

GORHAM INDUSTRIAL PARK • CYR DRIVE EXTENSION

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



A RARE COST-SAVING OPPORTUNITY

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



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PROPERTY SUMMARY

Gorham Industrial Park • Gorham, ME

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

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*



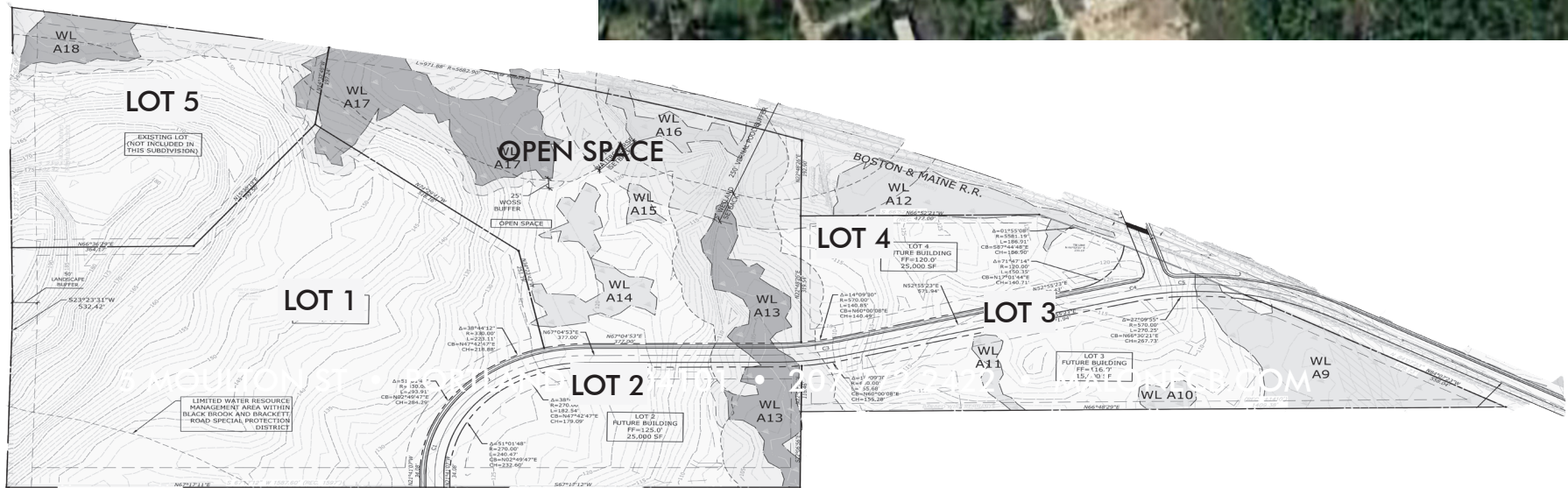
LOT INFORMATION

Gorham Industrial Park • Gorham, ME

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



5-MILE DEMOGRAPHICS

Gorham Industrial Park • Gorham, ME



66,363
Population

27,453
Homes

2.3
Average Household Size

40.4
Average Age



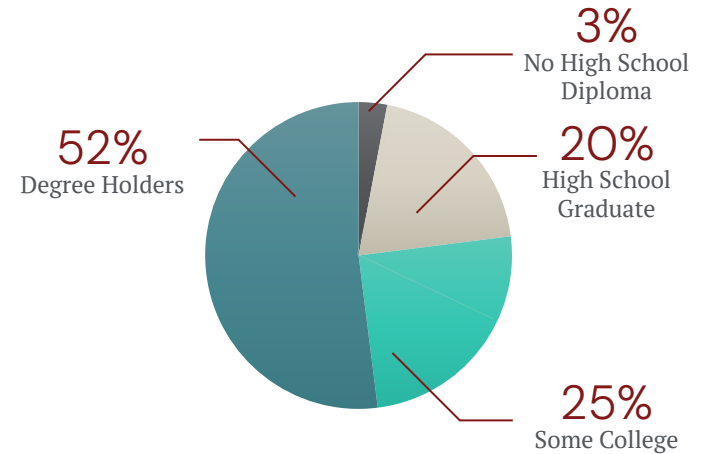
3,716
Total Businesses

62,124
Total Employees

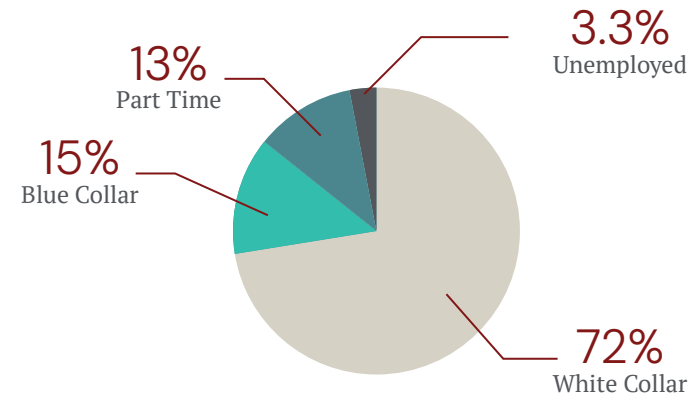


\$100,211
Average Household
Income

Education



Employment





LOCATION MAP

Gorham Industrial Park • Gorham, ME



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