

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



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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



KEY FACTS

51,021

Population

39.1

Median Age

2.2

Average Household Size

\$54,563

Median Household Income

EDUCATION

8%

No High School Diploma



37%

High School Graduate



29%

Some College



26%

Bachelor's/Grad/Prof Degree

BUSINESS



2,378

Total Businesses



36,231

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

21%



Services

15%

5.4%

Unemployment Rate

INCOME



\$54,563

Median Household Income



\$29,923

Per Capita Income



\$69,452

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.6%)

The smallest group: \$200,000+ (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	14.5%	+5.1%	
\$15,000 - \$24,999	9.8%	+2.6%	
\$25,000 - \$34,999	7.4%	+1.2%	
\$35,000 - \$49,999	14.4%	+0.9%	
\$50,000 - \$74,999	17.6%	-0.5%	
\$75,000 - \$99,999	11.8%	-2.2%	
\$100,000 - \$149,999	15.1%	-2.5%	
\$150,000 - \$199,999	6.2%	-2.0%	
\$200,000+	3.3%		

Bars show deviation from

Androscoggin County

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

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