

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**



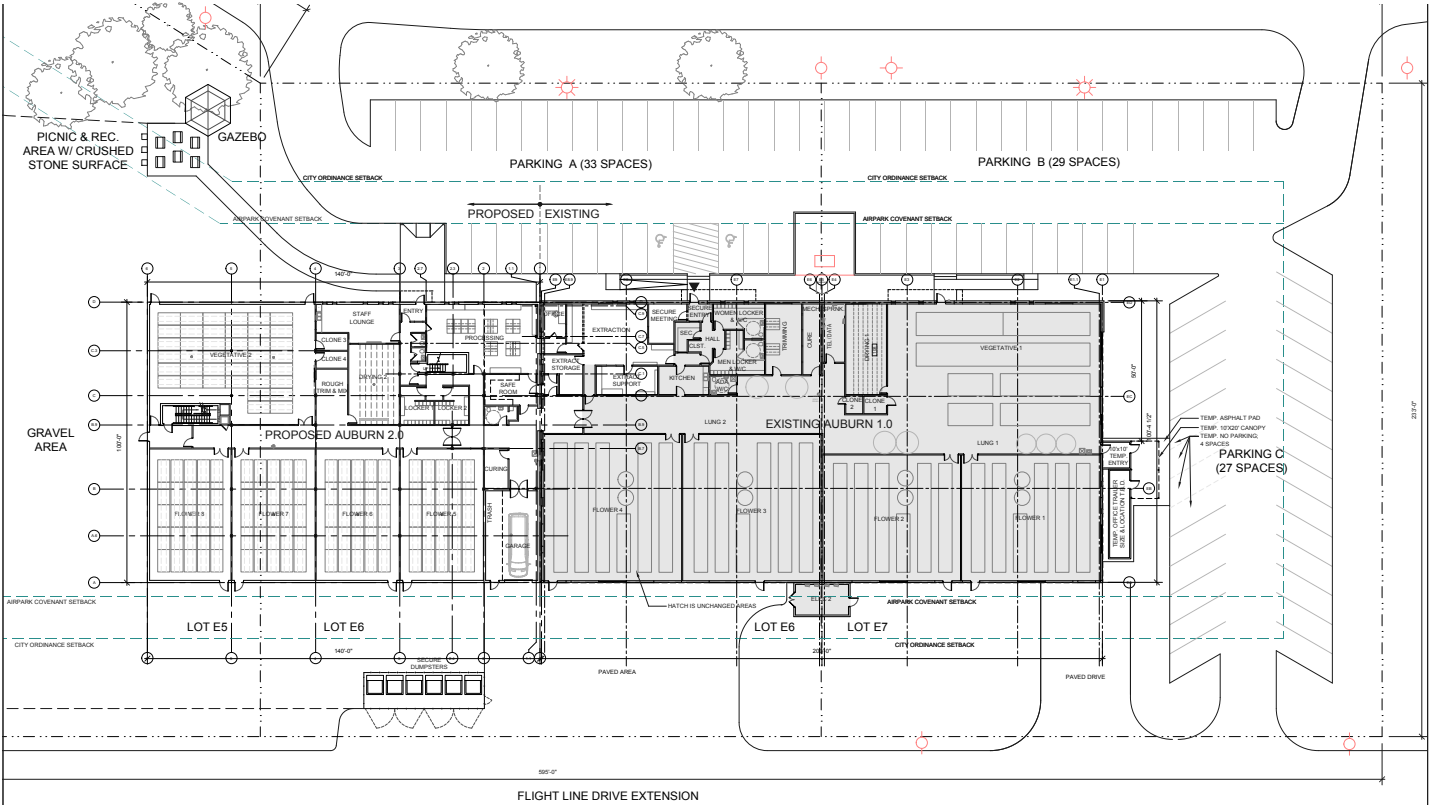


PROPERTY DETAILS

OWNER	OMNI ASSOCIATES
ASSESSOR'S REFERENCE	143/008
BOOK & PAGE	1713/18
ZONING	ID - INDUSTRIAL
LOT SIZE	3.28± AC
BUILDING SIZE	32,200± SF
DATE AVAILABLE	IMMEDIATE - SEE BROKER FOR DETAILS
YEAR BUILT	1986 (RENOVATED IN 2018)
CONSTRUCTION	CONCRETE BLOCK & STEEL FRAME
CLEAR HEIGHT	14' - 16' (16' - 18' TO DECK)
COLUMN SPACING	29'x16'8"
DOCKS/DOORS	TWO (2) LOADING DOCKS AND ONE (1) 8'X10' DRIVE-IN DOORS
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



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