

FOR LEASE | PRIME INDUSTRIAL BUILDING

34-40 WESTMINSTER STREET, LEWISTON, ME 04240



PROPERTY HIGHLIGHTS

- 95,702± SF industrial building set on 7.33± AC
- Ten (10) loading docks and four (4) overhead doors
- Opportunity to occupy a large single-tenant building in Lewiston-Auburn's industrial market, characterized by limited supply and high barriers to entry.
- Located in the Lewiston Industrial Park, in close proximity to Maine Turnpike Exit 80.
- Area businesses include Boston Brands of Maine, FW Webb, Wal-Mart Distribution Center, General Dynamics, and more.
- \$5.95/SF NNN



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PROPERTY DETAILS

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|--|---|
| LANDLORD | Donald S. Day 3/25/81 Trust |
| BOOK / PAGE | 7402/220 & 1511/339 |
| MAP / LOT | Map 124, Lots 032 & 033 |
| ZONING | I- Industrial |
| BUILDING SIZE | 95,702± SF |
| LOT SIZE | 7.33± AC |
| YEAR BUILT | 1958 |
| CONSTRUCTION | Concrete block |
| ROOF | Replaced over the last five (5) years |
| UTILITIES | Public water & sewer, gas and electric |
| ELECTRICAL | 3-phase, Amps to be determined |
| LOADING DOCKS/ OVERHEAD DOORS | Ten (10) loading docks and four (4) overhead doors |
| CEILING HEIGHT | 16' - 20' |
| TAXES | \$31,784.60 (Tax Year 2021/2022) |
| LEASE RATE | \$5.95/SF NNN |

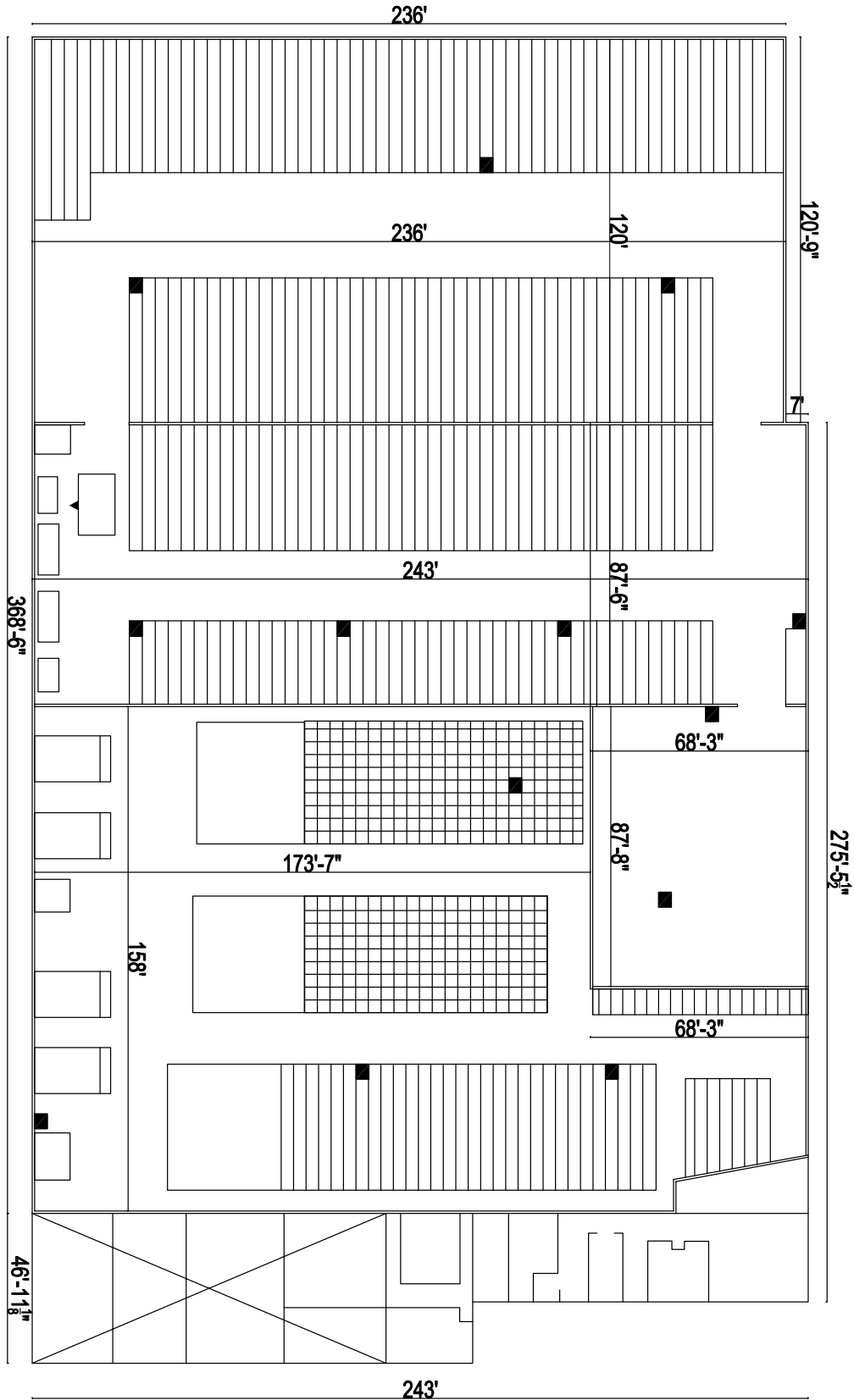


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FLOOR PLAN



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