

# 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

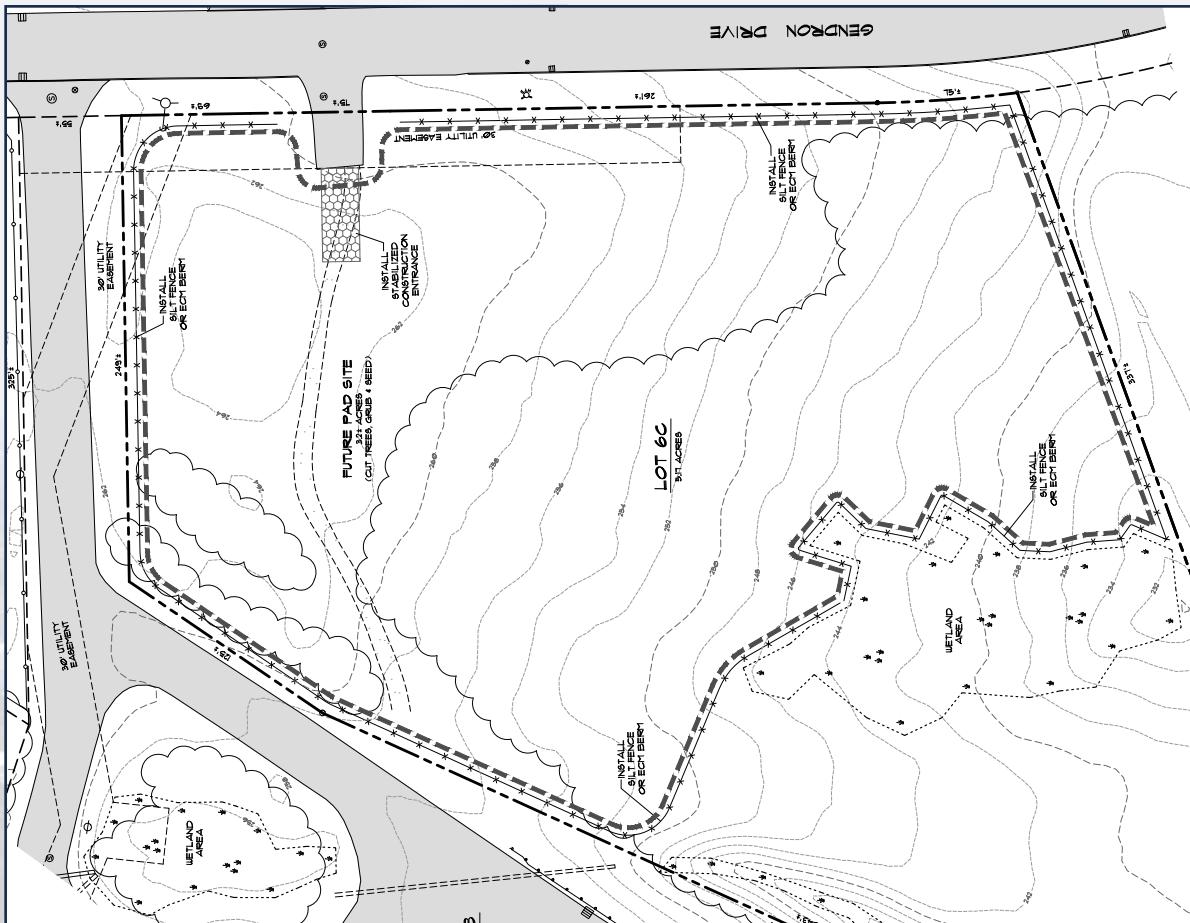
**LEASE RATE** TBD

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## SITE PLAN



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## CONTACT US



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