

FOR LEASE

CLASS A INDUSTRIAL SPACE

19 GENDRON DRIVE, LEWISTON, ME 04240



*PHOTO OF SIMILAR BUILDING UNDER CONSTRUCTION

PROPERTY HIGHLIGHTS

- New construction industrial/warehouse space available Q3 - Q4 2025
- $15,300 \pm$ SF with the ability to demise the space to two $7,650 \pm$ SF suites
- Four (4) loading docks and two (2) overhead doors provide flexibility for a variety of industrial users
- Convenient access to I-95 Exit 80, and the busy Lisbon Street retail corridor
- Lease Rate: \$12.00/SF NNN



*LOT LINES ARE APPROXIMATE

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PROPERTY HIGHLIGHTS

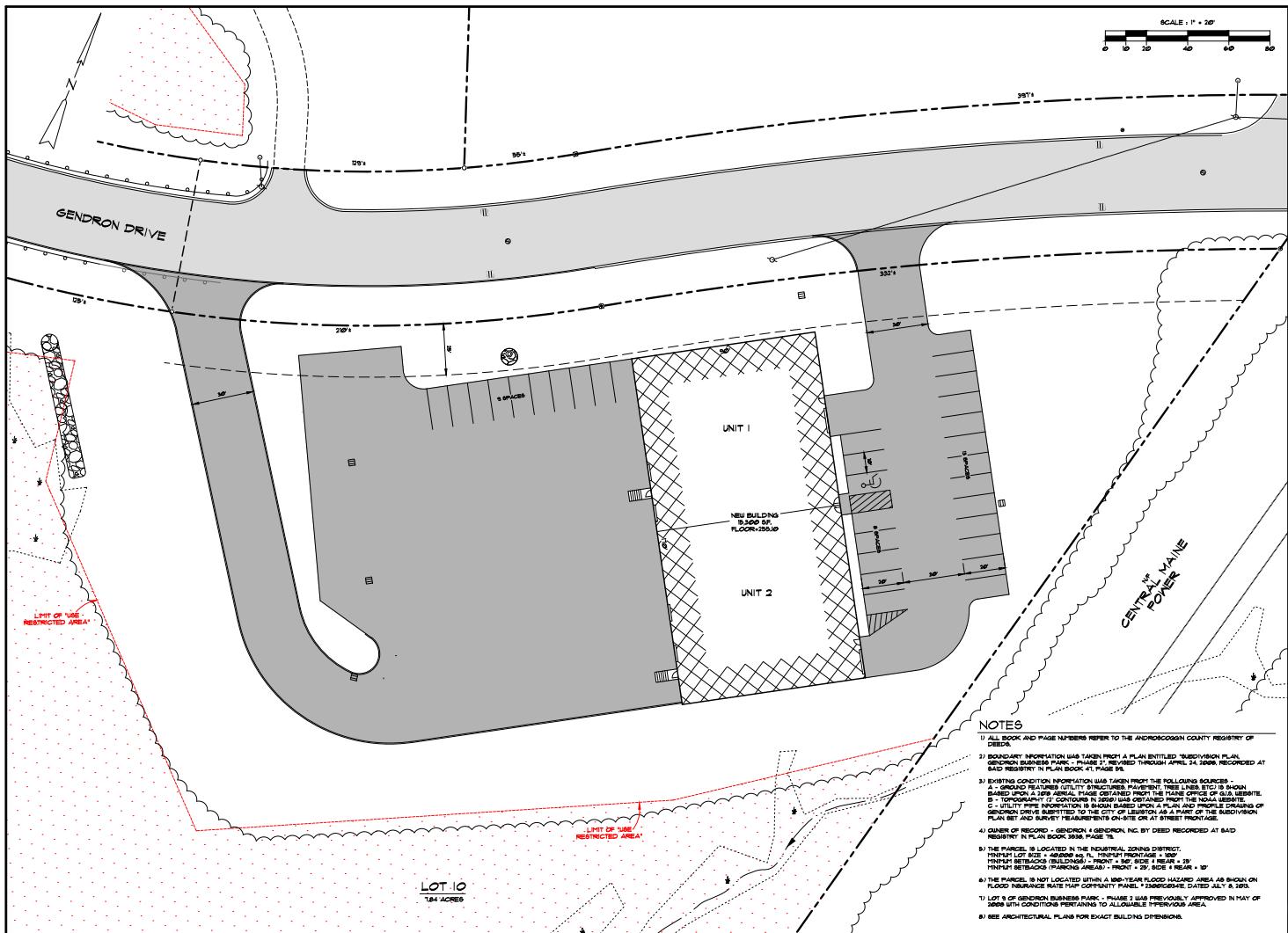
OWNER	D. GENDRON CONSTRUCTION, INC.
ASSESSOR'S REFERENCE	155/021
BOOK/PAGE	3538/79
ZONING	ID - INDUSTRIAL
LOT SIZE	8.02± AC
BUILDING SIZE	15,300± SF
BUILDING STATUS	UNDER CONSTRUCTION
COMPLETION DATE	Q3 - Q4 2025
AVAILABLE SPACE	15,300± SF
CONSTRUCTION	STEEL FRAME
CLEAR HEIGHT	20'
COLUMN SPACING	45' x 42'6"
DOCKS/DOORS	FOUR (4) LOADING DOCKS (9' X 10') AND TWO (2) DRIVE-IN DOORS (12' X 14')
ELECTRICAL	3-PHASE POWER
HEATING SYSTEM	NATURAL GAS
SPRINKLERS	ESFR
WATER/SEWER	MUNICIPAL
PARKING	ON-SITE
NNN EXPENSES (EST.)	\$1.90/SF (EST.)
LEASE RATE	\$12.00/SF NNN

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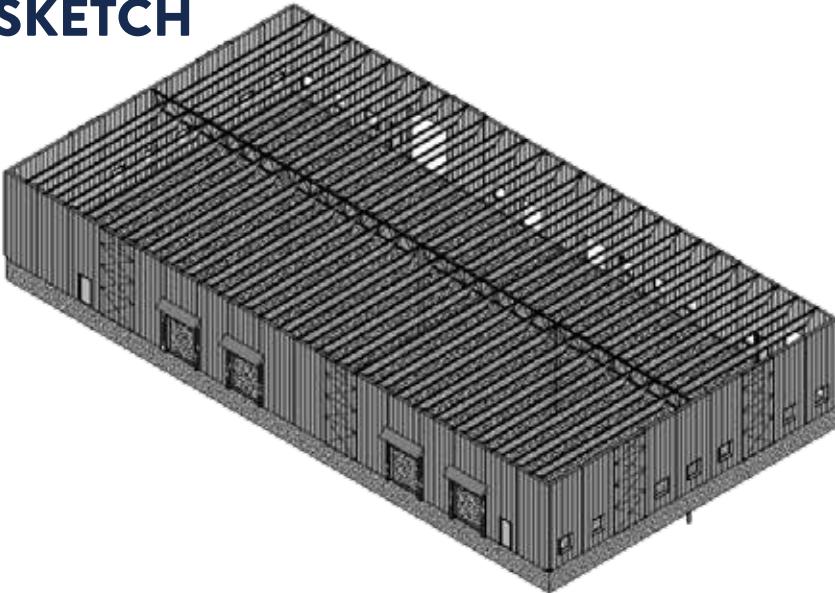
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SITE PLAN

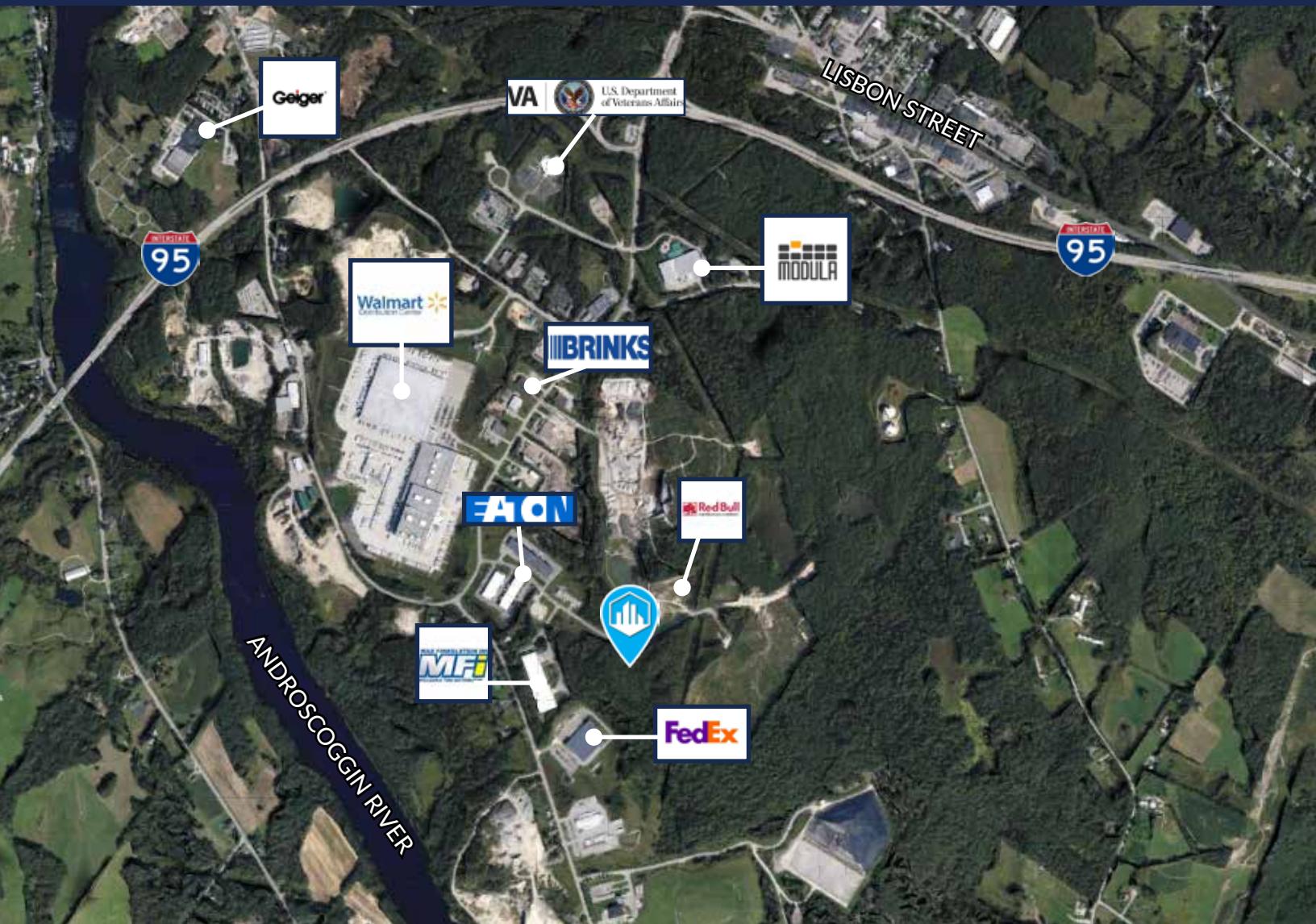


PRELIMINARY SKETCH



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