

FOR SALE | MULTI-TENANTED INVESTMENT OFFERING

586 LEWISTON JUNCTION ROAD | AUBURN, ME 04210



- 123,359± SF on 72.67+ AC
- Well-located within Maine's manufacturing, warehousing, and distribution hub off Exit 75 of I-95
- Versatile tenant mix with flexibility for new ownership
- Features a 7.5MW substation and rail access
- Excess land provides expansion potential and long-term upside
- **Sale Price: \$5,500,000**

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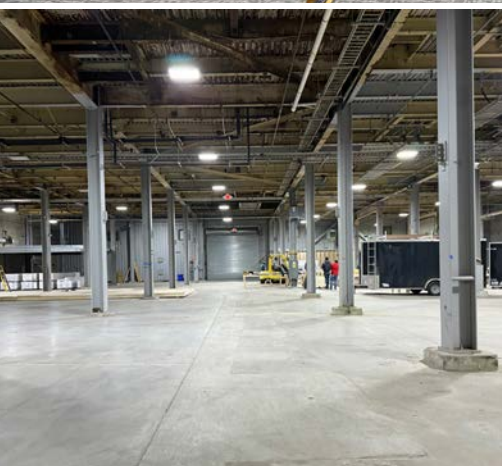
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PROPERTY DETAILS

OWNER	LJR Developers, LLC	CEILING HEIGHT	Warehouse 22'-30' Office/Lab 12'
BOOK/PAGE	10442/205	OUTDOOR STORAGE	Yes
BUILDING SIZE	123,359± SF	ELEVATORS	Yes, Passenger & Freight
ZONING	Industrial; Free Trade Zone	LAND AREA	72.67± Acres
YEAR BUILT	1995 (Renovated in 2018)	ROOF	Flat Metal
STORIES	Three (3)	PARKING	60+ Spaces (Land Available for Additional Parking)
POWER	7.5MW private substation Three phase 277v/480v Siemens 4160volt switchgear	LOADING DOCKS DRIVE IN DOORS	Seven (7) Docks Five (5) Doors
HEATING SYSTEM	Forced hot air and natural gas	LIST PRICE	\$5,500,000.00
UTILITIES	Public water and sewer	TAXES	\$54,476.90 per year



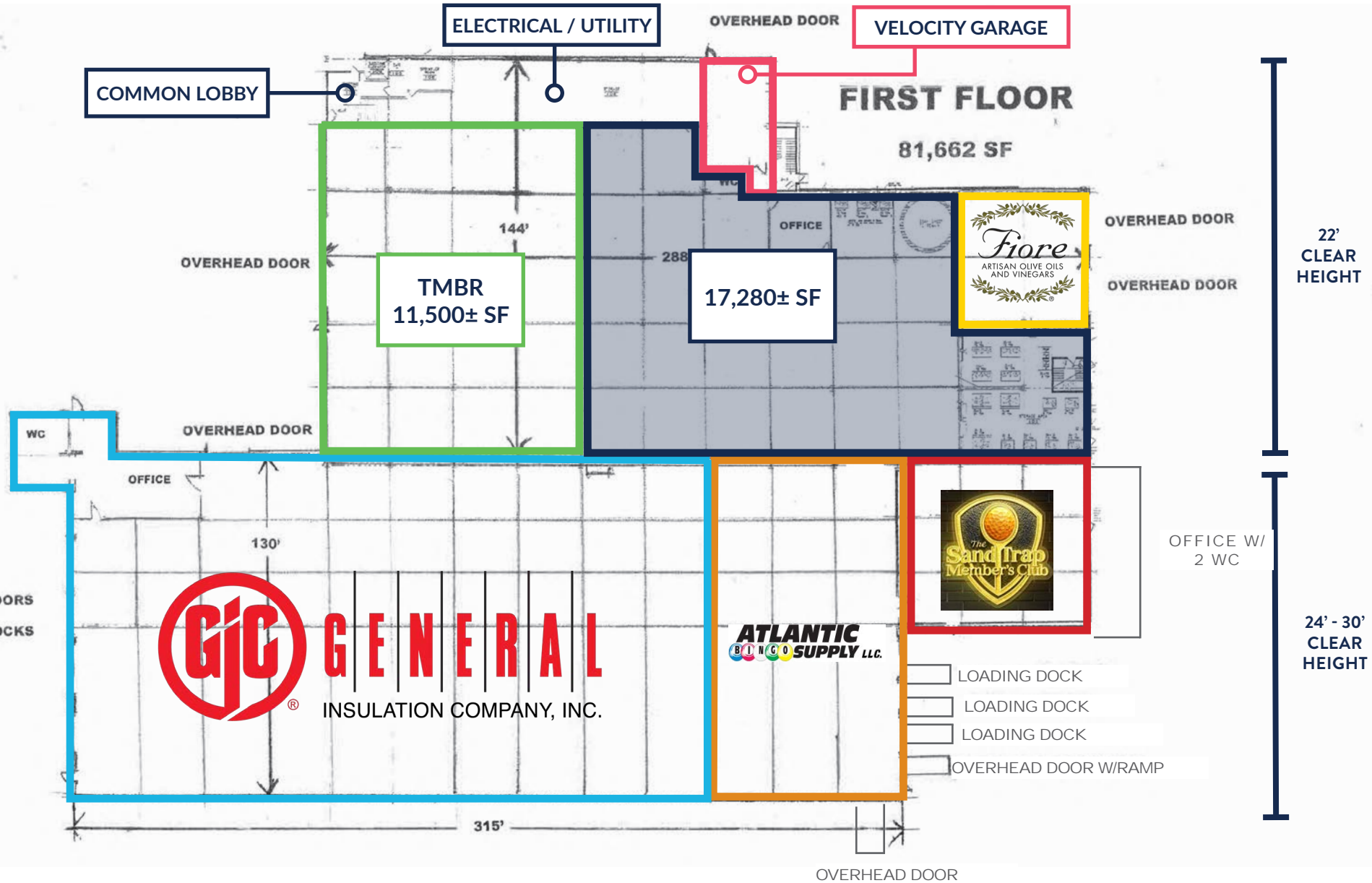


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1ST FLOOR PLAN



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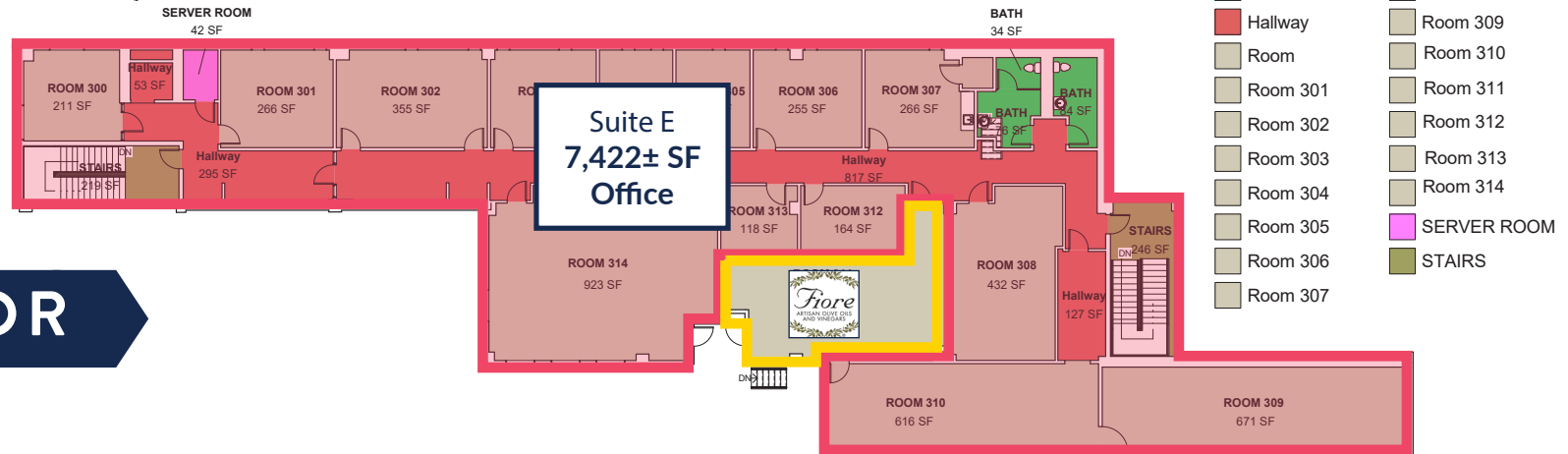
2ND & 3RD FLOOR PLANS

Room Legend

- Bath
- Electrical Panel Room
- Elevator
- Hallway
- Loading Area
- MECH. ROOM
- Room1
- Room2
- Room3
- Room4
- Room5
- Room6
- Room7
- Room8
- Room9
- Room10
- Room11
- Room12
- Room13
- Room14
- Room16
- Room18
- Room19
- Room20
- Room21
- Room23
- Room24
- Room25
- STAIRS



2ND FLOOR



3RD FLOOR

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FINANCIAL SUMMARY

Financial Summary

Occupancy Summary		%
Leased SF	80,926 sf	66%
Vacant SF	42,074 sf	34%
Total SF	123,000 sf	100%

Lease Type Summary		
Leased NNN	51,500 sf	42%
Leased Gross	29,426 sf	24%
Vacant NNN	42,074 sf	34%
Total	123,000 sf	100%

Rent Roll & Leasing Assumptions

1st Floor	SF	Lease Type	In-Place Rent	In-Place PSF	Potential Rent	Potential (PSF)	Total
Velocity Garage	1,000 sf	Gross	\$13,200	\$13.20/sf			\$13,200
Suite A2 (VACANT)	20,792 sf	NNN			\$166,336	\$8.00/sf	\$166,336
TMBR	11,500 sf	NNN	\$69,000	\$6.00/sf			\$69,000
Fiore	2,905 sf	Gross	\$30,000	\$10.33/sf			\$30,000
GiC	31,000 sf	NNN	\$154,847	\$5.00/sf			\$154,847
Atlantic Bingo	9,000 sf	NNN	\$60,000	\$6.67/sf			\$60,000
Sandtrap	5,100 sf	Gross	\$72,000	\$14.12/sf			\$72,000
Total 1st Floor	81,297 sf		\$399,047		\$166,336		\$565,383

2nd Floor

Fmr Intensity Cheer (VACANT)	5,000 sf	NNN			\$25,000	\$5.00/sf	\$25,000
Suite C (VACANT)	8,860 sf	NNN			\$44,300	\$5.00/sf	\$44,300
Don's Fitness	20,421 sf	Gross	\$90,000	\$4.41/sf			\$90,000
Total 2nd Floor	34,281 sf		\$90,000		\$69,300		\$159,300

3rd Floor

3rd Floor Office (VACANT)	7,422 sf	NNN	\$0	\$0.00/sf	\$37,110	\$5.00/sf	\$37,110
Third Floor Total	7,422 sf		\$0		\$37,110		\$37,110

	SF	In-Place Rent	Potential Rent	Total
Grand Total	123,000 sf	\$489,047	\$272,746	\$761,793

Pro Forma (Stabilized)

Income

Base Rent

In-Place Base Rent	\$489,047	\$3.96/sf
Potential Base Rent	\$272,746	\$2.21/sf
Total Base Rent	\$761,793	\$6.18/sf

Additional Rent

In-Place NNN Reimbursements	\$201,068	\$1.63/sf
Potential NNN Reimbursements	\$164,267	\$1.33/sf
Total Additional Rent	\$365,335	\$2.96/sf

Gross Potential Income	\$1,127,128	\$9.14/sf
10% Economic Vacancy/Credit Loss (10%)	-\$112,713	-\$0.91/sf
Effective Gross Income	\$1,014,415	\$8.22/sf

Expense (Seller-Provided 2026 Budget)

Repairs & Maintenance	\$86,000	\$0.70/sf
Roads & Grounds	\$36,000	\$0.29/sf
Utilities	\$172,000	\$1.39/sf
Insurance	\$56,000	\$0.45/sf
Property Tax	\$66,594	\$0.54/sf
General & Administrative	\$51,000	\$0.41/sf
MGMT Fee (per Seller budget)	\$14,028	\$0.11/sf
Total Operating Expenses	\$481,622	\$3.90/sf

Pro Forma NOI	\$532,793	\$4.32/sf
In-Place NOI (as-is)	\$208,493	\$1.69/sf
Purchase Price	\$5,500,000	\$44.59/sf
Pro Forma Cap Rate	9.69%	
In-Place Cap Rate (as-is)	3.79%	

*Don's Fitness Rent as of 9/1/2026; increase to \$10k/month (\$120k/year) on 9/1/27; see Lease/Abstract for details.

Assumptions: vacant suites leased at market rents shown above; 10% economic vacancy applied to gross potential income to reflect stabilization and collection risk; reimbursements estimated on NNN space; operating expenses based on seller-provided 2026 budget, including budgeted management fee.



TENANT OVERVIEW



General Insulation Company Wholesale insulation distributor providing a full line of sustainable products and solutions for thermal efficiency, condensation/moisture control, and life safety. GIC boasts a network of over 45 locations across North America.



Atlantic Bingo Supply One of the largest distributors in the multi-billion dollar charitable gaming industry. A nationwide company, ABS has facilities in Maryland, New Jersey, Florida, Pennsylvania, Indiana, Virginia, and Maine.



Fiore Oils The primary distribution hub for their artisan olive oils and vinegars, servicing their in-store tasting rooms that offer a wide selection of Extra Virgin and flavored Olive Oil from around the world. Also features Traditional, Classic, and flavored Balsamic Vinegar Condimento from Modena, Italy.



TMBR A pioneering mass timber company specializing in engineered hardwood and high-quality, pre-fabricated building kit systems, using proprietary digital technology to streamline construction for developers and builders nationwide.

Other Tenants Include: [Velocity Garage](#)

[The Sandtrap](#)

[Don's Playground Fitness Facility](#)

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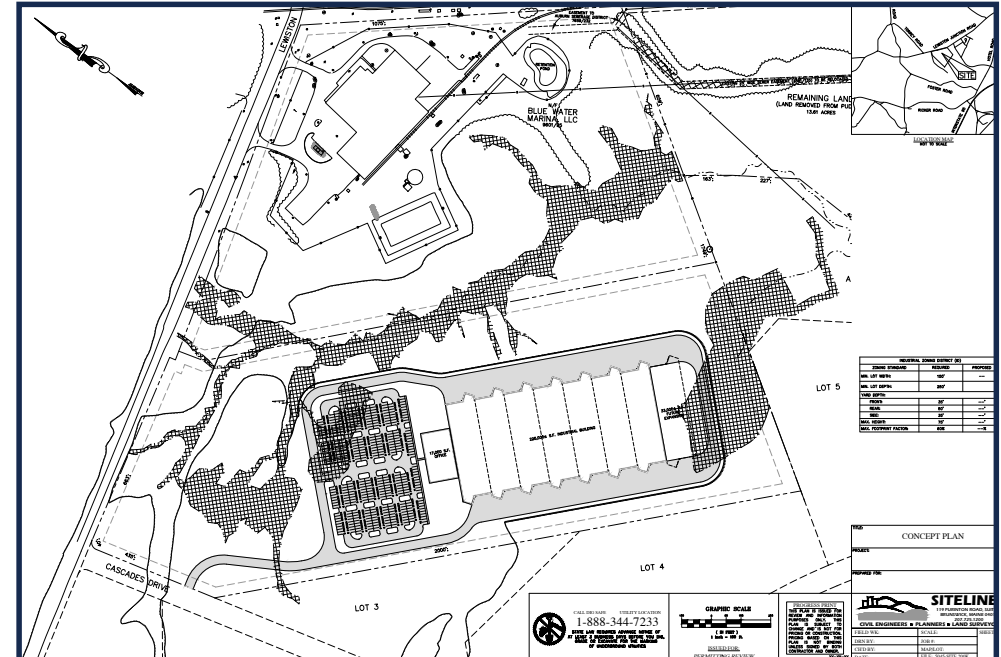
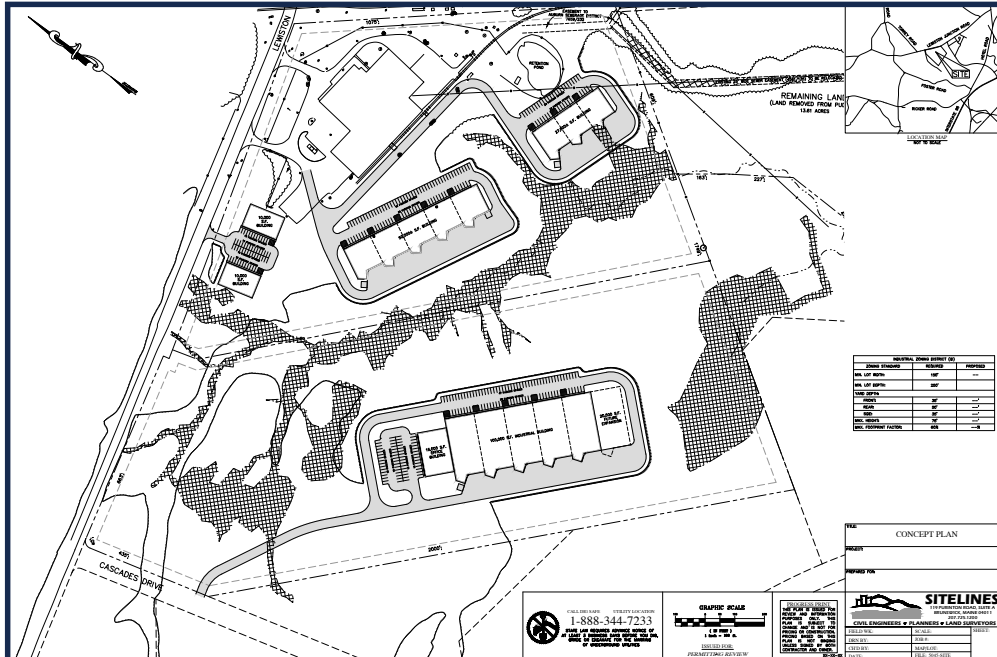


EXCESS LAND DETAILS

OWNER	LJR Developers, LLC
BOOK/PAGE	10442/205
ASSESSOR'S REFERENCE	Map 130, Lot 001
TOTAL LOT SIZE	72.67± Acres
ZONING	Industrial - Free Trade Zone
UTILITIES	Water, sewer, and natural gas on-site



CONCEPT PLANS



AUBURN ECONOMIC ADVANTAGE SUMMARY

Strategic Location

The property is located just minutes from Exit 75 along I-95. Exit 75 in Auburn is considered the Manufacturing, Warehousing, & Distribution hub of Maine. Within minutes of Exit 75 there are over 49 manufacturing businesses and 40 transportation and warehousing businesses.

Over half of Maine's population lives within an hour drive of Exit 75, with easy access to Brunswick (34 min) Augusta (34 min), and Portland/PWM (35 min). Located within the subject property's immediate vicinity are the Auburn Intermodal Facility and the Auburn/Lewiston Airport. The 35-acre intermodal facility moves over 15,000 containers per year and is served directly by two rail sidings, a weighing and freight control center, and a designated customs holding area. The 627-acre airport has one of the busiest runway operations in the state, with two runways, self-serve fuel, and a mix of private and owned hangars.

Municipality/Zoning

The City of Auburn is well regarded as one of the most business-friendly in the State of Maine. The municipality has a strong recent track record of pro-commerce regulatory action and a strong economic development department.

In April 2024, Auburn City Council and planning board voted unanimously for the Economic Development Department to create a Tech Hub overlay to align the City of Auburn's zoning, financial incentives, business resources, marketing, and economic development partnerships with Maine's Forest Bioproducts Advanced Manufacturing Tech Hub designation. Incentives for this overlay include funds derived from Municipal Tax Increment Financing (TIF) specifically geared for these sectors. Additionally, a technical assistance program already exists within the overlay. This program includes monthly meetings with all manufacturers from within the overlay. The sessions include networking and presentations from the University of Maine, Roux Institute, Maine Manufacturers Extension Partnership, Maine Technology Institute, Apex Accelerator, Maine International Trade Center, and others.

A New Mainers Workforce Program has been in place since January of 2023. The program attracts and retains legal immigrants, refugees, and asylum seekers to Manufacturing jobs and provide opportunities for free workplace English as a Second Language classes that are hosted during work hours and their place of employment. Door-to-Door bus service is offered via a partnership with Western Maine Transportation Services for those without personal transportation and who are working in the designated Tech Hub. The bus will pick them up at home and transport them to work and home again.

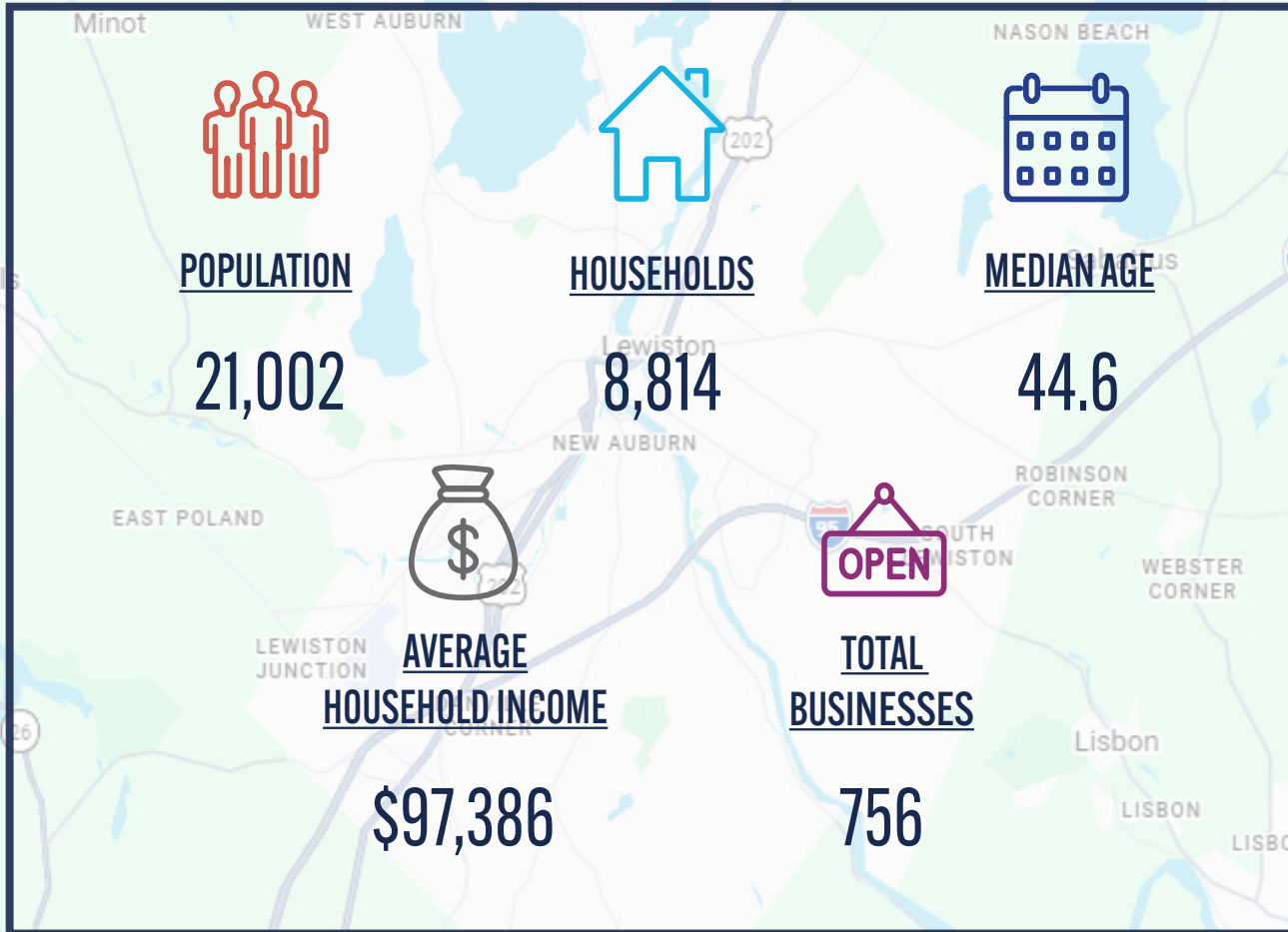
The subject property also lies within a Foreign Trade Zone (FTZ 263). The FTZ allows qualified entities savings on imports and raw materials to flow easily. See broker or City of Auburn Economic Development Director Jay Brenchick for more information.

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DEMOGRAPHICS 5-MILE RADIUS





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COMPANY**

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