



For Sale

# Highly Visible Garage/Shop

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## 220 Lewiston Road Gray, ME

### Property Highlights

- Commercial property totaling 8,500± SF on 1.9± acres, offering a mix of office/flex/warehouse space
- 7,000± SF commercial garage/shop plus 1,500± SF office, allows for separation of customer-facing space and work area
- Well-positioned for multi-tenant use
- Highly visible signage opportunity along Lewiston Road/Route 202 in Gray's established commercial corridor with nearby traffic counts of 10,000± VPD
- Generous outdoor laydown area supports parking, storage, equipment mobility, and ease for day-to-day business operations
- Seller is open to negotiating a partial sale-leaseback

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## Specifications

Address:	220 Lewiston Road
Location:	Gray, ME 04039
Owner(s):	Heath J. Bell
Map/Lot:	015-026/044-002
Book & Page:	31787 & 89
Building Type:	Office/flex/warehouse
Year Built/Renovated:	1970/2024
Total Building SF:	8,500±
Floors:	1
Acreage:	1.9±
Utilities:	Private well & septic Propane; forced air oil system
Zoning:	Commercial
Ceiling Height:	10'± to 14'±
Drive-in Doors:	6
Power:	480A; 3 phase
2026 Taxes:	\$5,310.45
<b>Lease Rate:</b>	<b>See Agent</b>
<b>List Price:</b>	<b>\$850,000</b>



### Contact us:

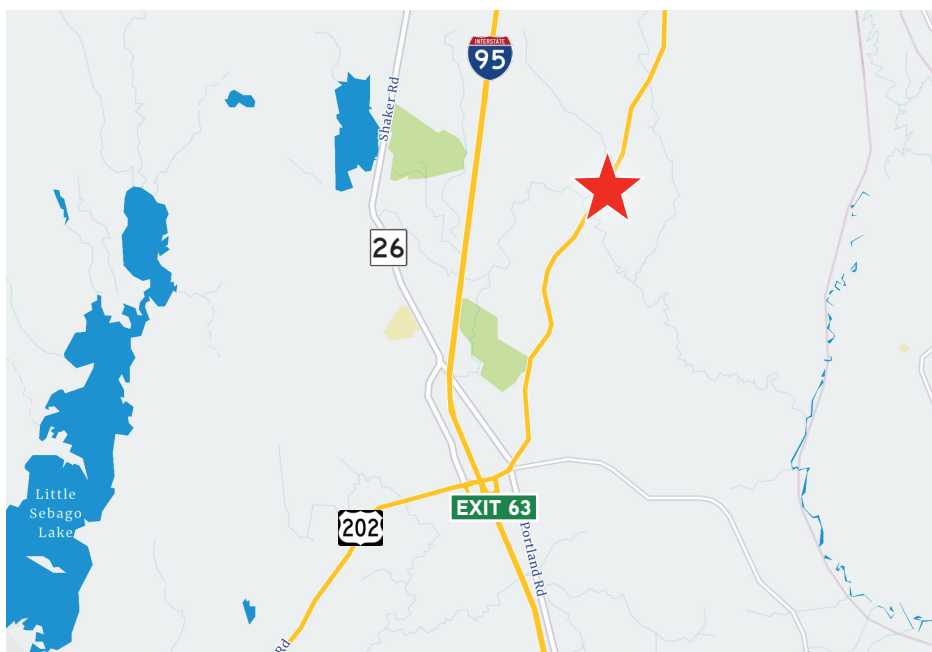
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## Locator Map



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