

FOR LEASE | INDUSTRIAL/WAREHOUSE

586 LEWISTON JUNCTION ROAD | AUBURN, ME



PROPERTY HIGHLIGHTS

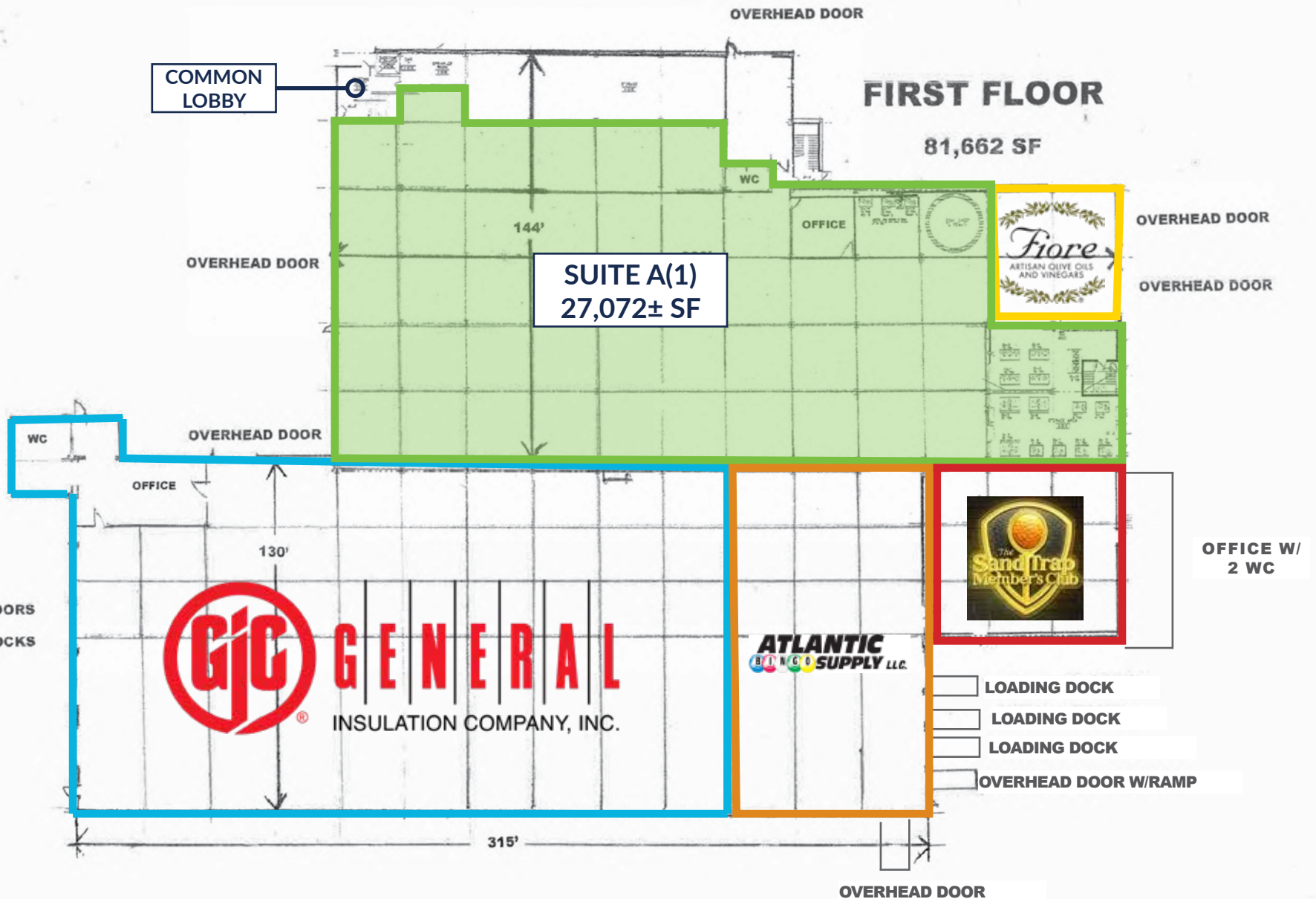
- Access to rail spur located south of warehouse
- Ten (10) loading docks and seven (7) overhead doors
- 30± acres of Industrial Zoned land with frontage on Lewiston Junction Road and Cascades Drive
- Industrial Zoning, supporting a wide range of uses
- Offering suites from 7,000± SF to 42,624± SF

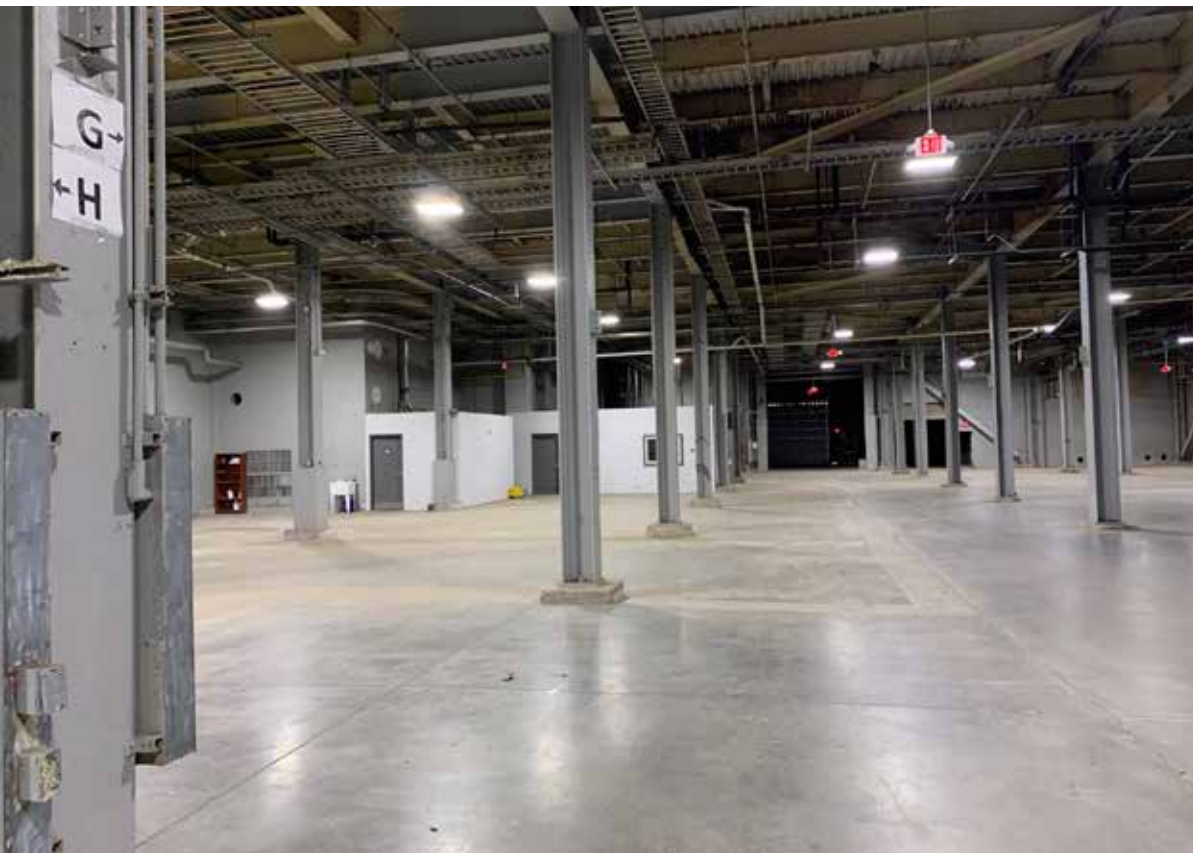
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OWNER	LJR Developers, LLC	CEILING HEIGHT	Warehouse 22'-30' Office/Lab 12'
BOOK/PAGE	10442/205	OUTDOOR STORAGE	Yes
BUILDING SIZE	123,359± SF	ELEVATORS	Yes, Passenger & Freight
AVAILABLE SPACES	Suite A(1): 27,072± SF (1st Fl, Warehouse) Suite C*: 8,860± SF (2nd Fl, Warehouse) Suite D(1)*: 7,000± SF (2nd Fl, Lab) Suite D(2)*: 13,421± SF (2nd Fl, Lab) Suite E*: 7,422± SF (3rd Fl, Office) *Accessed via passenger & freight elevator	LOADING DOCKS DRIVE IN DOORS	Ten (10) Docks Seven (7) Doors
LEASED SPACE	Suite A(2): 10,368± SF (1st Fl, Warehouse) Suite A(4): 5,184± SF (1st Fl, Warehouse) Suite A(3): 2,304± SF (1st Fl, Warehouse) Suite B: 31,400± SF (1st Floor Warehouse) Suite C: 5,000± SF (2nd Fl, Warehouse)	LAND AREA	30± Acres
ZONING	Industrial; Free Trade Zone	ROOF	Flat Metal
YEAR BUILT	1995 (Renovated in 2018)	POWER	7.5MW private substation Three phase 277v/480v Siemens 4160volt switchgear
STORIES	Three (3)	PARKING	60+ Spaces (Land Available for Additional Parking)
HEATING SYSTEM	Forced hot air and natural gas	LEASE PRICE	1st Floor: \$8.00/SF NNN 2nd Floor: \$5.00/SF NNN 3rd Floor: \$5.00/SF NNN
UTILITIES	Public water and sewer	NNN EXPENSES	\$3.29/SF

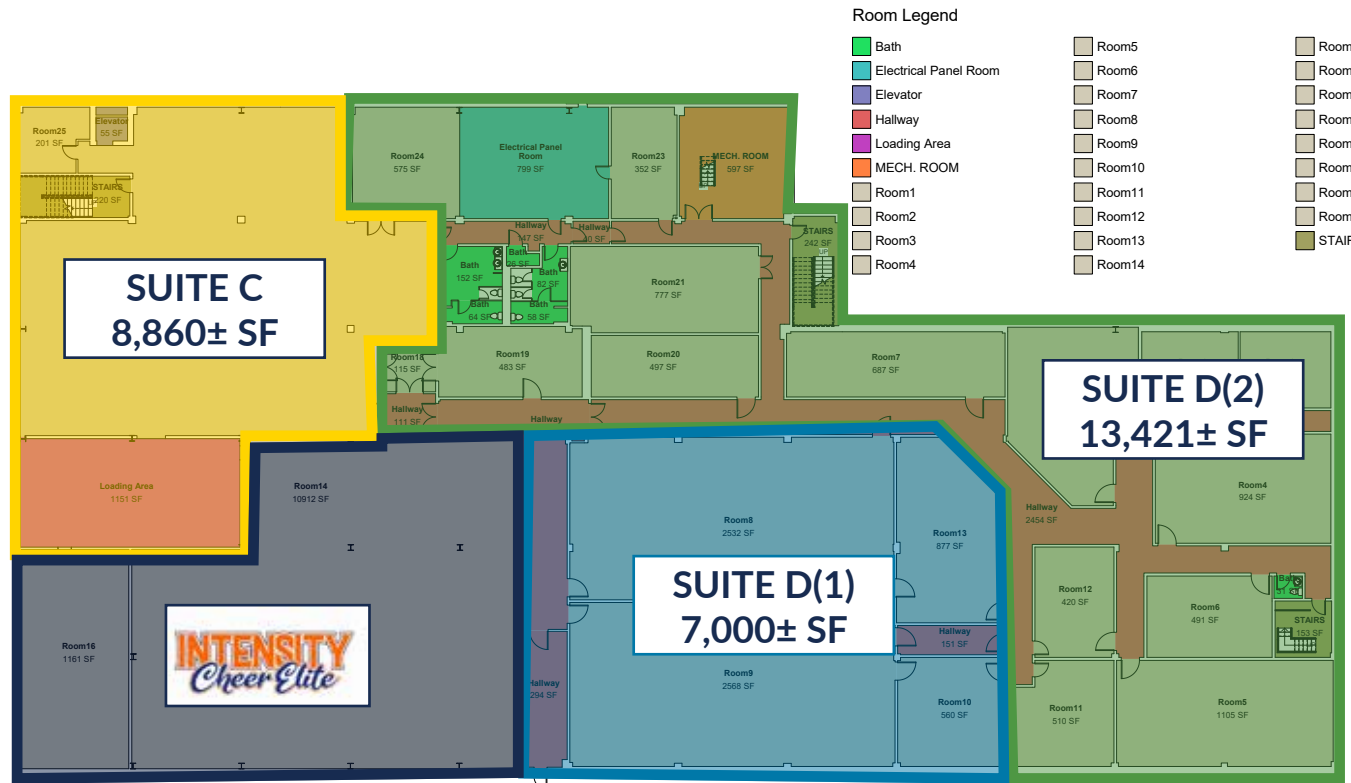




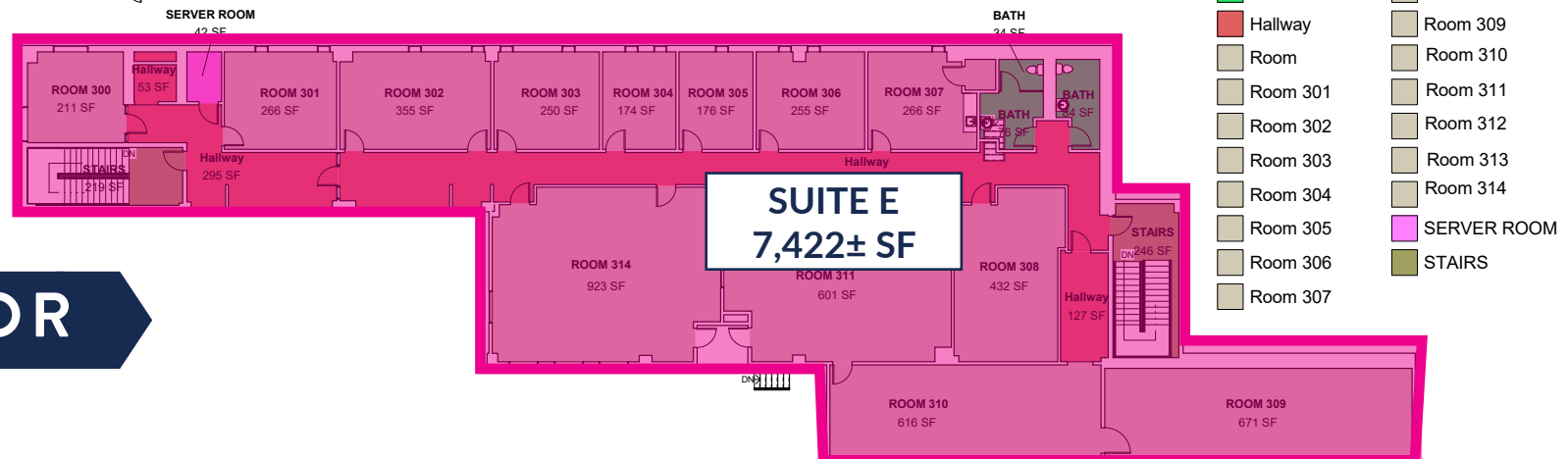




2ND & 3RD FLOOR PLANS



2ND FLOOR



3RD FLOOR





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