

# BUILD TO SUIT

ROUTE 11 & 26, MECHANIC FALLS



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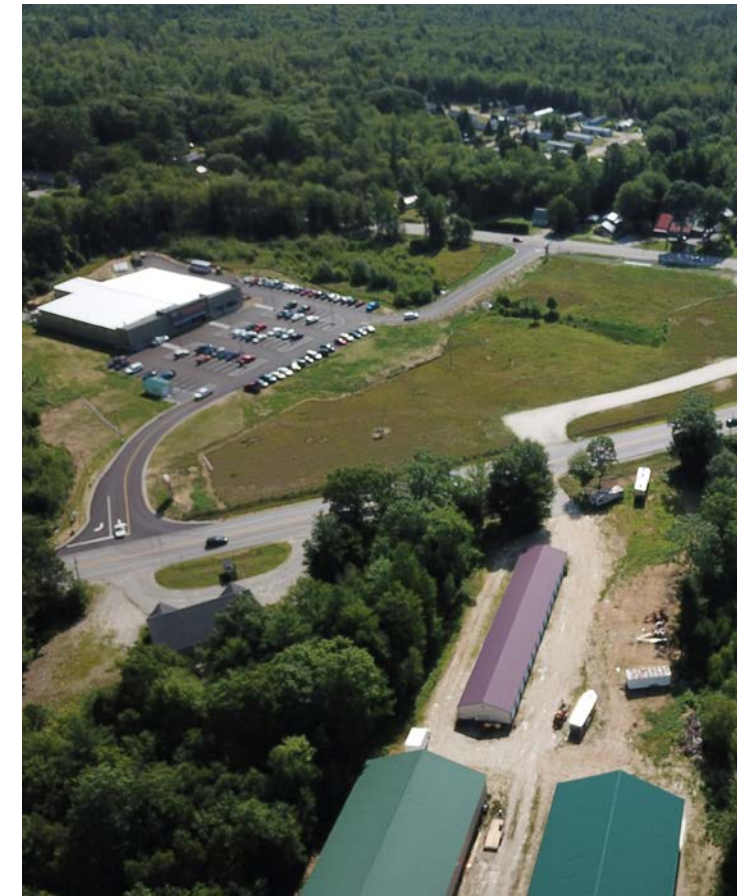
## PROPERTY DETAILS:

**Total sf available:** ±19,000SF

### See rendering to left:

- Site A: 5,000 sf with Drive Thru
- Site B: 5,000 sf Building
- Site C: 9,000 sf Standalone building

**Lease Rate:** Contact for more information



## PROPERTY DETAILS:

Three pad sites ready for development, conveniently located on the corner of Rt. 26 and Rt. 11. Significant recent traffic upgrades has increased safety and flow on this busy corridor. Just minutes from the Oxford Casino and Oxbow Beer Garden in Oxford, Maine. Take advantage of this busy traffic corner, proximity to the local high school, and well-travelled winter ski route to Sunday River!



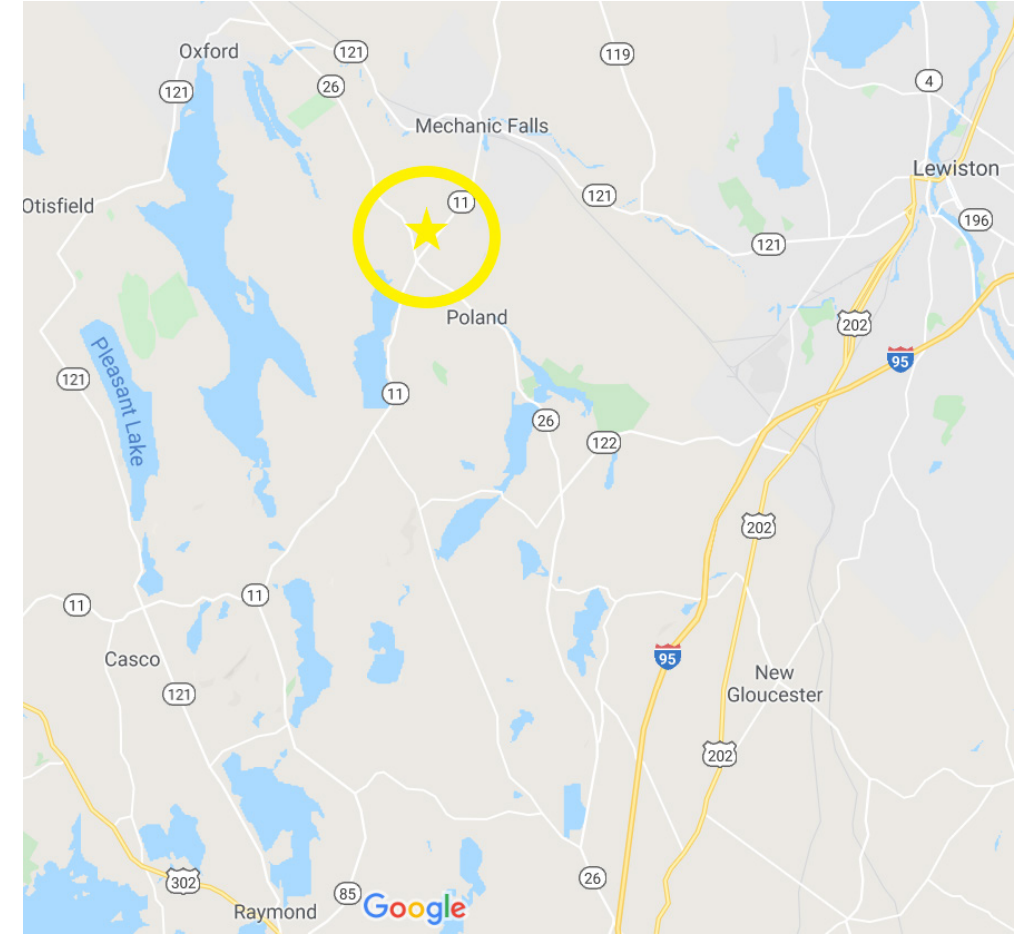
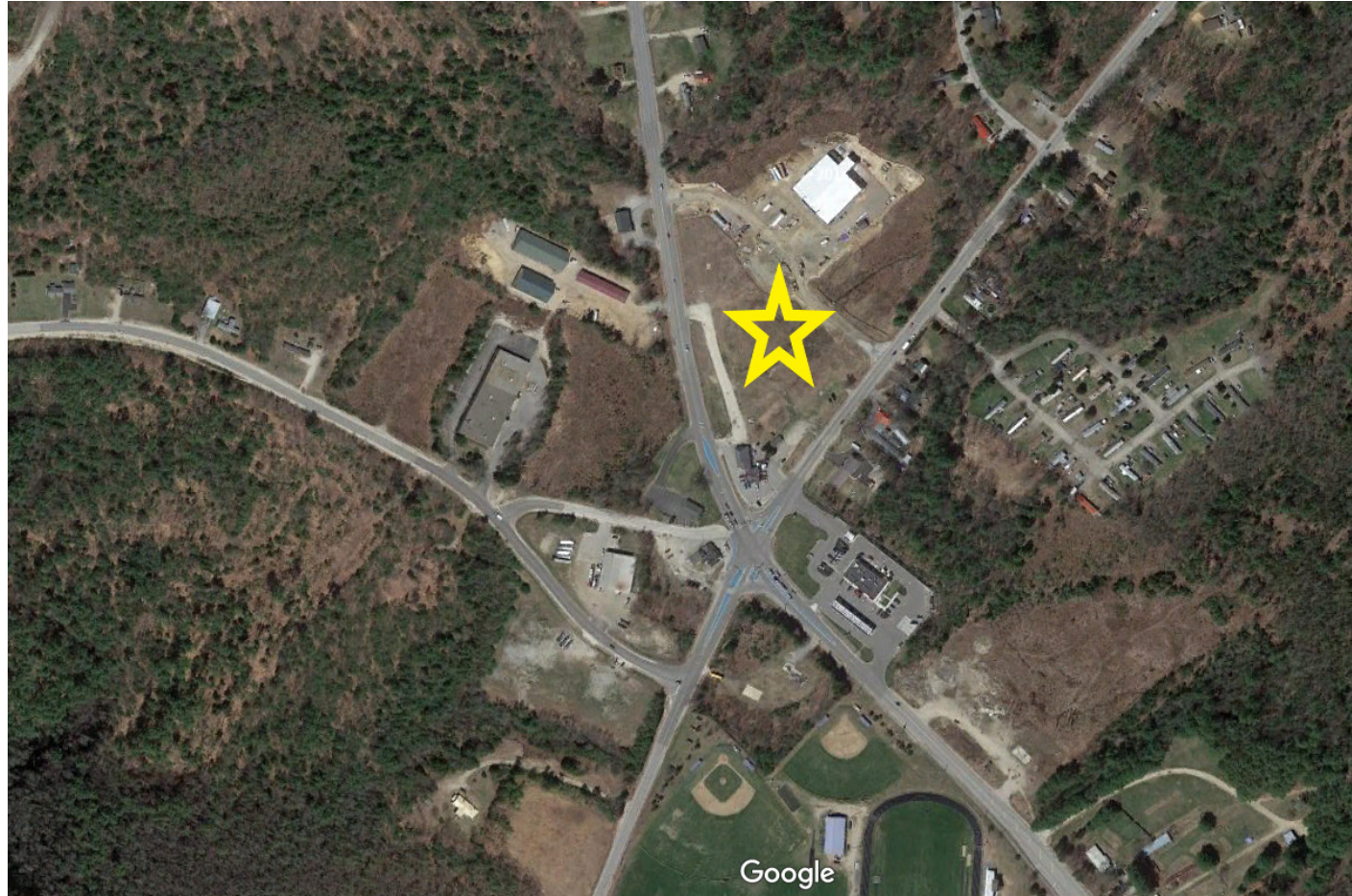
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## QUICK FACTS:

- Lewiston/Auburn Metro Area
- Androscoggin County Population: 107,702
- Traffic Count: 10,000
- Mechanic Falls named for the early industrial mills located here
- Bordered by towns Poland to the south, Oxford to the northwest and Minot to the north-east

## CONTACT US:



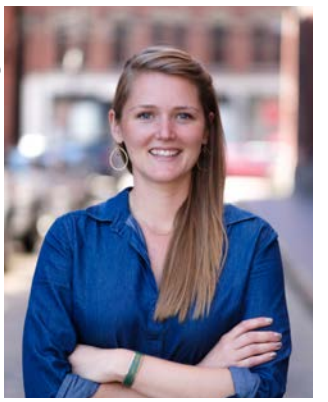
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