

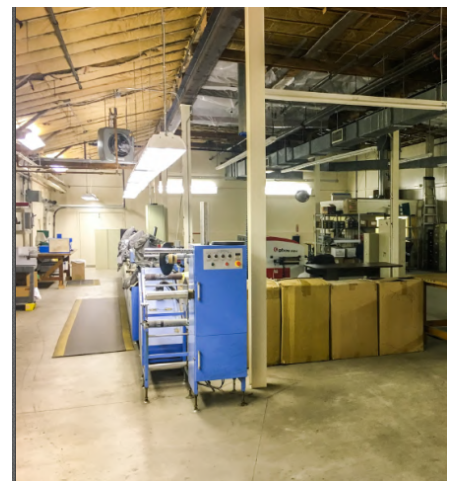
FOR LEASE | LEWISTON

777-785 MAIN STREET, LEWISTON, ME 04240



PROPERTY OVERVIEW INDUSTRIAL WAREHOUSE

- Industrial or manufacturing space in the heart of Lewiston
- 30,533± SF available for lease at \$3.50 PSF NNN
- Ideal for brewery, artisanal space, light-impact manufacturing, distribution center, storage warehousing or commissary.



MAINE REALTY ADVISORS

MaineRealtyAdvisors.com
16 Casco Street
Portland, ME 04101

Contact Frank Carr

(207) 744-3084 ext 303

Frank@MaineRealtyAdvisors.com

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PROPERTY DETAILS

OWNER	F-Pak ME LLC
SQ. FOOTAGE	54,180 ± SF
LEASABLE SF	30,533 ± SF
LEASE RATE	\$3.50 PSF NNN
DATE AVAIL.	Now
LOT AREA	2.97 Acres
LOT FRONTAGE	343' on Main St
ZONING	Highway Business (HB)
YEAR BUILT	1946 & 1985
FLOORS	1
PARKING	On-site
UTILITIES	Municipal Water & Sewer Natural Gas Power • 3 Phase • 480V • 1600 Amp & 800 Amp
FEATURES	Easy Access to Downtown Lewiston & Turnpike



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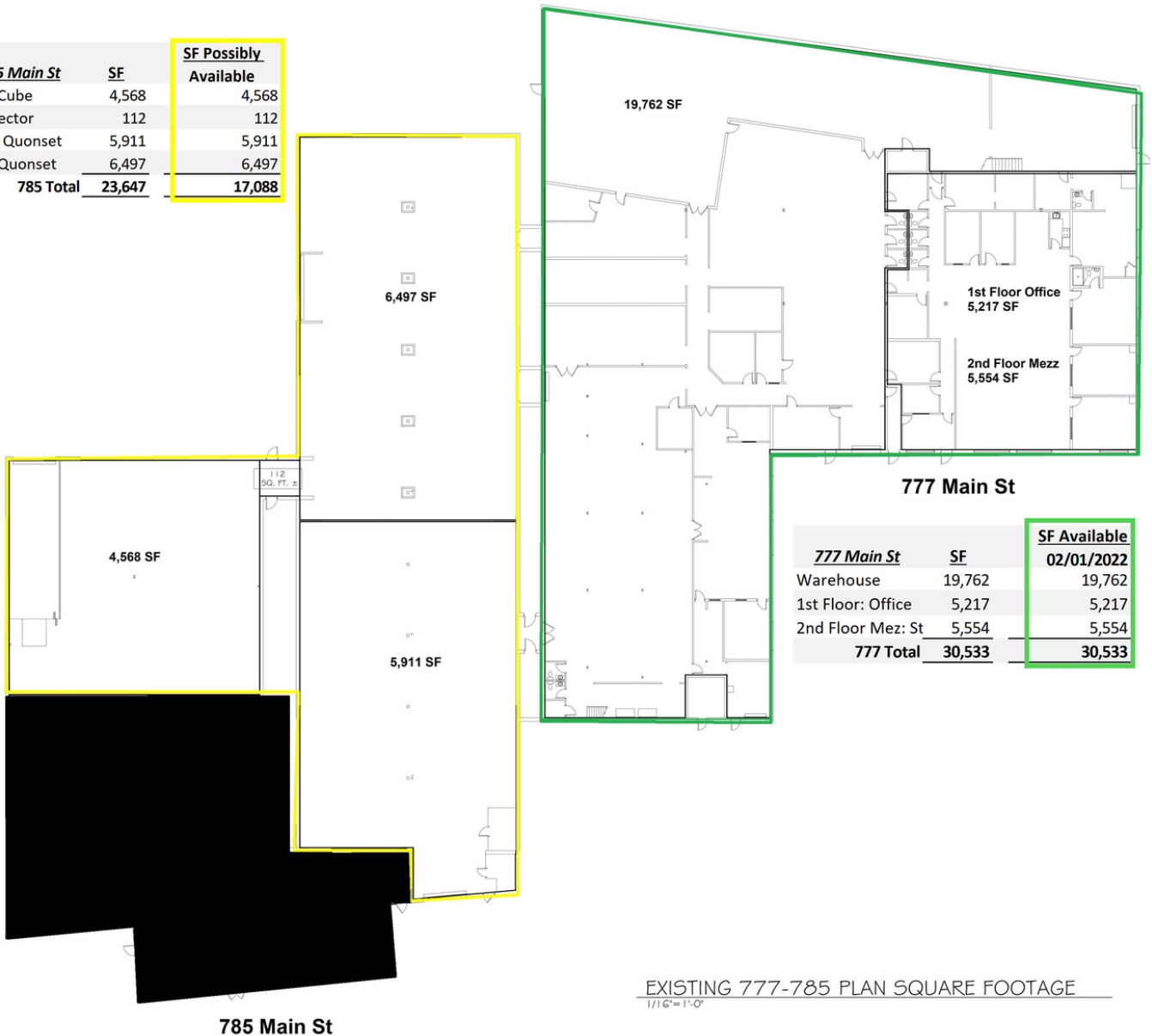
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SQUARE FOOTAGE SKETCH

<u>785 Main St</u>	<u>SF</u>	<u>SF Possibly Available</u>
Rear Cube	4,568	4,568
Connector	112	112
Front Quonset	5,911	5,911
Rear Quonset	6,497	6,497
785 Total	23,647	17,088



<u>777 Main St</u>	<u>SF</u>	<u>SF Available 02/01/2022</u>
Warehouse	19,762	19,762
1st Floor: Office	5,217	5,217
2nd Floor Mez: St	5,554	5,554
777 Total	30,533	30,533

EXISTING 777-785 PLAN SQUARE FOOTAGE
1/16"=1'-0"

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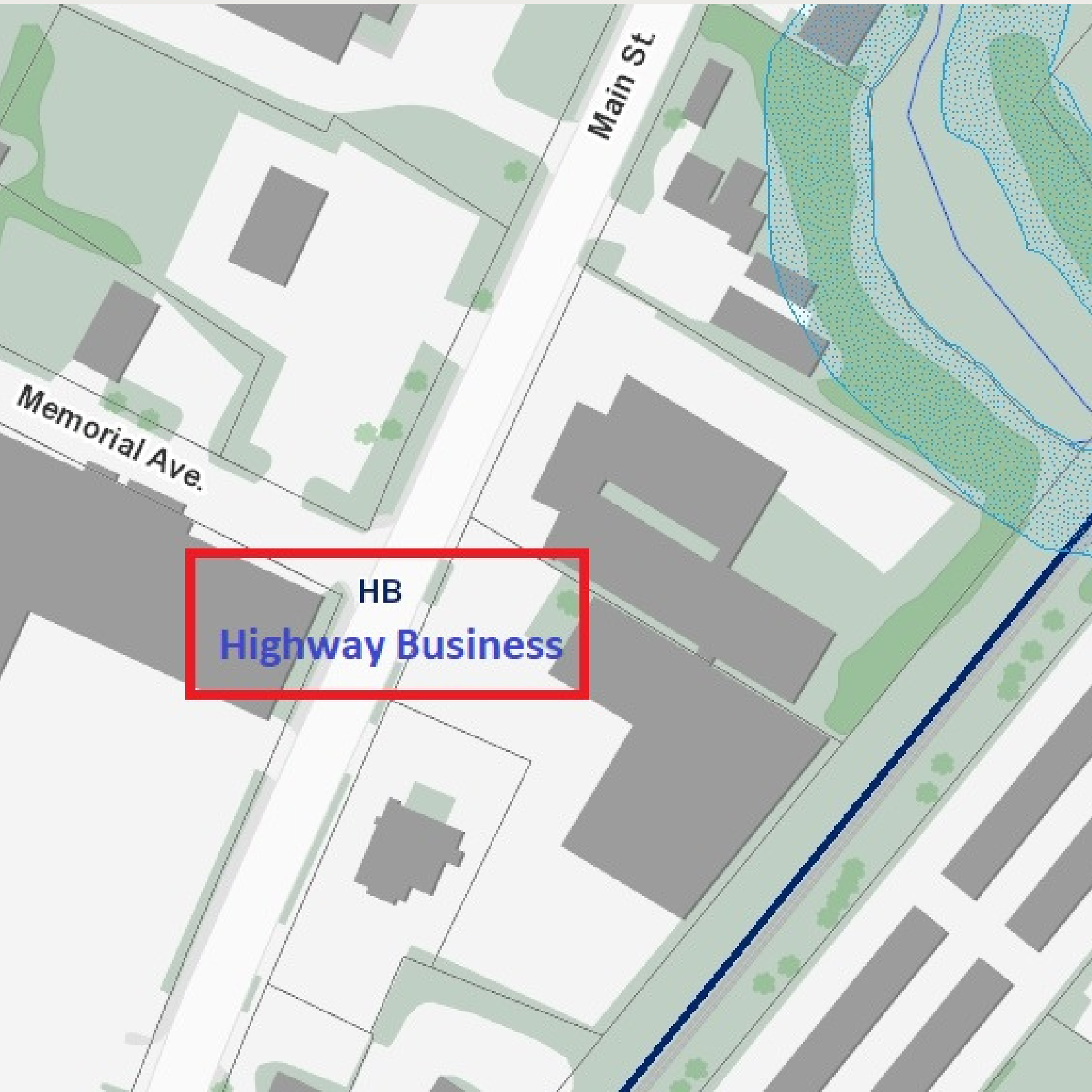
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ZONING GENERAL



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MAP



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LEWISTON-AUBURN DEMOGRAPHICS

POPULATION	107.4k
MEDIAN AGE	40.7
MALE	47.8%
FEMALE	52.2%
MEDIAN HOUSEHOLD INCOME	\$49.6k
MEDIAN PROPERTY VALUE	\$152k
NUMBER OF EMPLOYEES	53.5k

CONTACT



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Sr. Vice President

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