

# FOR SALE/LEASE

LIGHT INDUSTRIAL/FLEX BUILDING

33 OMNI CIRCLE, AUBURN, ME 04210



## PROPERTY HIGHLIGHTS

- Flex/R&D/Industrial building available for sale or lease
- Flexible single-story layout with a newly constructed two-story addition
- Significant electrical upgrades can accommodate heavy power requirements
- Conveniently located adjacent to the Auburn-Lewiston Municipal Airport and within immediate proximity to I-95, Exit 75
- Lease Rate: \$8.50/SF NNN
- Asking Price: \$3,000,000



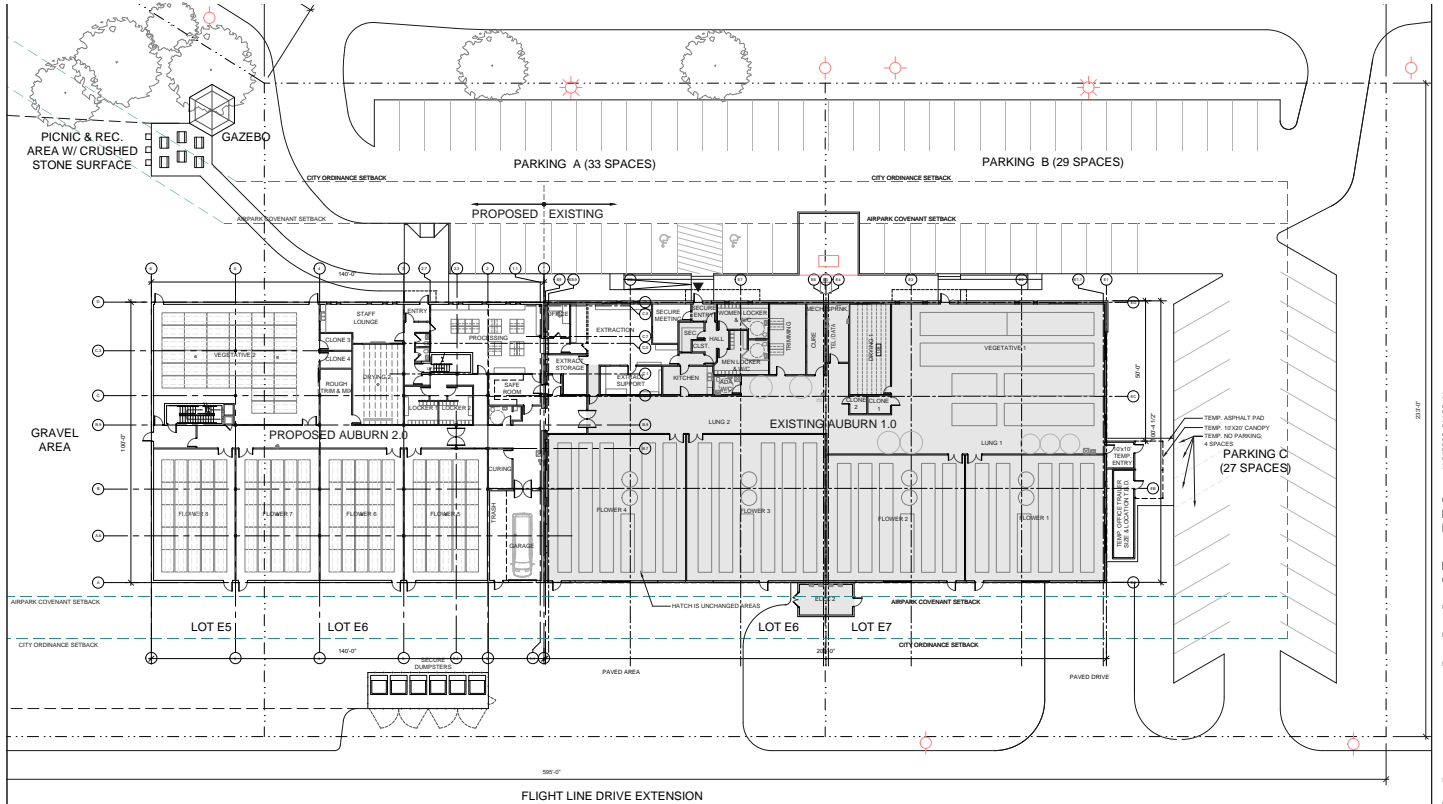


## PROPERTY DETAILS

OWNER	OMNI ASSOCIATES
ASSESSOR'S REFERENCE	143/008
BOOK & PAGE	1713/18
ZONING	ID - INDUSTRIAL
LOT SIZE	3.28± AC
BUILDING SIZE	34,000± SF (WITH ADDITIONAL 11,400± SF SECOND STORY)
DATE AVAILABLE	IMMEDIATELY
YEAR BUILT	1986 (RENOVATED IN 2018)
CONSTRUCTION	CONCRETE BLOCK & STEEL FRAME
CLEAR HEIGHT	14' - 16' (16' - 18' TO DECK)
COLUMN SPACING	29' x 16'8"
DOCKS/DOORS	ONE (1) 8' X 10' DRIVE-IN DOOR (EXISTING) AND UP TO FOUR (4) LOADING DOCKS (PROPOSED)
ELECTRICAL	3-PHASE POWER
HEATING SYSTEM	NATURAL GAS
SPRINKLERS	WET SYSTEM
WATER/SEWER	MUNICIPAL
PARKING	ON-SITE
NNN EXPENSES	\$2.20/SF (ESTIMATED)
LEASE RATE	\$8.50/SF NNN
ASKING PRICE	\$3,000,000



## SITE PLAN



## INTERIOR PHOTOS



# FOR SALE/LEASE | LIGHT INDUSTRIAL/FLEX BUILDING

33 OMNI CIRCLE, AUBURN, ME 04210



## CONTACT US



**CHRIS PASZYC, CCIM, SIOR**  
Managing Partner

207.553.1709 D  
207.939.4147 C  
[cpaszyc@boulos.com](mailto:cpaszyc@boulos.com)



**CHRIS ROMANO**  
Associate

207.553.1717 D  
207.233.1792 C  
[cromano@boulos.com](mailto:cromano@boulos.com)

©2026 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.