



**FOR
SALE/
LEASE**

**INDUSTRIAL/
WAREHOUSE
BUILDING**

PRICE REDUCED

48 COMMERCIAL STREET

LEWISTON, ME 04240

- **New Roof**
- **Updated HVAC & Sprinkler**
- **Directly off Maine Turnpike**

PROPERTY OVERVIEW

- 66,077± SF light manufacturing, warehouse and office space mix
- Six (6) loading docks, one (1) overhead door
- New roof in 2020
- Updated HVAC & sprinklers
- Directly off ME Turnpike Exit 80
- Available immediately
- Lease Rate: ~~\$4.50 – \$5.95/SF NNN~~ **\$4.00/SF NNN**
- Sale Price: ~~\$2,500,000~~ **\$2,200,000**



PROPERTY OVERVIEW

OWNER OF RECORD	MRE, LLC
BOOK & PAGE	Book 8894, Page 110
MAP/LOT	A portion of Map 125, Lot 14
BUILDING SIZE	66,077± SF
AVAILABLE SPACE	61,477± SF
ZONING	UE - Urban Enterprise
CONSTRUCTION	Steel-frame and masonry
LOADING DOCKS	Six (6)
CEILING HEIGHT	14'±
ELECTRIC	200 amp
HVAC	Natural gas
SPRINKLER	Wet system
UTILITIES	Municipal water/sewer
RESTROOMS	Multiple throughout
OFFICE	3,200± SF (Recently refurbished)

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INTERIOR PROPERTY PHOTOS



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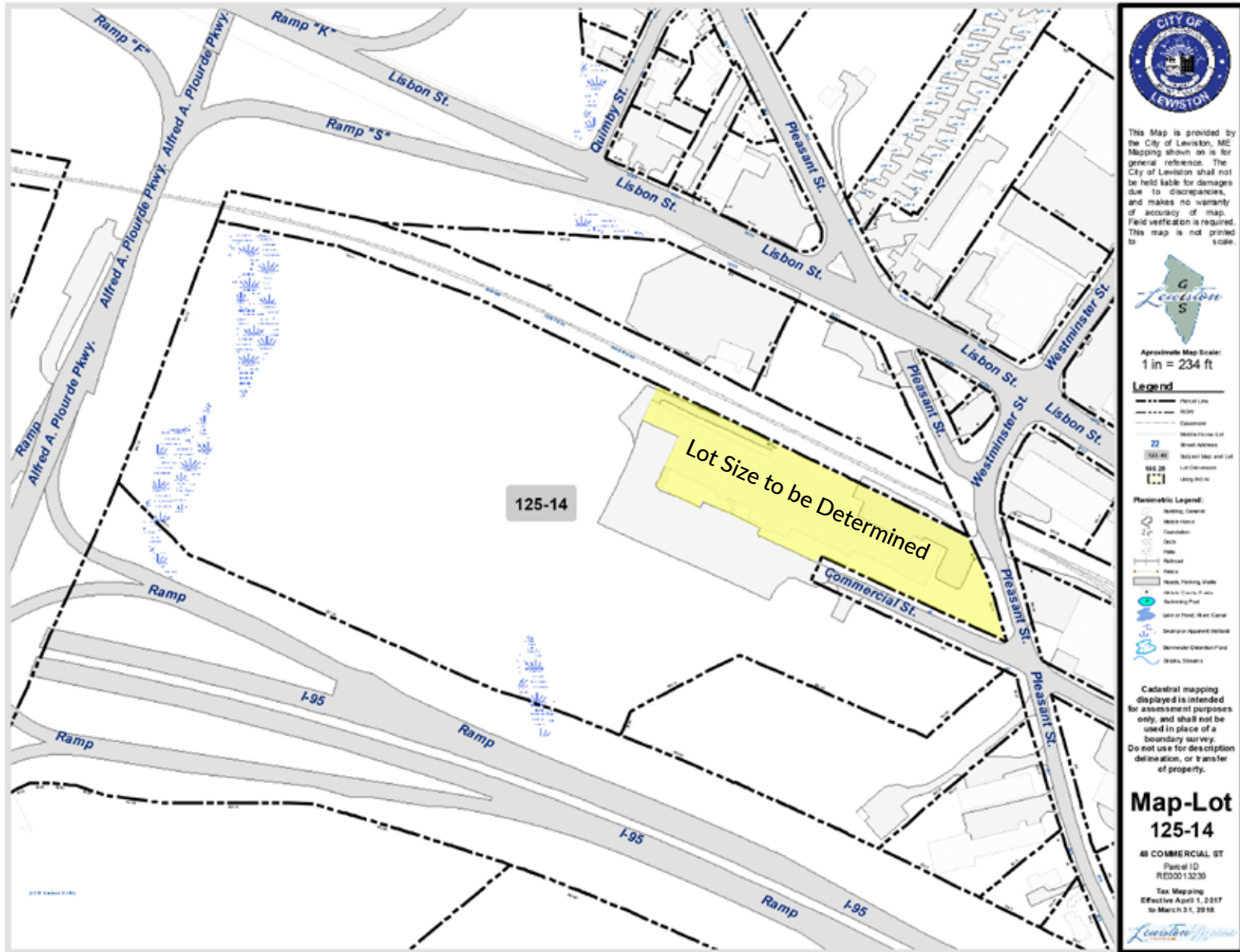


EXTERIOR PROPERTY PHOTOS



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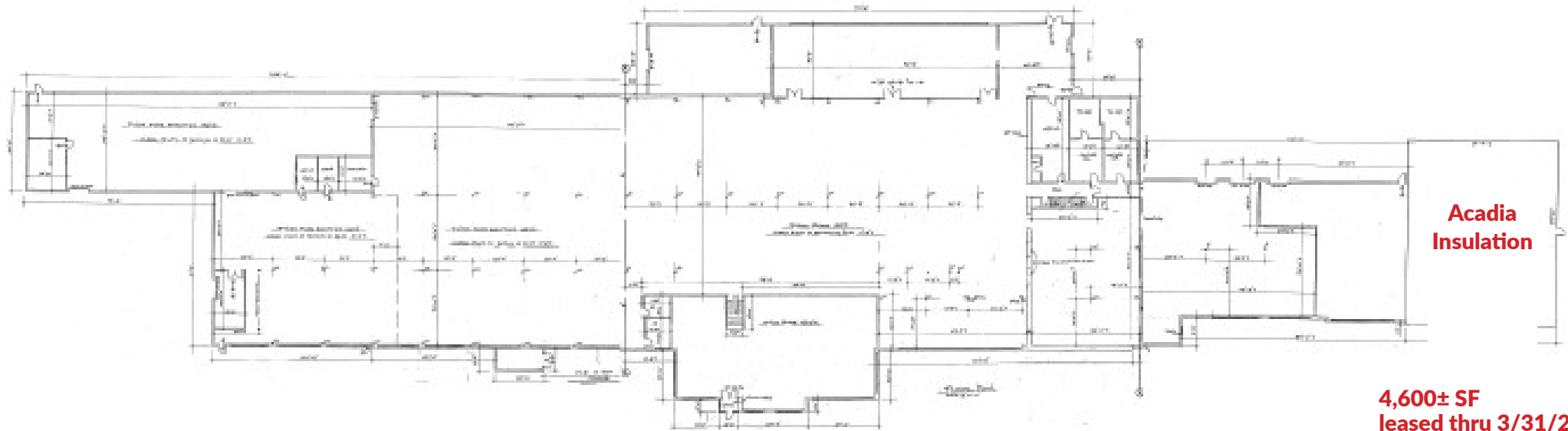




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FLOOR PLAN



**Acadia
Insulation**

**4,600± SF
leased thru 3/31/29**

**Current Rent:
\$39,514/year
(\$8.59/SF)**

3%annual increases

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EXPENSES (ESTIMATED)

Real Estate Taxes	\$31,464
Insurance	\$ 8,677
Maintenance & Cleaning	\$19,891
Snow Removal	\$10,444
Utilities	\$12,748
Management	\$ 3,210
TOTAL	\$86,433



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