

FOR LEASE | PRIME INDUSTRIAL BUILDING

34-40 WESTMINSTER STREET, LEWISTON, ME 04240



PROPERTY HIGHLIGHTS

- 95,702± SF industrial building set on 7.33± AC
- Divisible to 30,000± SF — 65,702± SF
- Ten (10) loading docks and four (4) overhead doors
- 1,200 amps+, 3-phase power
- Opportunity to occupy a large single-tenant building in Lewiston-Auburn's industrial market, characterized by limited supply and high barriers to entry.
- Located in the Lewiston Industrial Park, in close proximity to Maine Turnpike Exit 80.
- Area businesses include Boston Brands of Maine, FW Webb, Walmart Distribution Center, General Dynamics, and more.

LEASE RATE \$5.95-\$6.95/SF NNN



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PROPERTY DETAILS

LANDLORD	Donald S. Day 3/25/81 Trust
BOOK / PAGE	7402/220 & 1511/339
MAP / LOT	Map 124, Lots 032 & 033
ZONING	I- Industrial
BUILDING SIZE	95,702± SF
LOT SIZE	7.33± AC
DIVISIBLE TO	30,000± — 65,702± SF
YEAR BUILT	1958
CONSTRUCTION	Concrete block
ROOF	Rubber Membrane
UTILITIES	Public water & sewer, gas and electric
ELECTRICAL	Front Entrance (left): 240v, 600 amp (minimum) - 800 amp, 3-phase
	Middle Entrance (right): 120/208v, 400 amp, 3-phase
	Rear Entrance (right): 120/208v, 200 amp, 3-phase
LOADING DOCKS/ OVERHEAD DOORS	Ten (10) loading docks and four (4) overhead doors
CEILING HEIGHT	16' - 20'
TAXES	\$50,559.22 (Tax Year 2026)
LEASE RATE	\$5.95-\$6.95/SF NNN

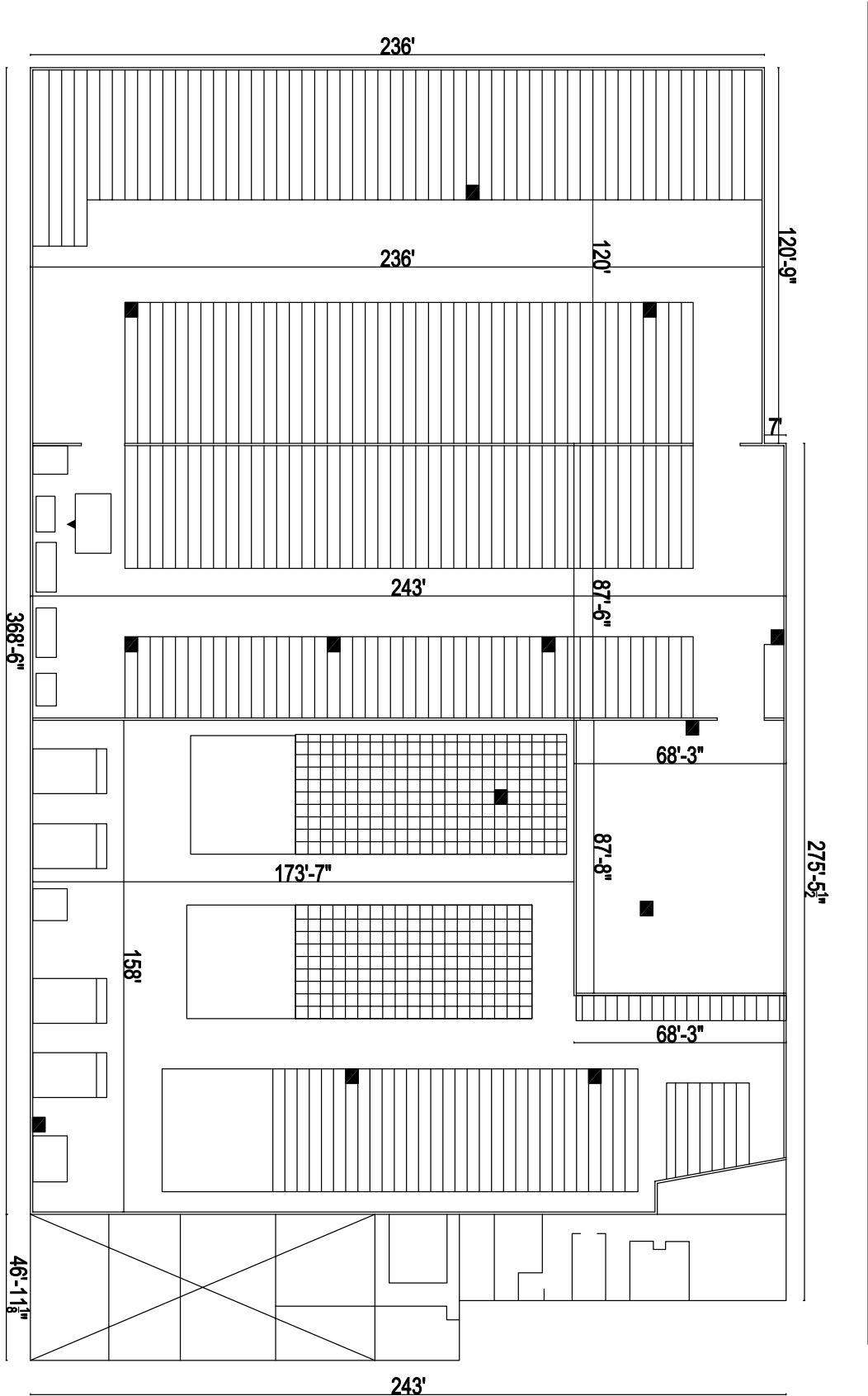


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FLOOR PLAN



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34-40
WESTMINSTER STREET



CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.

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🌐 BOULOS.COM