

FOR LEASE | INDUSTRIAL SPACE

35 Adams Ave | Lewiston, ME



10,000± SF INDUSTRIAL SPACE

- 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



CHERI BONAWITZ, CCIM

207.210.6638 D

207.240.6844 C

cheri@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

PROPERTY SUMMARY

35 Adams Ave | Lewiston, ME



OWNER: G & G Associates LLC

DEED: Book 8522, Page 112

ASSESSOR: Map 196, Lot 333

LOT SIZE: 4.26± AC

BUILDING SIZE: 23,335± SF

AVAILABLE SPACE: 10,000± SF

YEAR BUILT: 1893

CONSTRUCTION: Brick

ROOF: Rubber

SIDING: Brick

CEILING HEIGHT: 22'+

HVAC: Forced hot air; oil

UTILITIES: Public water & sewer

ELECTRICITY: 3-phase

RESTROOM: One (1)

LOADING: Two (2) loading doors at ground
Two(2) loading doors at dock height

SIGNAGE: Pylon at street

PARKING: 20 spaces- Ample on-site

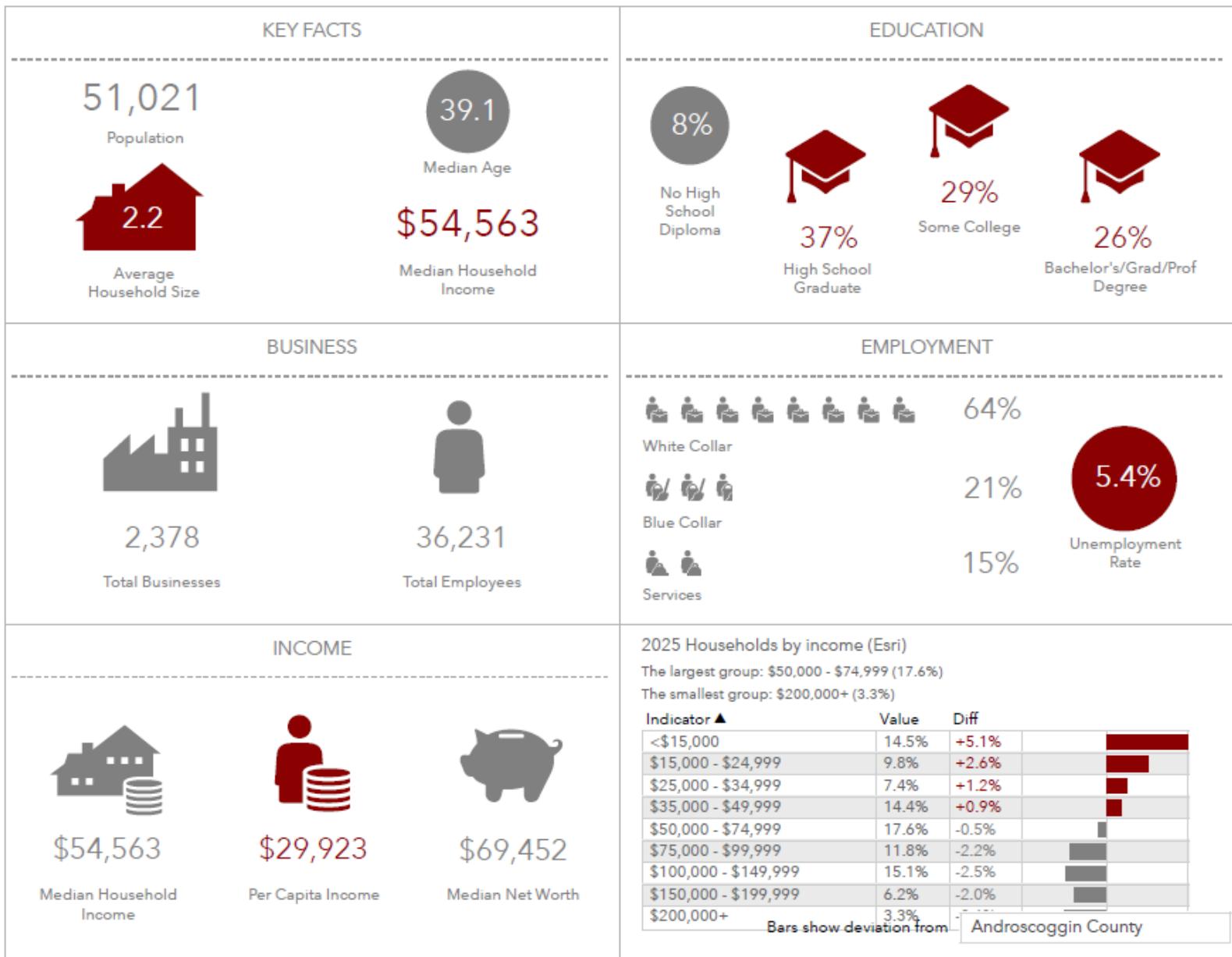
ZONING: Mill Zone

TRAFFIC COUNTS: Traffic counts of 12,620± cars/day (AADT, 2023)
Lisbon Street just off of Adams Ave



THREE MILE DEMOGRAPHICS

35 Adams Ave | Lewiston, ME



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

FOR LEASE | INDUSTRIAL SPACE

35 Adams Ave | Lewiston, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omission, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



CHERI BONAWITZ, CCIM

207.210.6638 D

207.240.6844 C

cheri@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com