

**FOR
SALE**

**INDUSTRIAL
FACILITY**

- **39,754± SF on 2.61± AC**
- **Easy access to ME Turnpike Exit 80**
- **\$2,850,000 (\$71/SF)**

9 FORRESTAL STREET

LEWISTON, ME 04240

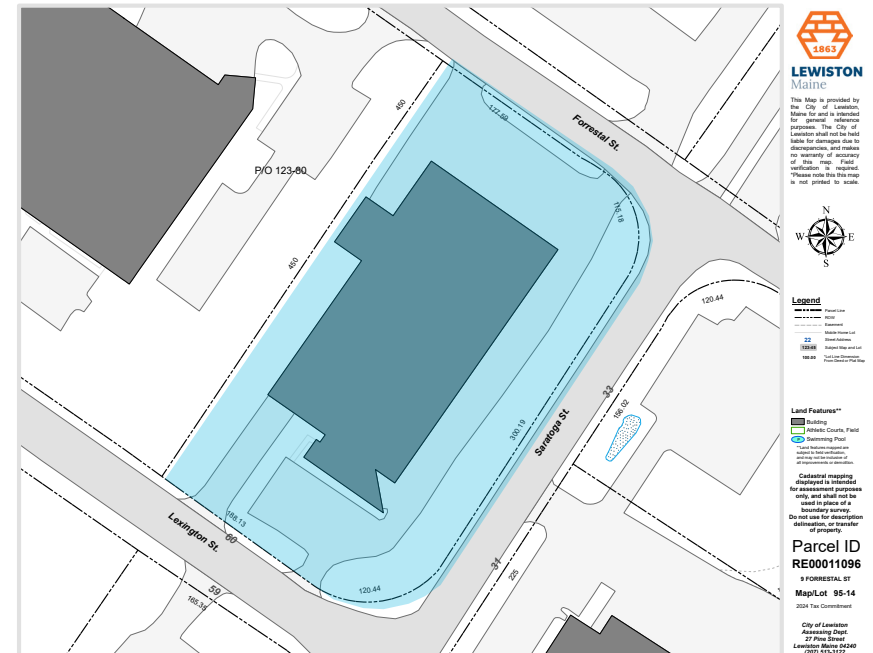


PROPERTY OVERVIEW

OWNER OF RECORD	Little Red Rooster, LLC
BOOK & PAGE	Book 10373, Page 101
MAP/LOT	Map 95, Lot 014
BUILDING SIZE	39,754± SF
LAND AREA	2.61± Acres
ZONING	I - Industrial District
CONSTRUCTION	Steel frame
YEAR BUILT	1979
CEILING HEIGHT	13'±
ELECTRIC	800 amps, 120/208 volts, 3 phase
HEATING	Gas
SPRINKLER	Dry system
LOADING DOCK(S)	Four (4) - 8'x8' tailboard
OVERHEAD DOOR(S)	One (1) - 10'x12'
UTILITIES	Municipal water and sewer
PARKING	On-site paved parking
SALE PRICE	\$2,850,000



LEWISTON TAX MAP 95, LOT 014



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PROPERTY PHOTOS



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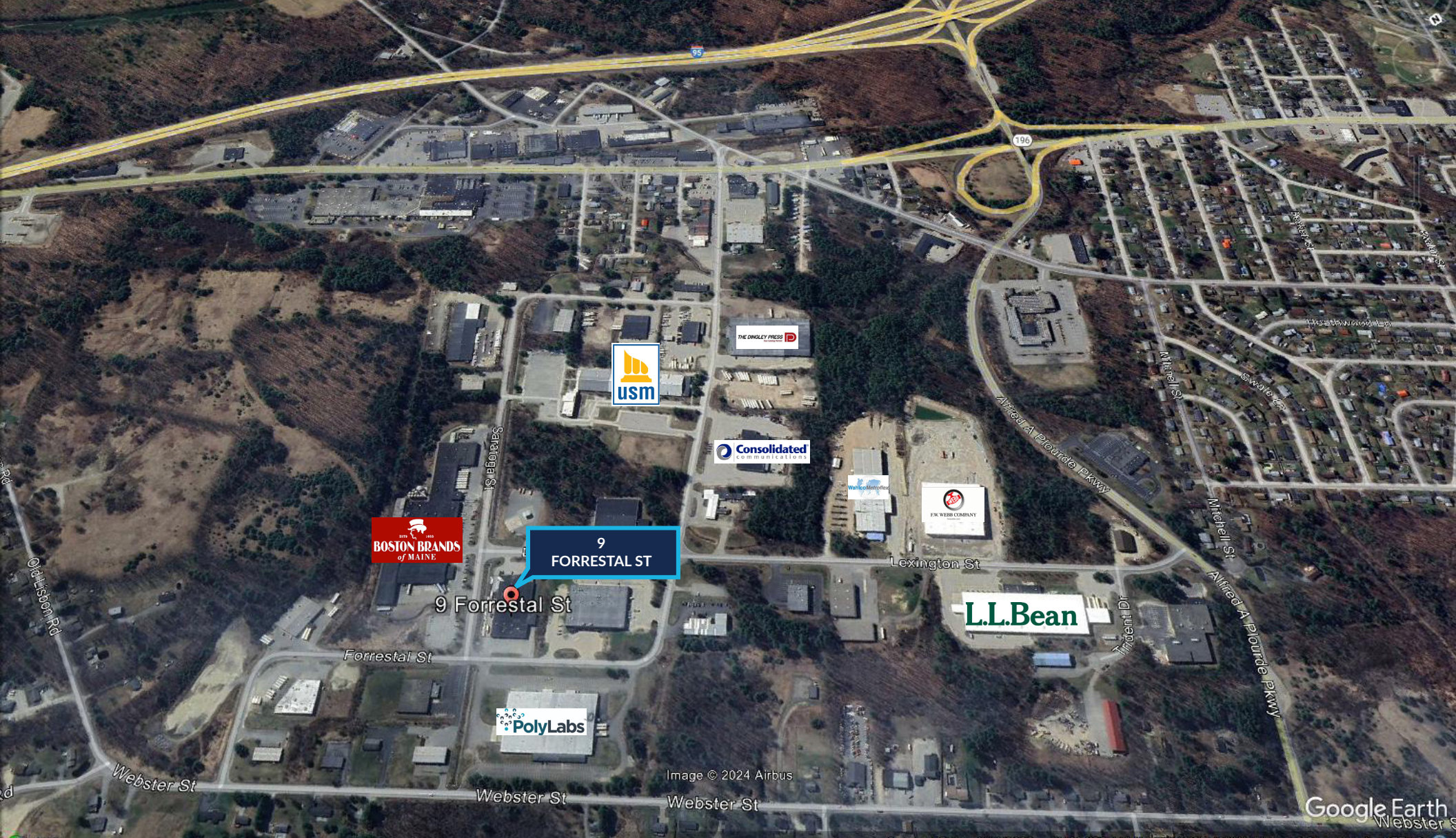


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