

FOR LEASE & SALE | INDUSTRIAL

11 FIRESLATE PLACE, LEWISTON, ME, 04240

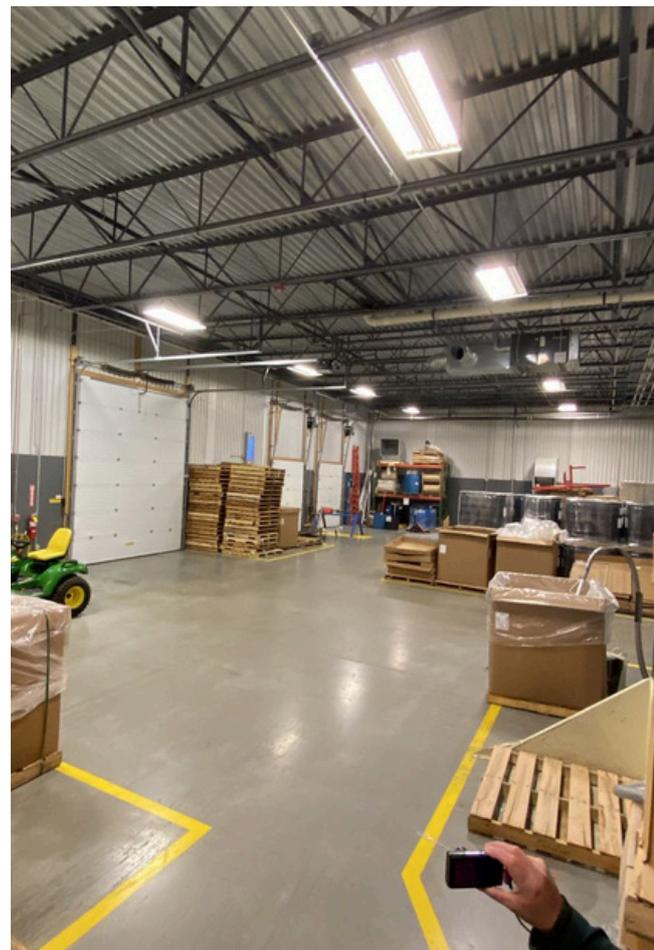


PROPERTY OVERVIEW

14,000 SF FOR LEASE OR SALE

Opportunity to lease or purchase 14,000 SF of immaculate industrial space in Lewiston. The space consists of 1,000 SF of office and 13,000 SF of open warehouse space. Efficient access to Maine Turnpike (I-95) and Route 202.

Showing now, available to lease July of 2025.



CORE
CoreFirms.com
16 Casco Street
Portland, ME 04101

Contact Charlie Hippler
(207) 744-3084 Ext 315
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PROPERTY DETAILS

SALE PRICE \$1,250,000.00

LEASE RATE \$9 PSF (Annual)

LEASE TYPES NNN

SQ. FOOTAGE 14,000 ± SF

OFFICE 1,000 ± SF

WAREHOUSE 13,000 ± SF

CEILING HEIGHT 17 Feet

DOCKS 2; 10X10

GRADE LEVEL 1; 12X14

PARKING 17 Paved Spaces

DATE AVAIL. 7/01/2025

ELECTRIC

Electric service consists of 1,000 KVA, 7,200/480V transformer. The main service disconnect is 1,600 amp 480V 3-phase 4-wire service with multiple sub-panels.



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MAP



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ANDROSCOGGIN DEMOGRAPHICS

POPULATION	108.2k
MEDIAN AGE	41
MALE	49%
FEMALE	51%
MEDIAN HOUSEHOLD INCOME	\$53.5k
MEDIAN PROPERTY VALUE	\$158k
HIGHER EDUCATION	22.8%

CONTACT



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