

FOR LEASE

Industrial Build-to-Suit

10,000 SF | \$10.00/SF NNN



40 Airport Road, Turner

Property Highlights

- *Highly visible property*
- *Build-to-suit based on tenant's specification*
- *Close to all amenities in Auburn*

Property Description

We are pleased to offer this industrial build-to-suit opportunity in Turner, Maine. The property will consist of 10,000± SF of space with abundant outdoor storage and parking. The property is located in the former Twitchell's Airport, off of Route 4/Auburn Road.



Broker Contact

Chris Craig
Broker

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Property Overview

Owner	Lake Superior, LLC
Lot Size	3± acres
Building Size	10,000± SF
Space Breakdown	9,500 SF warehouse, 500 SF office
Zoning	Commercial II
Construction	Steel
Roof/Siding	Steel
Flooring	Concrete
Utilities	Private water and sewer
Ceiling Height	16'±
Loading Docks	TBD
Drive-in OHDs	Two, 12'x10'
HVAC	Propane-fired unit heaters
Electrical	200 Amp
Lighting	LED
Sprinkler System	TBD
Bathrooms	Two
Parking	Abundant on-site

FOR LEASE : \$10.00/SF NNN
Estimated NNN Expenses : \$2.00/SF

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.