

FOR LEASE | OFFICE/RETAIL BUILD-TO-SUIT

1399 LISBON STREET, LEWISTON, ME 04240



POTENTIAL BUILDING DESIGN



PROPERTY HIGHLIGHTS

- 10,000-20,000± SF office/retail
- High visibility & traffic area
- Immediate access to Maine Turnpike Exit 80
- Area businesses include Tire Warehouse, Tractor Supply, IRC, Acadia Academy, Dunkin' and many more
- See broker for pricing details



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PROPERTY DETAILS

OWNER

GRE, LLC

REGISTRY OF DEEDS

Book 9560, Page 307

ASSESSOR'S REFERENCE

Map 124, Lot 4

BUILDING SIZE POSSIBLE

10,000 - 20,000± SF

LOT SIZE

2.07± AC

ZONING

HB - Highway Business District

UTILITIES

Public water/sewer

NATURAL GAS ACCESS

Yes

LEASE RATE

See Broker for Pricing Details



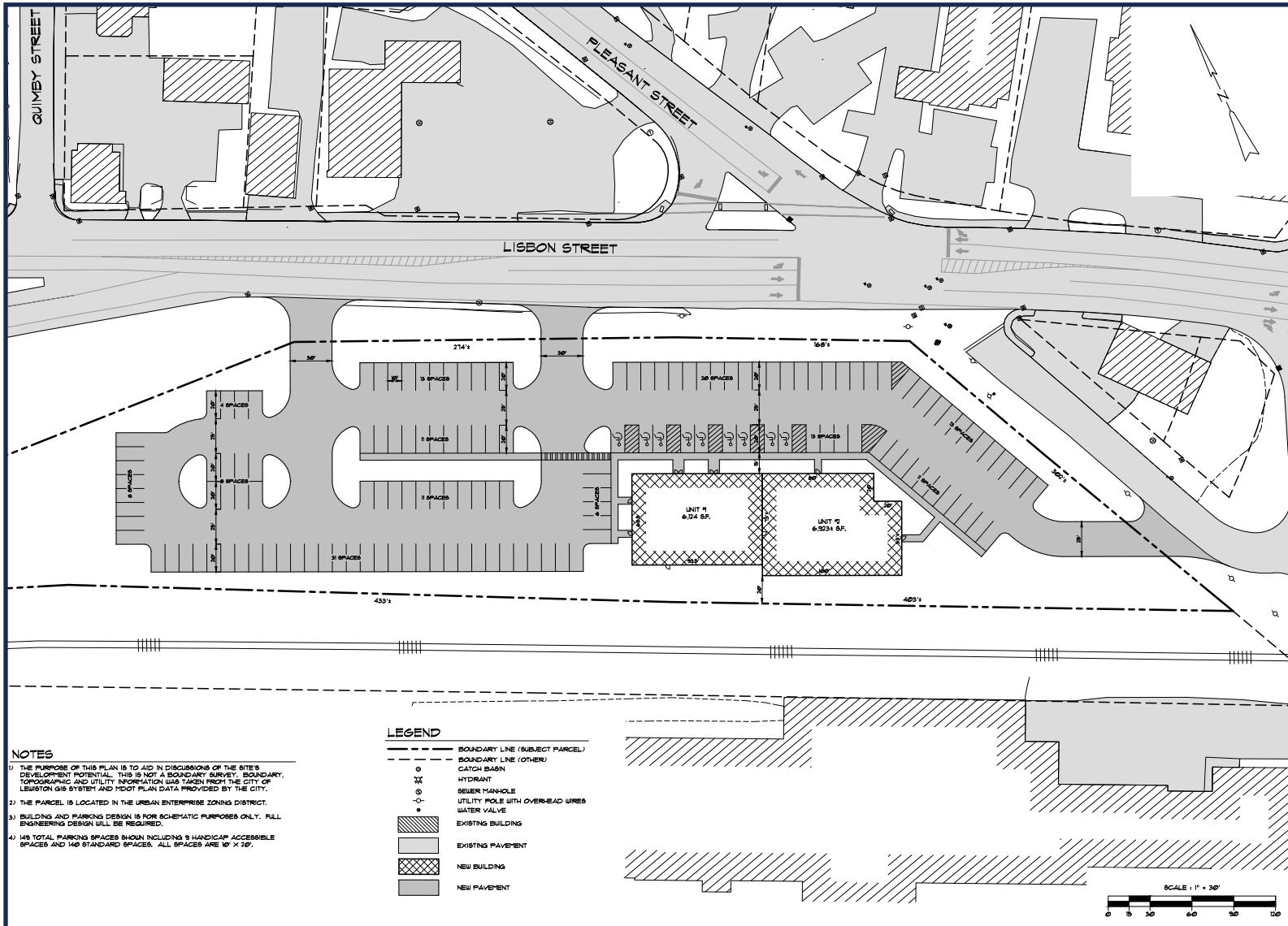
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POTENTIAL SITE PLAN



NOTES

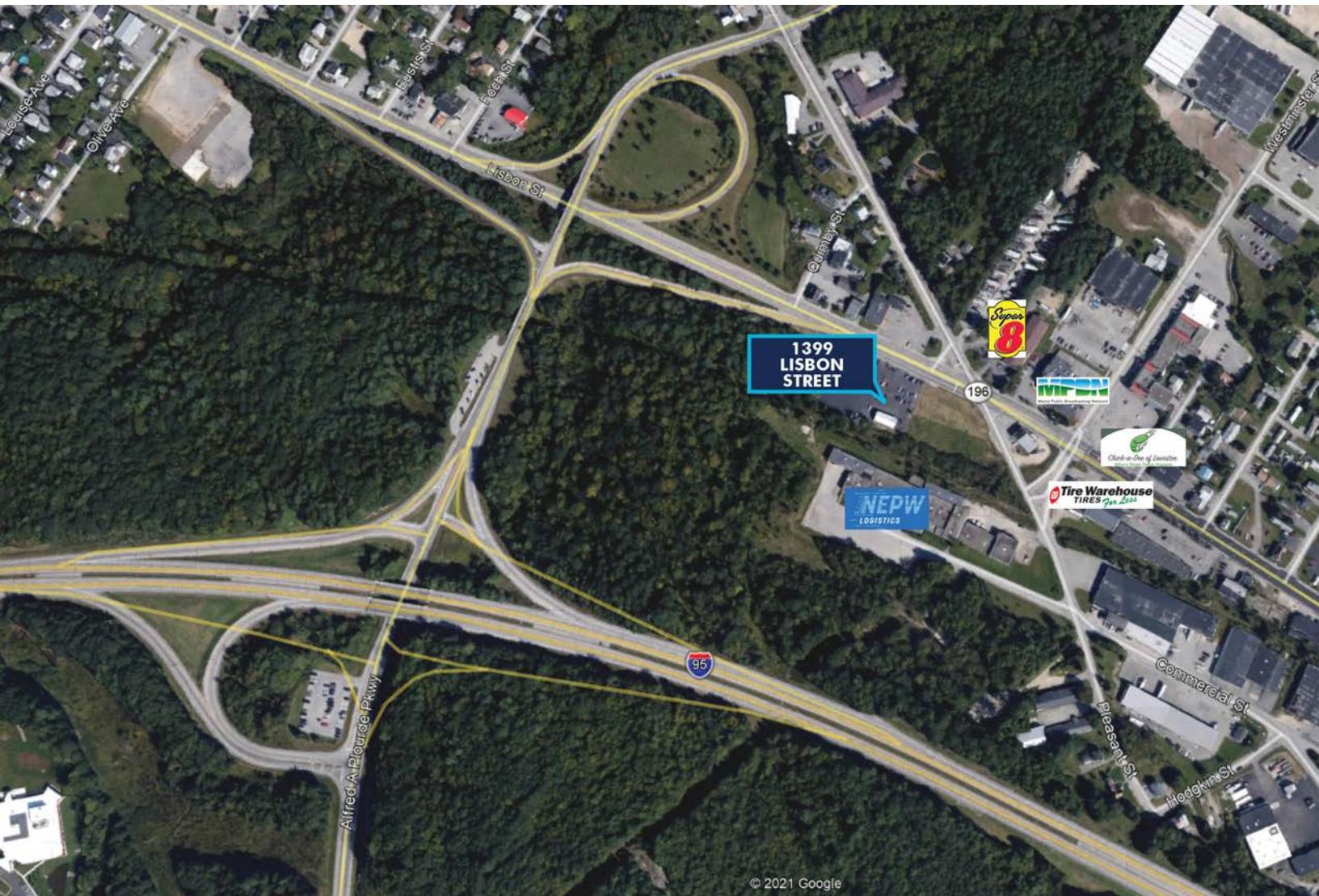
- 1) THE PURPOSE OF THIS PLAN IS TO AID IN DISCUSSIONS OF THE SITE'S DEVELOPMENT. THIS PLAN IS NOT A DETAILED SITE PLAN. BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION IS TAKEN FROM THE CITY OF LEWISTON GIS SYSTEM AND MDOT PLAN DATA PROVIDED BY THE CITY.
- 2) THE PARCEL IS LOCATED IN THE URBAN ENTERPRISE ZONING DISTRICT.
- 3) BUILDING AND PARKING DESIGN IS FOR SCHEMATIC PURPOSES ONLY. FULL ENGINEERING DESIGN WILL BE REQUIRED.
- 4) 140 TOTAL PARKING SPACES SHOWN INCLUDING 9 HANDICAP ACCESSIBLE SPACES AND 140 STANDARD SPACES. ALL SPACES ARE 10' X 20'.

LEGEND	
	BOUNDARY LINE (SUBJECT PARCEL)
	BOUNDARY LINE (OTHER)
	CATCH BASIN
	HYDRANT
	SEWER MANHOLE
	UTILITY POLE WITH OVERHEAD WIRES
	WATER VALVE
	EXISTING BUILDING
	NEW BUILDING
	NEW PAVEMENT

SCALE: 1" = 30'

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