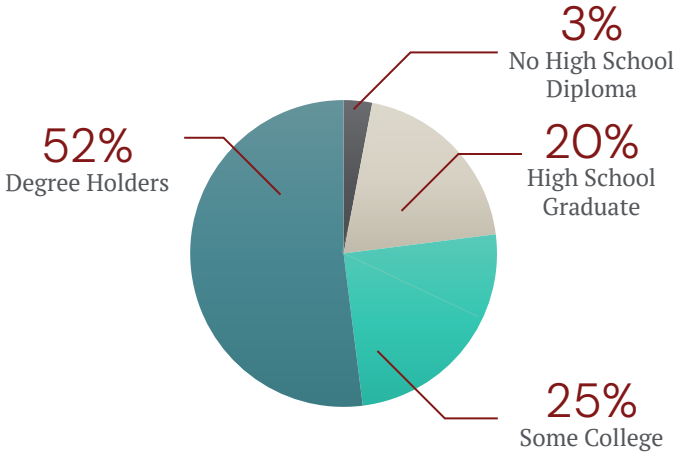
40.4
Average Age

3,716
Total Businesses

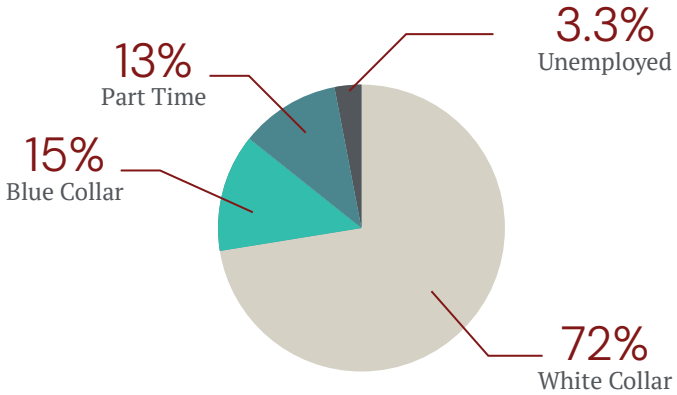
62,124
Total Employees

$100,211
Average Household Income

Education



Employment



LOCATION MAP

Gorham Industrial Park • Gorham, ME

MALONE
COMMERCIAL BROKERS

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.