

FOR SALE | INDUSTRIAL/WAREHOUSE

586 LEWISTON JUNCTION ROAD | AUBURN, ME

PROPERTY HIGHLIGHTS

- Access to rail spur located south of warehouse
- Seven (7) loading docks and five (5) overhead doors
- 30± acres of Industrial Zoned land with frontage on LJR and Cascades Drive
- Industrial Zoning, supporting a wide range of uses
- **PRICE REDUCED:**
~~\$6,950,000~~ \$5,500,000

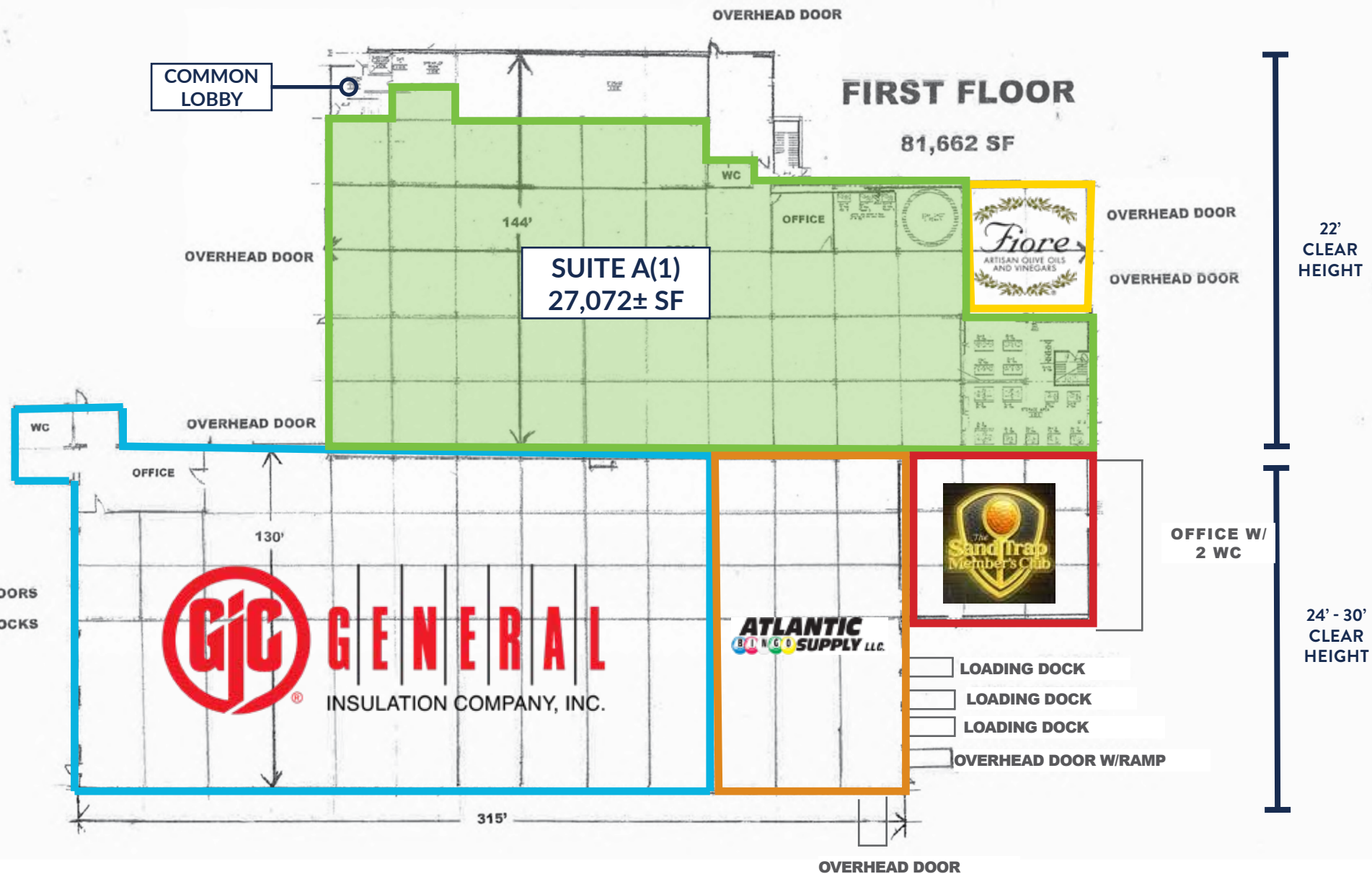
Additional 42.67± acres available for sale. See Broker for details and preliminary site plans.

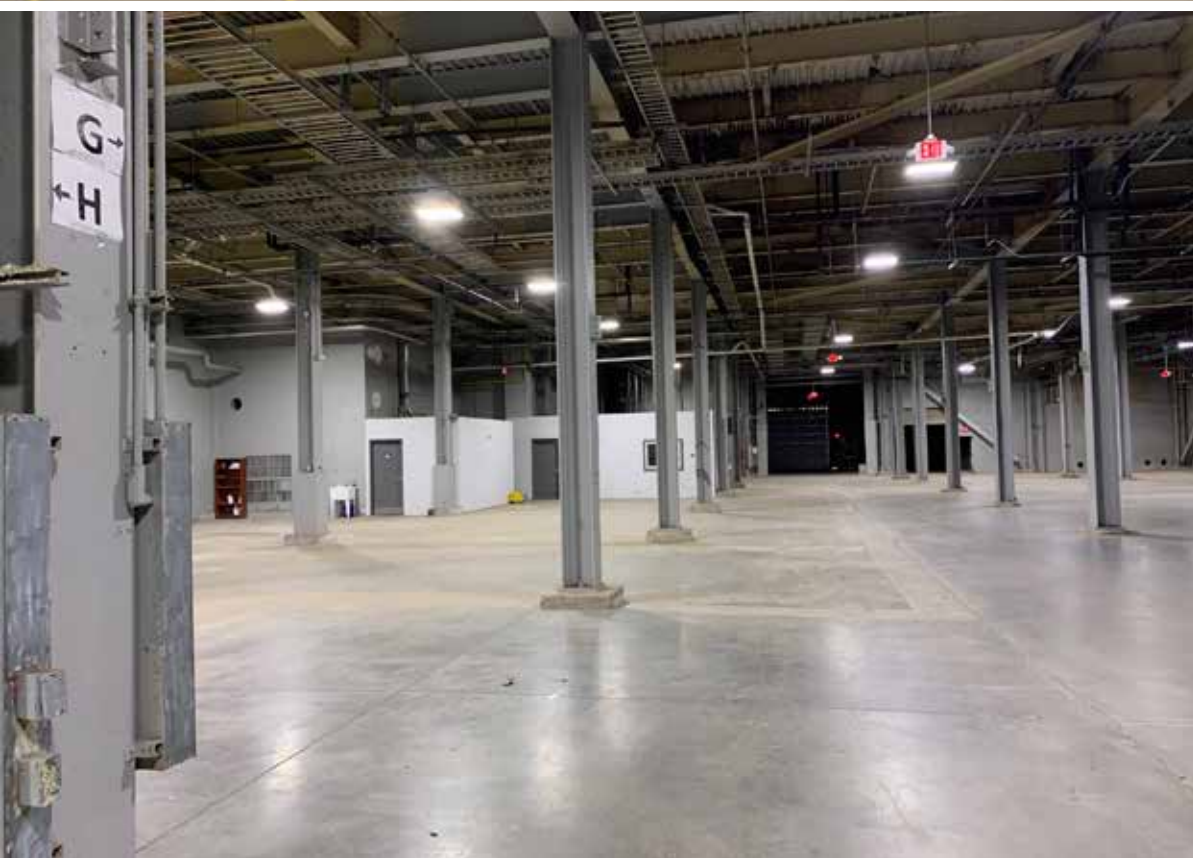
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|----------------|--|---------------------------------|---|
| OWNER | LJR Developers, LLC | CEILING HEIGHT | Warehouse 22'-30' Office/Lab 12' |
| BOOK/PAGE | 10442/205 | OUTDOOR STORAGE | Yes |
| BUILDING SIZE | 123,359± SF | ELEVATORS | Yes, Passenger & Freight |
| ZONING | Industrial; Free Trade Zone | LAND AREA | 30± Acres |
| YEAR BUILT | 1995 (Renovated in 2018) | ROOF | Flat Metal |
| STORIES | Three (3) | PARKING | 60+ Spaces (Land Available for Additional Parking) |
| POWER | 7.5MW private substation Three phase 277v/480v Siemens 4160volt switchgear | LOADING DOCKS DRIVE IN DOORS | Seven (7) Docks Five (5) Doors |
| HEATING SYSTEM | Forced hot air and natural gas | LIST PRICE | \$5,500,000.00 |
| UTILITIES | Public water and sewer | TAXES | \$54,476.90 per year |

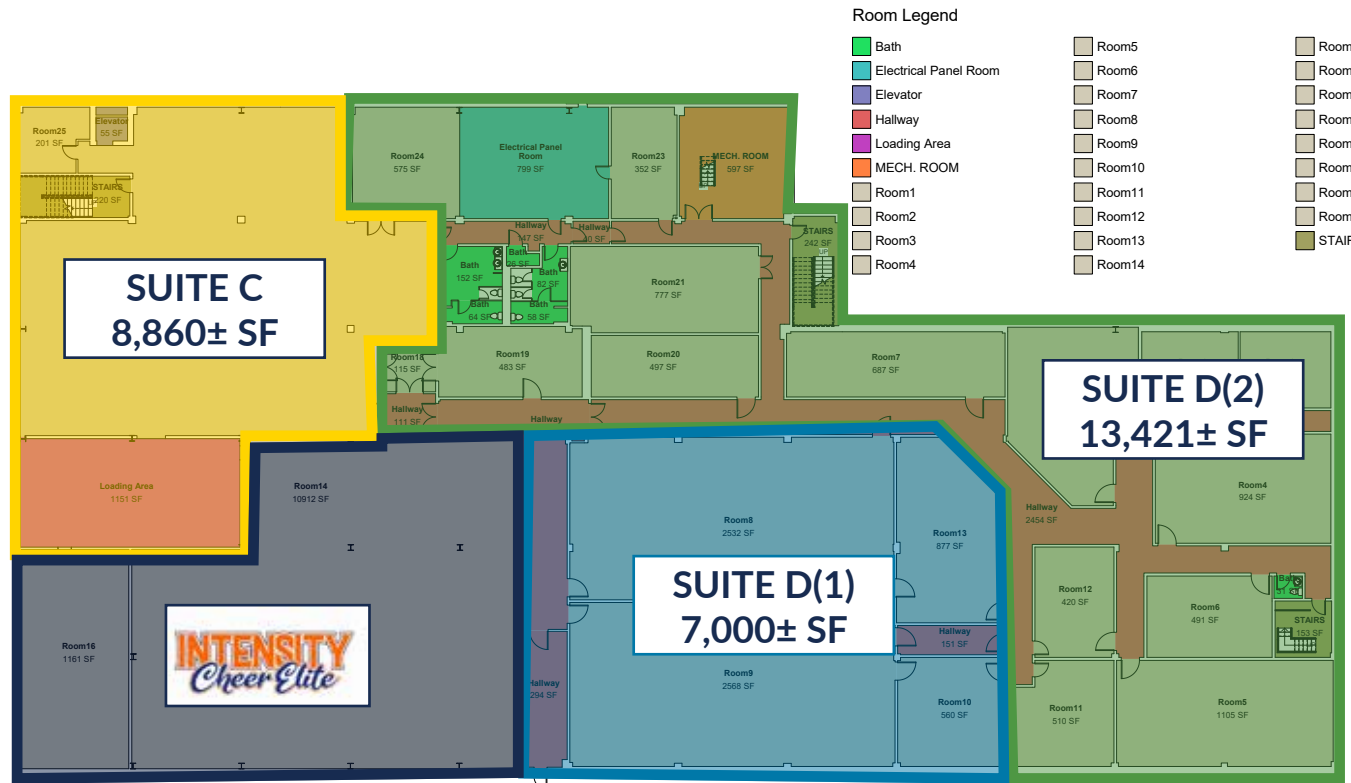






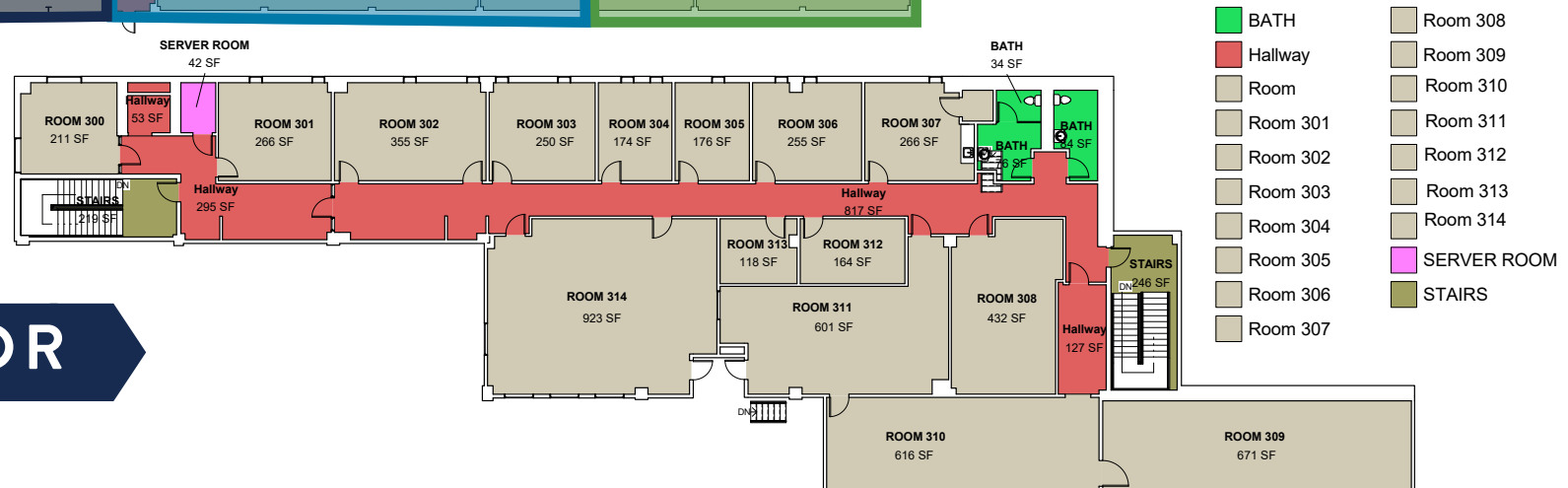


2ND & 3RD FLOOR PLANS



2ND FLOOR

3RD FLOOR







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