

FOR LEASE

WAREHOUSE/DISTRIBUTION FACILITY

15 GENDRON DRIVE, LEWISTON, ME 04240



PROPERTY HIGHLIGHTS

- 19,030± SF Industrial/Warehouse unit available 11/1/2026
- Directly off Maine Turnpike, Exit 80
- Four (4) dock doors and two (2) drive-in doors
- Other Gendron Drive businesses include: Lane Construction Corporation, Matheson, Apria Healthcare, Baxter Brewing, and AutoParts International
- Area businesses include: Walmart distribution center, Max Finkelstein, Cash Energy Estes Logistics, and FedEx

LEASE RATE: \$9.95/SF NNN



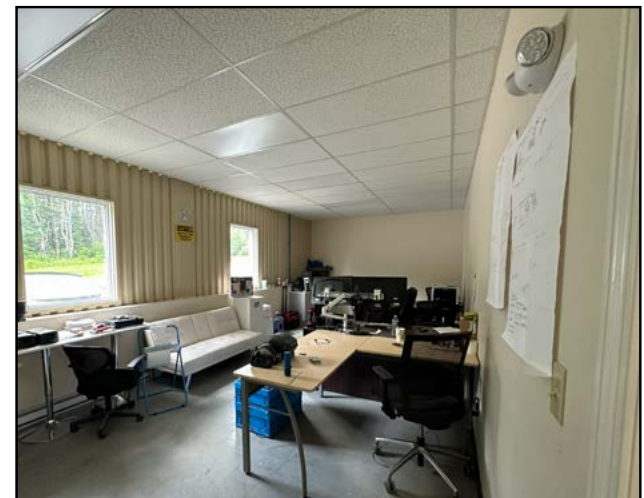
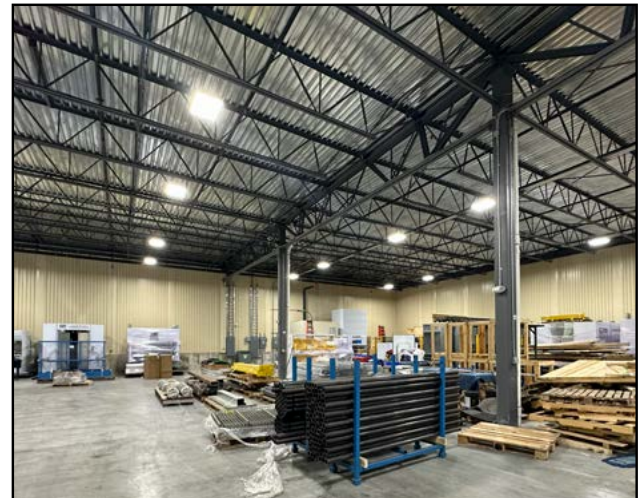
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PROPERTY DETAILS

OWNER	Gendron & Gendron Incorporated
ASSESSOR'S REFERENCE	Map 155, Lot 018
REGISTRY OF DEEDS	Book 3538, Page 79
YEAR BUILT	2018
BUILDING SIZE	44,575± SF
MINIMUM DIVISIBLE/ MAXIMUM CONTIGUOUS (SF)	19,030± SF
SPACE AVAILABLE	19,030± SF
CEILING HEIGHT	18' - 20'
COLUMN SPACING	36'
LOADING DOCKS/DOORS	Four (4) loading docks and two (2) over head doors
ROOF TYPE	EPDM rubber roof
TOTAL LAND AREA	7.79± Acres
ZONING	Industrial
HEATING/COOLING	Natural Gas-Fired Heat
UTILITIES	Municipal
POWER	600 Amps, 480 V, 3-phase
SPRINKLERS	Wet System
PARKING	On Site
LOT FRONTAGE	300'
DATE AVAILABLE	11/1/2026
AREA BUSINESSES	Walmart Distribution Center, FedEx, Johnstone Supply, Estes Express, Casella Waste Systems
LEASE RATE	\$9.95/SF NNN

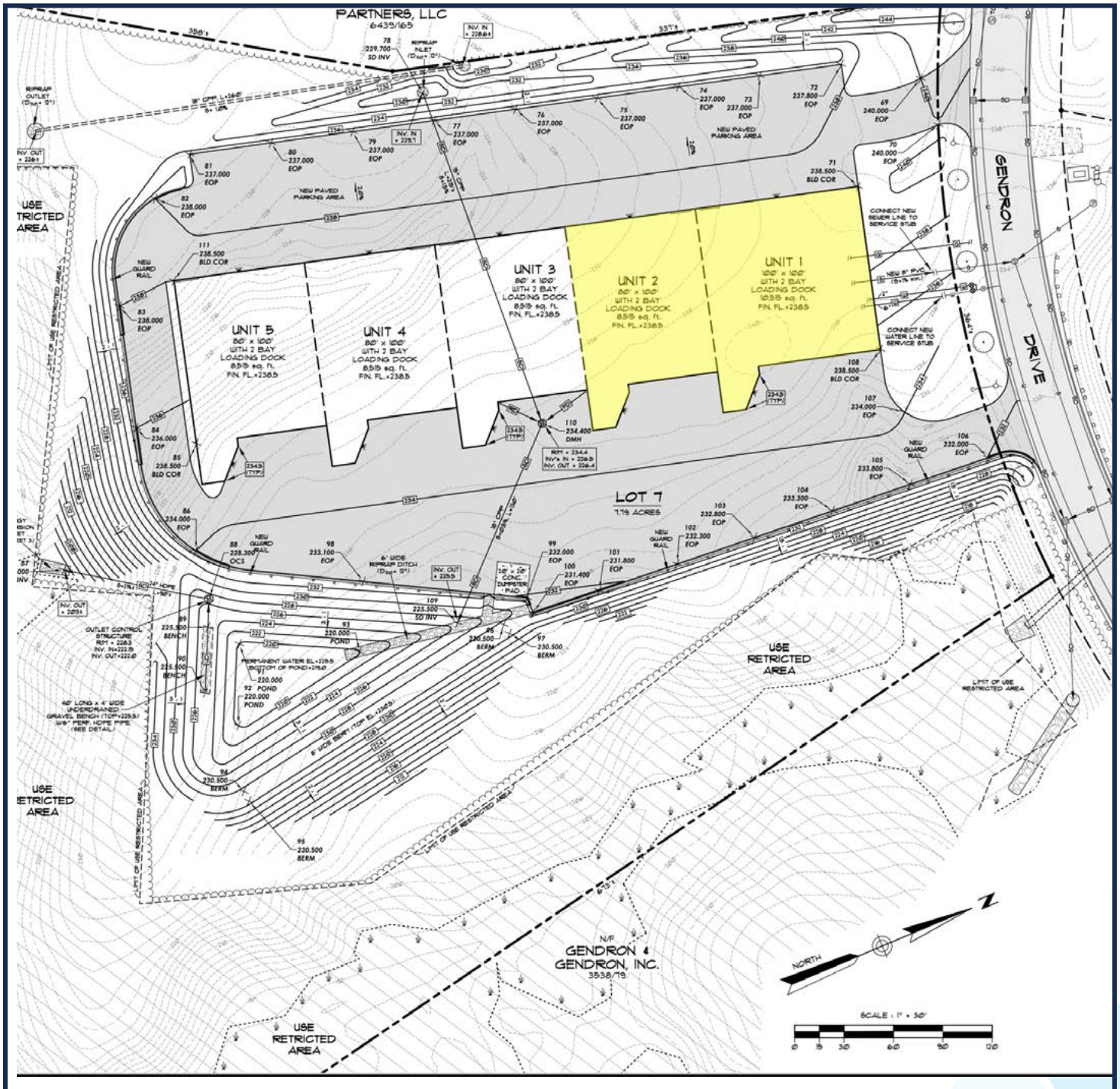


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SITE PLAN



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**THE BOULOS
COMPANY**

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