

FOR SALE • INDUSTRIAL/SPECIALTY

222 Gray Road • Cumberland, ME



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7,200± SF BUILDING

- 5.1± AC lot, in close proximity to I-95
- Significant upgrades including mechanical, electrical, and HVAC in 2020 - 2022
- Previously a medical marijuana cultivation facility (currently still licensed)
- Two older structures on-site with the potential to redevelop those buildings or redevelop the entire site per the town of Cumberland's land use ordinances
- Potential communications tower ground lease on a portion of the land (see broker for details)

SALE PRICE: \$950,000



PROPERTY SUMMARY

222 Gray Road • Cumberland, ME



Site Info

OWNER:	222 Gray Road LLC
DEED:	Book 37305, Page 241
ASSESSOR:	Map U20, Block 66
LOT SIZE:	5.1± AC
SIGNAGE:	On building & pylon on Gray Rd
PARKING:	Ample onsite
ROAD FRONTAGE:	572'± on Gray Rd (Route 100)
ZONING:	Village Center Commercial District
PROPERTY TAXES:	\$14,367 (2026)



Building Info

BUILDING SIZE:	7,200± SF (not including 2nd floor space or outdoor overhang area)
YEAR BUILT:	2010; renovated in 2020–2022
CONSTRUCTION:	Wood frame
ROOF:	Gable/hip
SIDING:	Clapboard
FOUNDATION:	Slab
FLOORING:	6" reinforced poured concrete and frost walls
CEILING HEIGHT:	16'± on main floor
ELECTRICITY:	800 Amp; Single phase
HVAC:	Forced HA, heat pump; electric
UTILITIES:	Municipal water/sewer
RESTROOM:	One (1)



PHOTOS

222 Gray Road • Cumberland, ME



5-MILE DEMOGRAPHICS

222 Gray Road • Cumberland, ME



20,635
Population

0
Homes

2.6
Average Household Size

42.6
Average Age



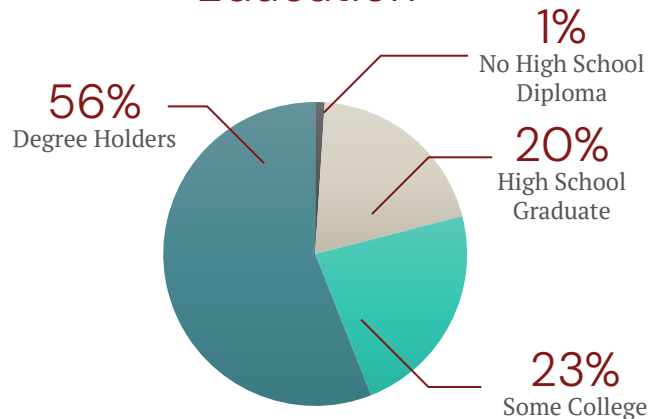
530
Total Businesses

3,695
Total Employees

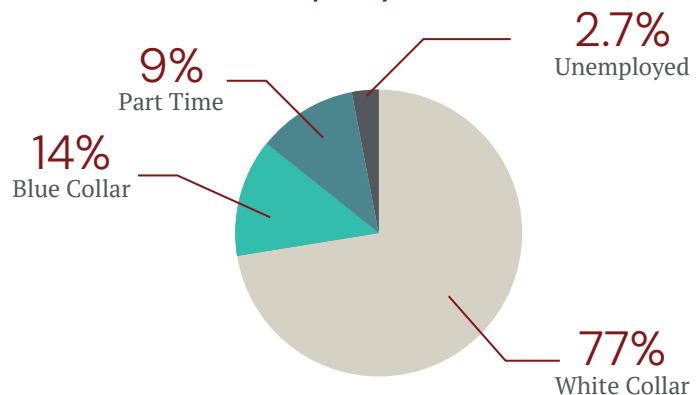


\$131,531
Average Household
Income

Education

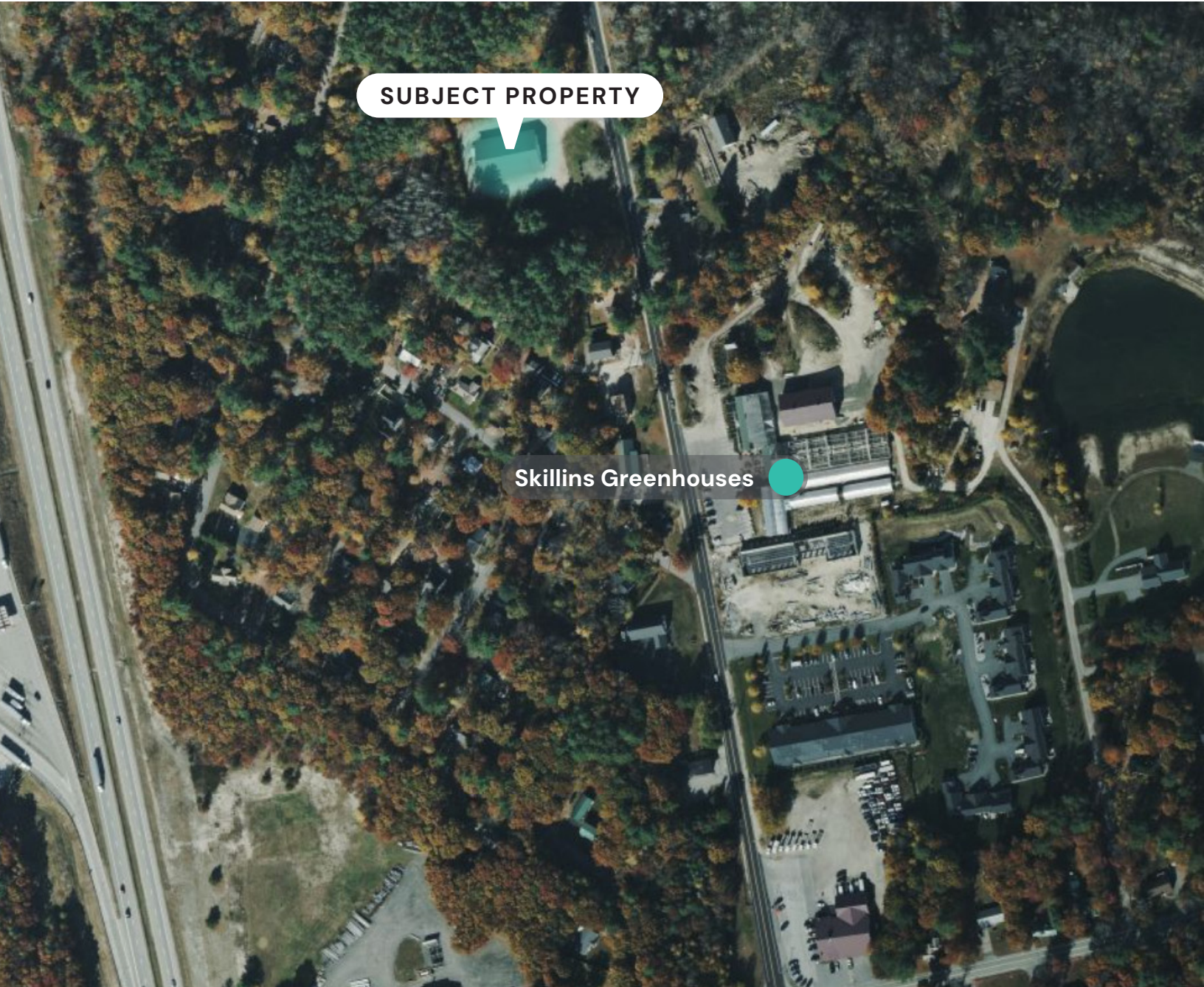


Employment



LOCATION MAP

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