

Conveniently Located Office & Warehouse Buildings Offered For Sale and For Lease



123 Gray Road, Falmouth, Maine

Property Highlights

- Office/Shop & Warehouse Space
- 2.03+/- Acre Parcel
- Ample Off Street Parking and Fenced Outside Storage Available
- Convenient Location Near Maine Turnpike & Downtown Portland
- Close to All Area Amenities
- Priced Competitively
- Available For Lease or For Sale
- Oil Fired HVAC in Office Building
- Three (3) Overhead Doors in Warehouse Building and 2nd Floor Storage

IDEAL SPACE FOR CONTRACTORS OR OTHER SERVICE RELATED USERS



For more information, please contact:

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Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition



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**123** Gray Road offers an excellent opportunity to acquire office/shop and warehouse space in convenient location just minutes from the Maine Turnpike West Falmouth Exit and in close proximity to downtown Portland as well as all the amenities of the West Falmouth area. Close proximity to Maine Turnpike as well as the I-295 Connector make this an ideal location for any business with excellent visibility along heavily traveled Gray Road (Route 26). Building 1 is a 1,500+/- sf office building with carpet and vinyl flooring and oil fired HVAC. Building 2 is a 1,800+/- sf multi-bay warehouse building with three (3) overhead doors and second floor storage. Also included is fenced outside storage as well as ample on site off street parking for customers as well as company vehicles and equipment—making it an ideal location for any contractor or related business in need of conveniently located & attractive space. This property can be leased or purchased and is competitively priced and ready for immediate occupancy.

**Property Details**

<b>Property Address:</b>	123 Gray Road, Falmouth, Maine
<b>Building Size:</b>	Building 1: 1,500+/- sf (Office/Shop) Building 2: 1,800+/- sf (Warehouse)
<b>Acreage:</b>	2.03+/- Acres
<b>Age of Building:</b>	1967
<b>Exterior:</b>	Building 1: Vinyl Sided Building 2: Concrete
<b>Construction:</b>	Building 1: Wood Frame Building 2: Concrete
<b>Map/Lot:</b>	Map U43, Lot 3
<b>Ceiling Height:</b>	18' in Warehouse Portion
<b>Overhead Door(s):</b>	Three (3) Overhead Doors in Building 2
<b>Parking:</b>	Off Street Parking Available as well as Ample Outside Storage for Trucks and Equipment
<b>Signage:</b>	Street pylon & building façade
<b>Flooring:</b>	Building 1: Carpet and Vinyl Building 2: Concrete
<b>Heat &amp; AC:</b>	Building 1: Forced Hot Air HVAC—Oil Fired Building 2: Wood Stove
<b>Utilities:</b>	Public Water & Sewer

**Leasing Details**

<b>Available Space:</b>	Building 1: 1,500+/- Office/Shop Building 2: 1,800+/- Warehouse TOTAL SF: 3,300+/- sf
<b>Lease Rate:</b>	\$ 2,750.00/month NNN
<b>CAMs &amp; Utilities:</b>	Tenant pays for separately metered utilities as well as real estate taxes, insurance, water, sewer, plowing & grounds maintenance.

**Sale Details**

<b>Sale Price:</b>	\$ 429,900
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**Property Photographs**



**Map & Aerial**



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