

FOR LEASE

INDUSTRIAL GROUND LEASE OR BUILD-TO-SUIT



11 GENDRON DRIVE, LEWISTON, ME 04240

PROPERTY HIGHLIGHTS

- Prime Location with Visibility: 5.17-acre pad-ready site located off Maine Turnpike Exit 80, offering unmatched access for industrial, manufacturing, and distribution operations.
- Outdoor Storage Permitted: Site ideal for outdoor, secure storage and distribution.
- Rare Industrial Opportunity: Zoned for industrial, manufacturing, and distribution—an increasingly scarce asset in Maine's tight industrial market.
- Thriving Business Ecosystem: Surrounded by leading companies including Wal-Mart, General Dynamics, Eaton, Red Bull, US AutoForce/Max Finklestein, K&M Tire, Mattheson.
- Build-to-Suit or Ground Lease: Flexible development options available to meet specific tenant requirements.

**PROPERTY DETAILS**

OWNER 11 Gendron Owner, LLC

AVAILABLE SPACE 3.2± AC pad site

LOT SIZE 5.17± AC

LOT FRONTAGE 480'

ASSESSOR'S REFERENCE Map 154, Lot 17

BOOK/PAGE Book 11159, Page 244

ZONING I - Industrial

BUILDING STATUS Proposed

UTILITIES Municipal water and sewer

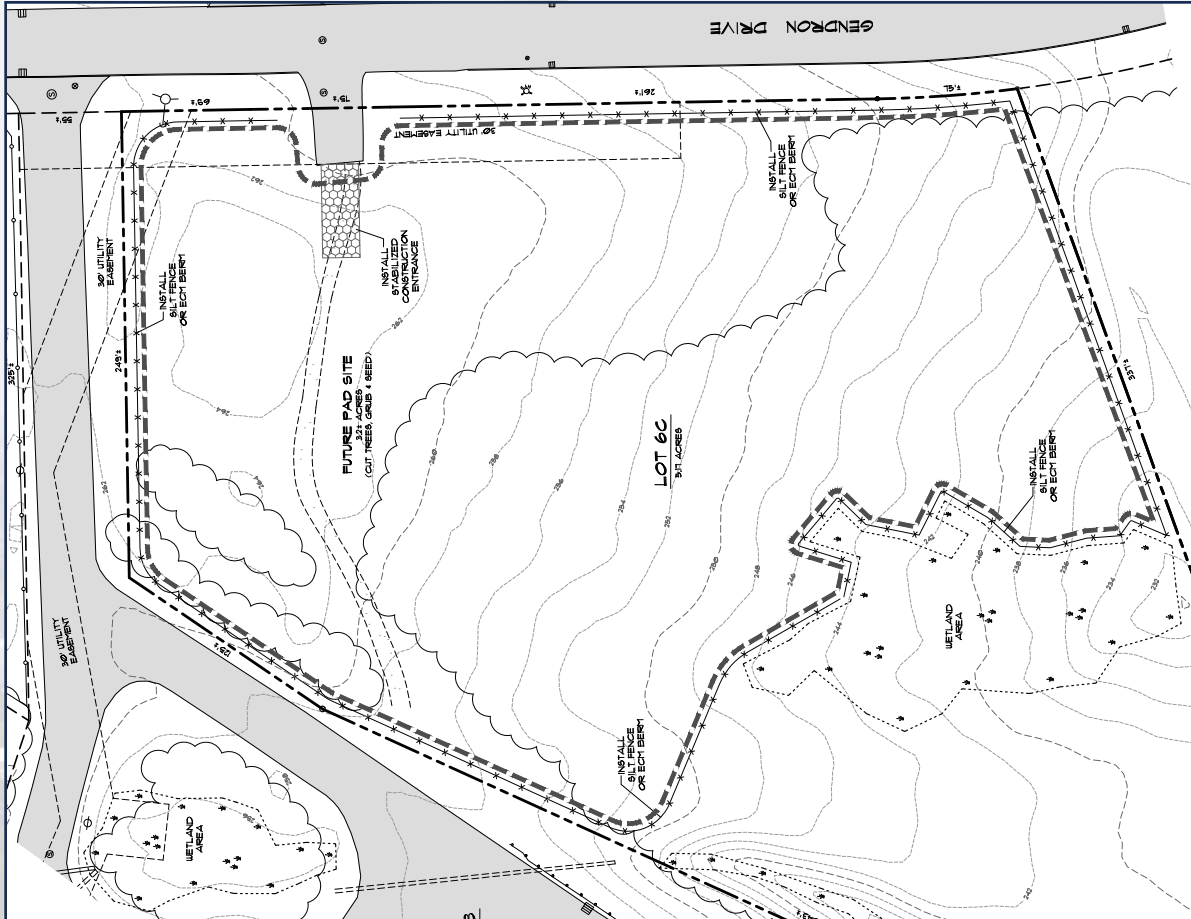
PARKING On-site

AREA BUSINESSES Wal-Mart distribution center, US AutoForce/Max Finklestein Tires, Red Bull, K&M Tire, Eaton, General Dynamics, Matheson

LEASE RATE TBD

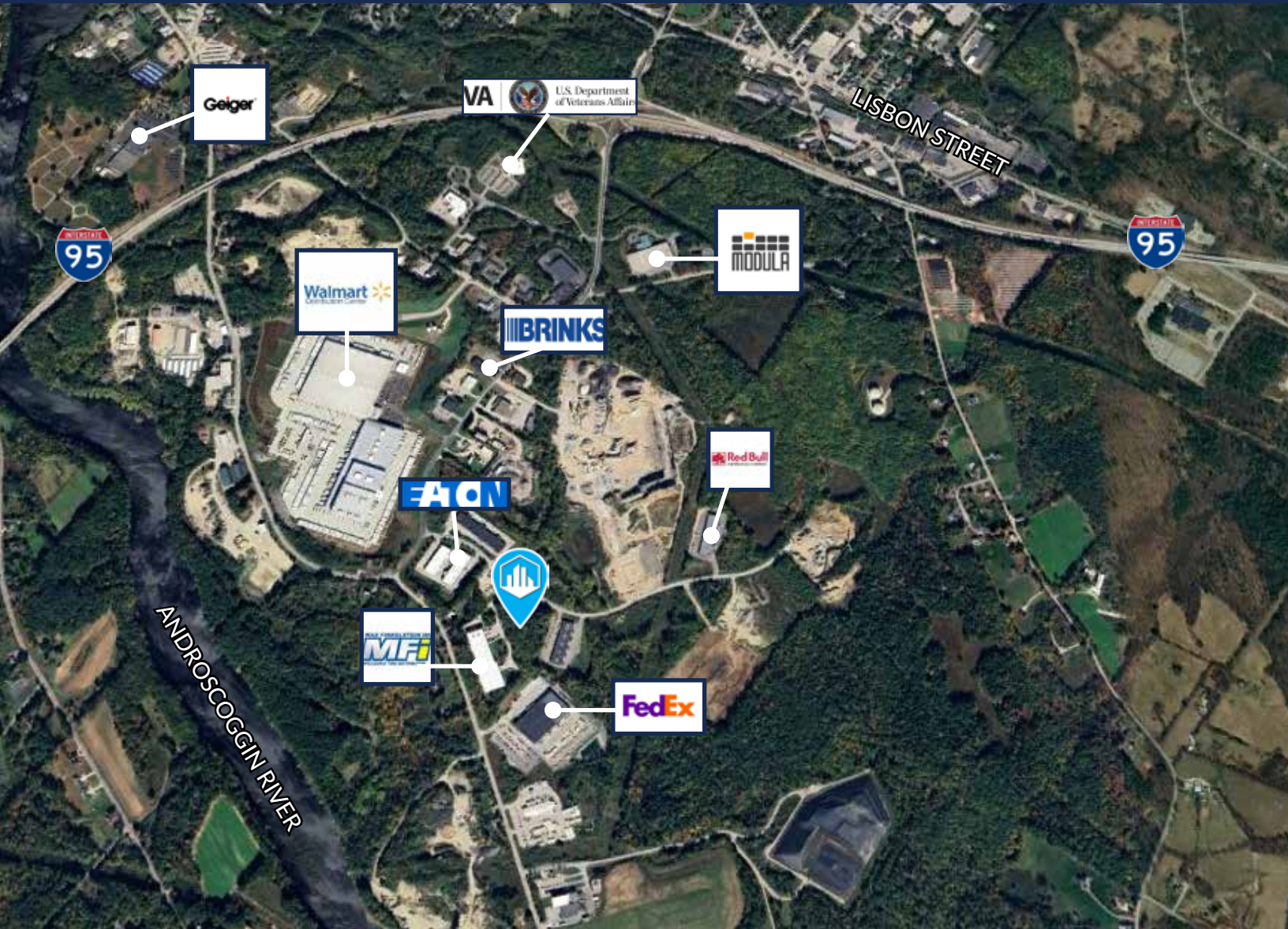


SITE PLAN



FOR LEASE | INDUSTRIAL GROUND LEASE OR BUILD-TO-SUIT

11 GENDRON DRIVE, LEWISTON, ME 04240



CONTACT US



CHRIS PASZYC, CCIM, SIOR
Managing Partner, Broker

+1 207.553.1709 D

+1 207.939.4147 C

cpaszyc@boulos.com

©2025 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.