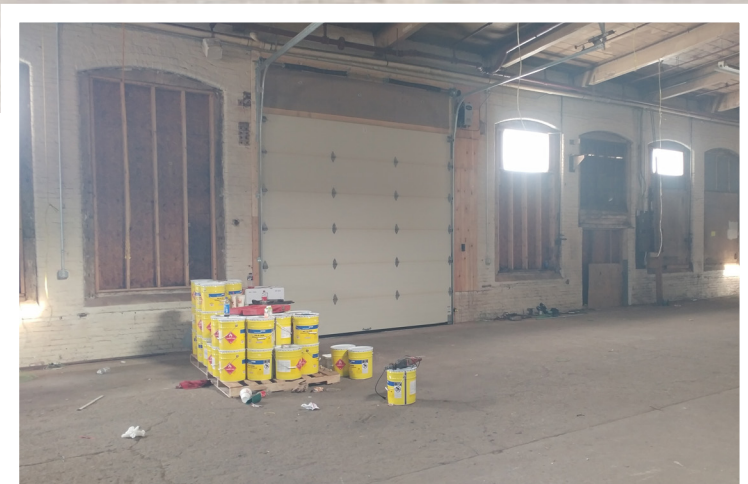
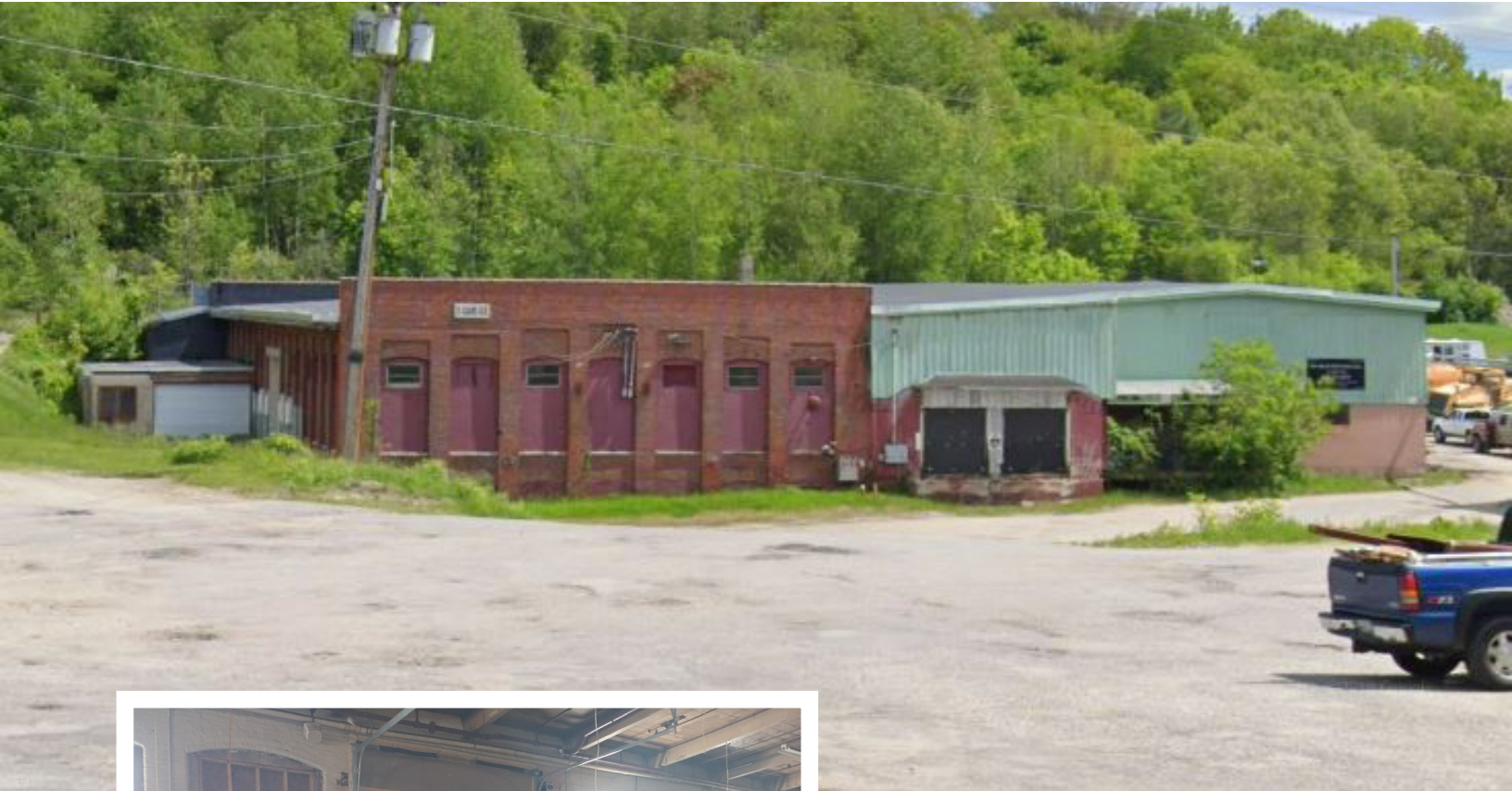


FOR LEASE • INDUSTRIAL SPACE

35 Adams Avenue • Lewiston, ME



Cheri Bonawitz, CCIM
O 207.558.2122
C 207.240.6844
Cheri@malonecb.com

10,000± SF INDUSTRIAL

- Four loading doors - 2 ground & 2 dock
- Located on Adams Ave just off of Lisbon Street with traffic counts of 12,620± cars/day (AADT 2023)
- Close proximity to 1-95
- Ample on-site parking

LEASE RATE: \$6.00/SF MG



PROPERTY SUMMARY

35 Adams Avenue • Lewiston, ME



Site Info

OWNER:	G & G Associates LLC
DEED:	Book 8522, Page 112
ASSESSOR:	Map 196, Lot 333
LOT SIZE:	4.26± AC
SIGNAGE:	Pylon at street
PARKING:	20 spaces; ample on-site
TRAFFIC COUNT:	Traffic counts of 12,620± cars/day (AADT, 2023) Lisbon Street just off of Adams Ave
ZONING:	Mill Zone



Building Info

BUILDING SIZE:	23,335± SF
AVAILABLE SPACE:	10,000± SF
YEAR BUILT:	1893
CONSTRUCTION:	Brick
ROOF:	Rubber
SIDING:	Brick
CEILING HEIGHT:	22'±
ELECTRICITY:	3-phase
HVAC:	Forced hot air; oil
UTILITIES:	Municipal water/sewer
LOADING:	2 loading doors at ground & 2 loading doors at dock height
RESTROOM:	One (1)



5-MILE DEMOGRAPHICS

35 Adams Avenue • Lewiston, ME



61,432
Population

25,306
Homes

2.2
Average Household Size

40.5
Average Age



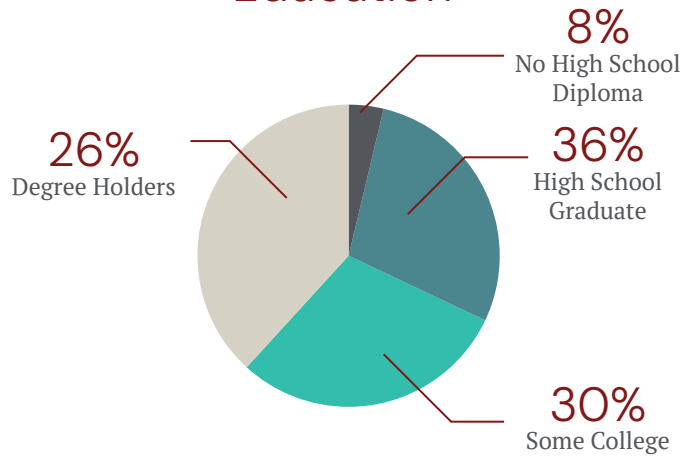
2,809
Total Businesses

40,806
Total Employees

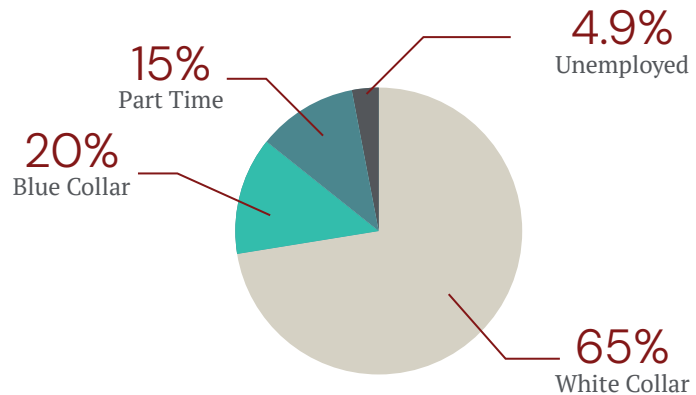


\$59,077
Average Household
Income

Education

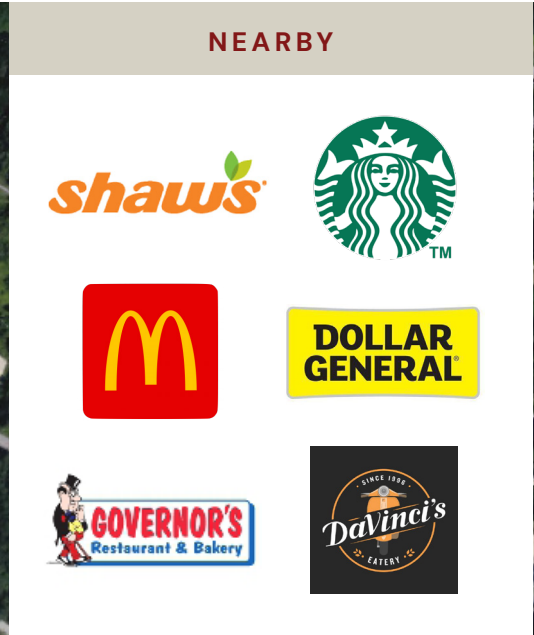


Employment



LOCATION MAP

35 Adams Avenue • Lewiston, ME



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