

# FOR LEASE | NEW CONSTRUCTION FLEX UNITS

625 MAIN STREET, GORHAM, ME 04038



## PROPERTY HIGHLIGHTS

- New construction on Gorham's Main Street
- Flexible square footage between 1,500± SF and 5,000± SF
- Each unit is planned to have an office and private restroom with the option to add a shower
- Units each have a retail entrance and 10' x 10' drive-in door
- Lease Rate: \$2,500/mo per unit NNN



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## PROPERTY DETAILS

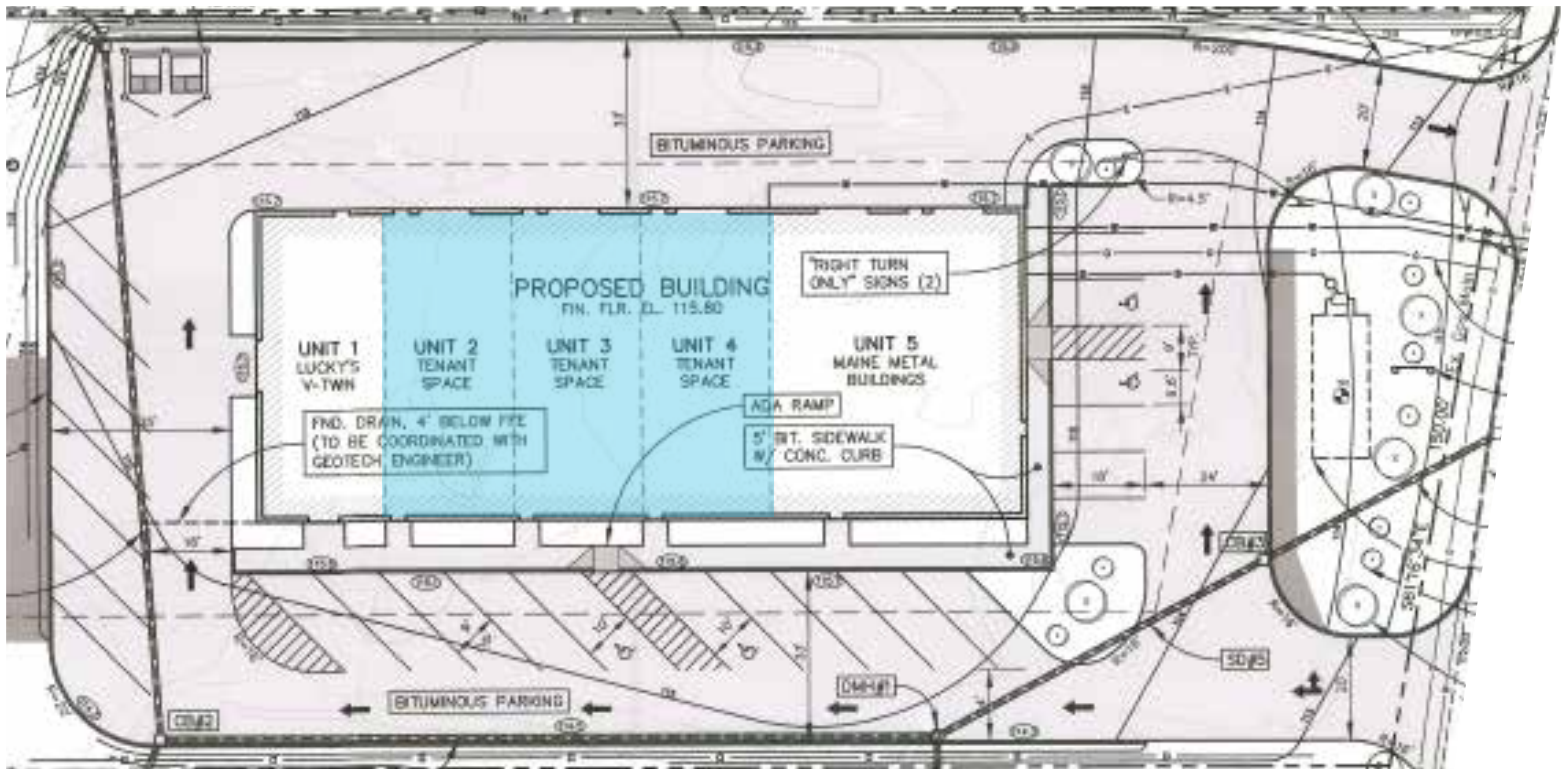
<b>OWNER</b>	TTK, LLC
<b>ASSESSOR'S REF</b>	Map 32, Lot 9
<b>REGISTRY OF DEEDS</b>	Book 41275, Page 47
<b>YEAR BUILT</b>	2026
<b>BUILDING SIZE</b>	12,000± SF
<b>UNIT SIZE</b>	1,500± SF - 5,000± SF
<b>SPACE AVAILABLE</b>	Units 2 and 3 are each 1,500± SF Unit 4 is 1,500± SF, plus a 500± SF Mezzanine
<b>CEILING HEIGHT</b>	26' - 32'
<b>GRADE LEVEL DOORS</b>	One 10' x 10' OHD for each 1,500± SF unit
<b>ROOF TYPE</b>	Metal
<b>LOT SIZE</b>	.69± acres
<b>ZONING</b>	RC - Roadside Commercial
<b>HEATING/COOLING</b>	Forced Hot Air
<b>UTILITIES</b>	Municipal Water & Private Sewer
<b>POWER</b>	3 phase, 200 amp, 240 volt
<b>SPRINKLERS</b>	Wet System
<b>RESTROOMS</b>	One (1) private restroom
<b>PARKING</b>	2 spaces/1,000 SF
<b>LOT FRONTAGE</b>	145'
<b>TRAFFIC COUNT</b>	18,542 (2013 ADT)
<b>DATE AVAILABLE</b>	Immediately
<b>AREA BUSINESSES</b>	Sebago Brewing; Nappi Distributors, Sebago Brewing, Vigor Strength Studio, Big Moose Harley-Davidson
<b>LEASE RATE</b>	<b>\$2,500/MO PER UNIT NNN</b>

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## UNITS 2 - 4



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## CONTACT US



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