

FOR LEASE | INDUSTRIAL / WAREHOUSE / OFFICE

586 LEWISTON JUNCTION ROAD, AUBURN, ME 04210



PROPERTY HIGHLIGHTS

- 1,000± SF first floor warehouse space with an overhead door
- Second floor warehouse suites range from 5,000 to 20,421± SF and are accessed via passenger and freight elevator. All second floor common areas have been renovated, including new lighting & paint
- Third floor office suites ranging from 1,500 to 7,422± SF
- Industrial zoning, supporting a wide range of uses including indoor recreation and life sciences
- Join Cote Corporation, TMBR, General Insulation Company, Fiore Olive Oils, Atlantic Bingo Supply, and SandTrap

LEASE RATE: \$5.00 - \$8.00/SF NNN



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PROPERTY DETAILS

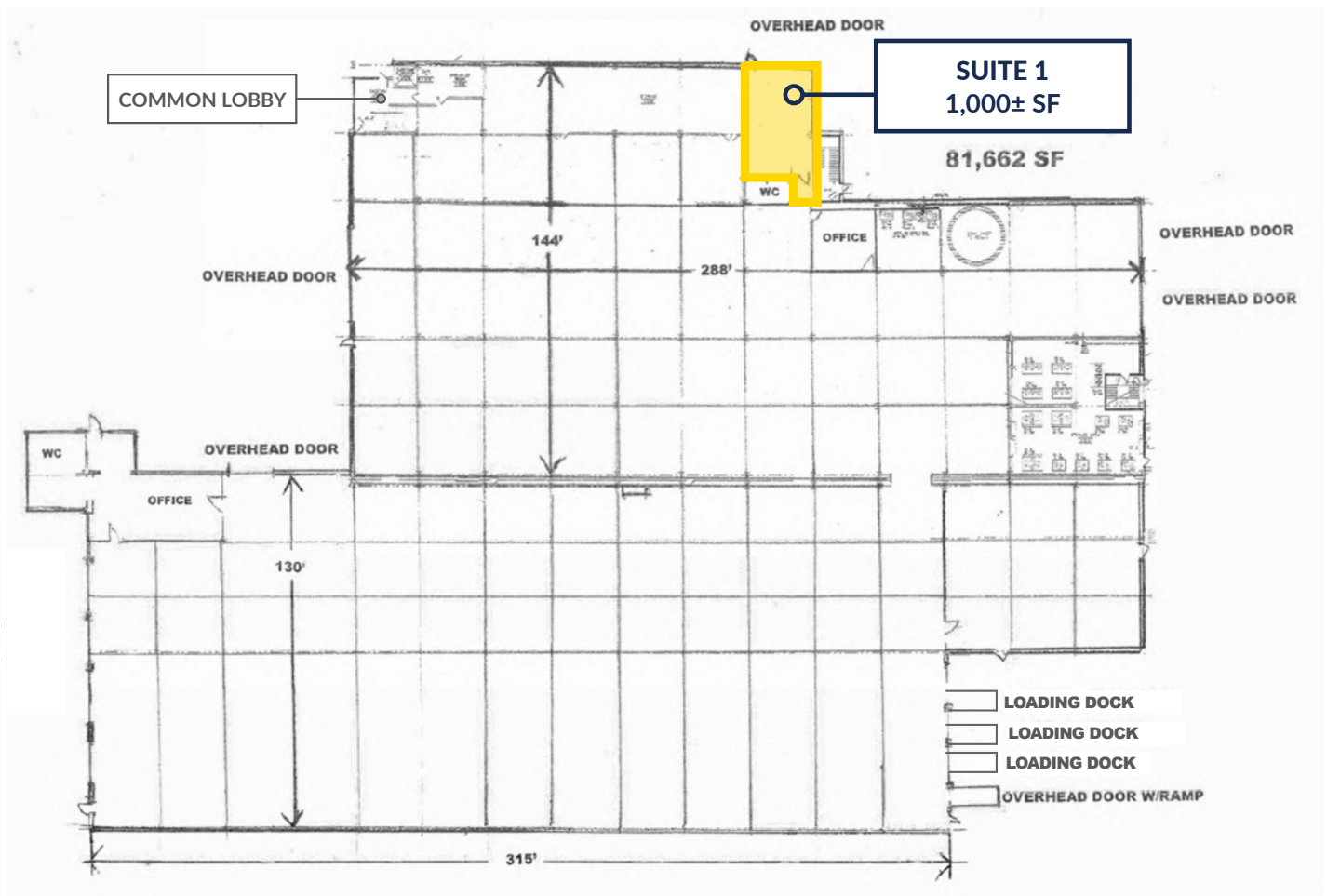
OWNER	LJR Developers, LLC			
ASSESSOR'S REFERENCE	10442/205			
LOT SIZE	30± AC			
ZONING	Industrial; Free Trade Zone			
YEAR BUILT	1995 (renovated in 2018)			
STORIES	3			
BUILDING SIZE	123,359± SF			
SPACE AVAILABLE	First Floor	Warehouse	Suite A	1,000± SF
	Second Floor	Warehouse	Suite C	8,860± SF
	Second Floor	Warehouse	Suite C1	5,000± SF
	Second Floor	Warehouse	Suite D1	7,000± SF
	Second Floor	Warehouse	Suite D2	13,241± SF
	Third Floor	Office	Suite E	7,422± SF
Second and third floor spaces accessed via passenger and freight elevator.				
ELEVATORS	Yes, Passenger & Freight			
CEILING HEIGHT	Warehouse	22' - 30'±		
	Office / Lab	12'±		
ROOF TYPE	Flat metal			
HEATING/COOLING	Forced hot air and natural gas			
UTILITIES	Public water & sewer			
POWER	7.5MW private substation 3-phase 277v/480v Siemens 4160v switchgear			
OUTDOOR STORAGE	Yes			
PARKING	60+ spaces - land available for additional parking			
NNN EXPENSES	\$3.90/SF			
LEASE RATE	\$8.00/SF NNN First Floor			
	\$5.00/SF NNN Second Floor			
	\$5.00/SF NNN Third Floor			

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FIRST FLOOR

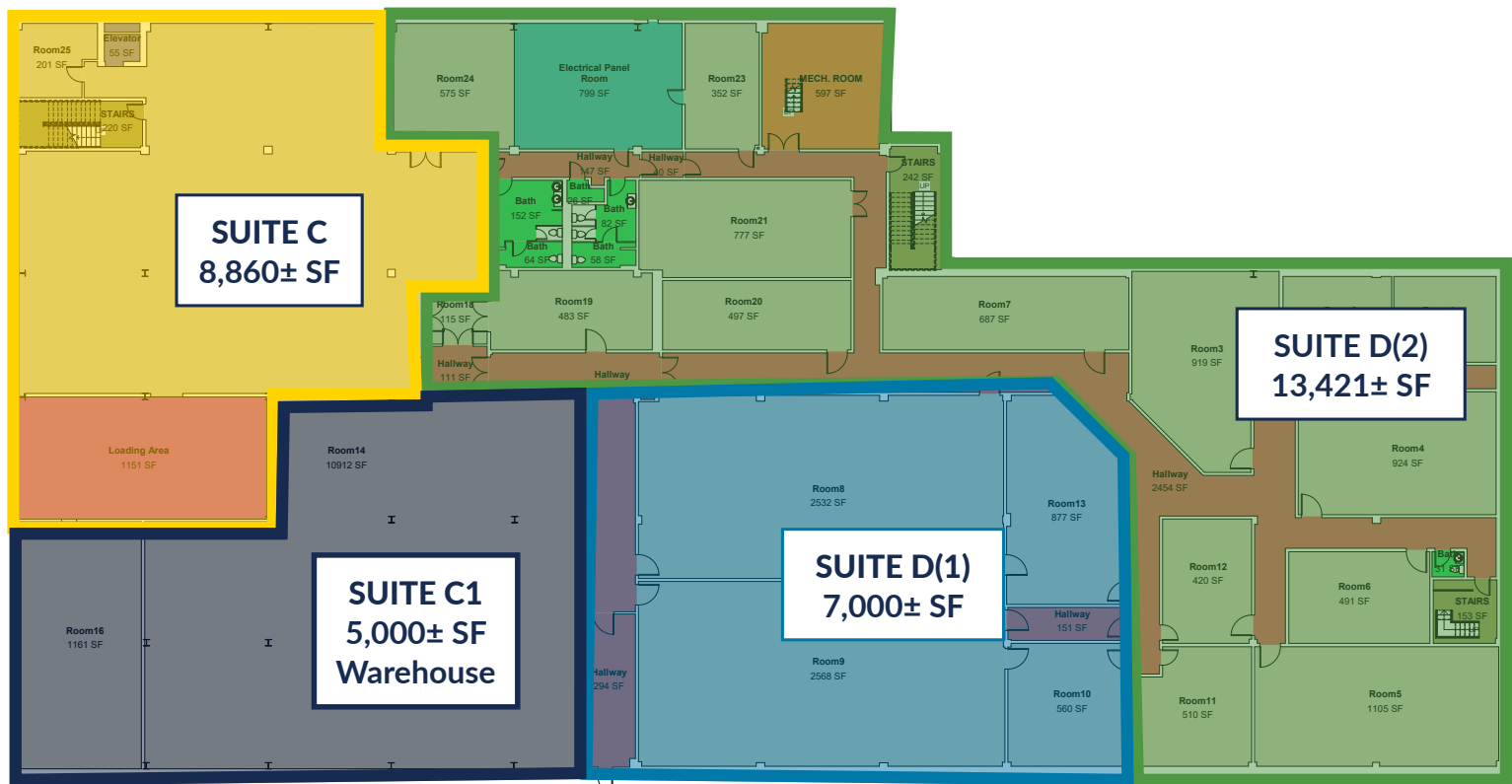


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SECOND FLOOR

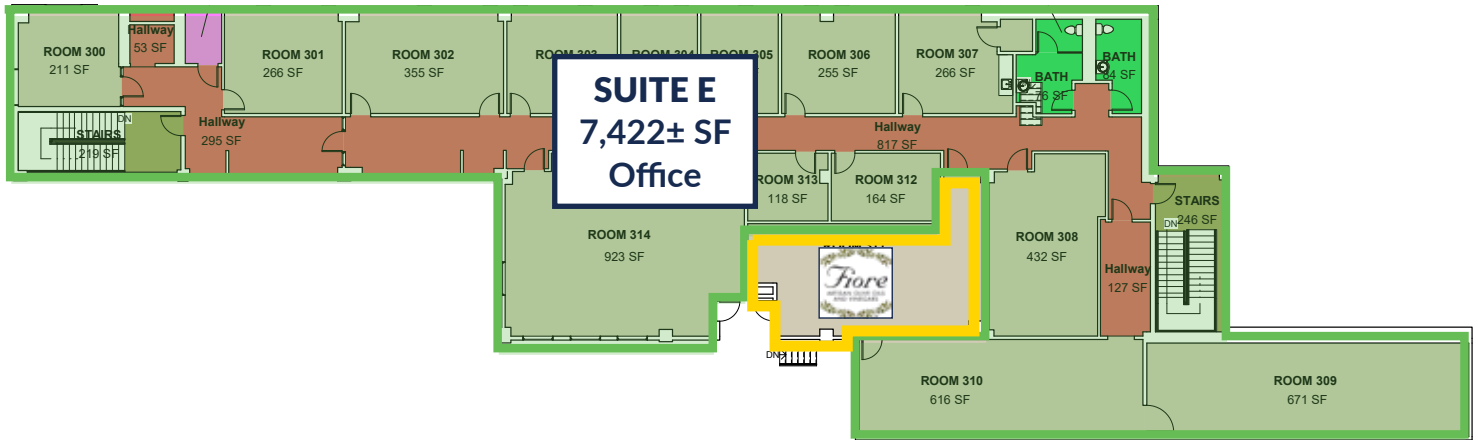


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THIRD FLOOR



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AUBURN ECONOMIC ADVANTAGE SUMMARY

STRATEGIC LOCATION

The property is located just minutes from Exit 75 along I-95. Exit 75 in Auburn is considered the Manufacturing, Warehousing, & Distribution hub of Maine. Within minutes of Exit 75 there are over 49 manufacturing businesses and 40 transportation and warehousing businesses.

Over half of Maine's population lives within an hour drive of Exit 75, with easy access to Brunswick (34 min) Augusta (34 min), and Portland/PWM (35 min). Located within the subject property's immediate vicinity are the Auburn Intermodal Facility and the Auburn/Lewiston Airport. The 35-acre intermodal facility moves over 15,000 containers per year and is served directly by two rail sidings, a weighing and freight control center, and a designated customs holding area. The 627-acre airport has one of the busiest runway operations in the state, with two runways, self-serve fuel, and a mix of private and owned hangars.

MUNICIPALITY / ZONING

The City of Auburn is well regarded as one of the most business-friendly in the State of Maine, with a strong recent track record of pro-commerce regulatory action and a strong economic development department.

A 2024 Tech Hub overlay offers TIF incentives and technical assistance tied to Maine's Forest Bioproducts Tech Hub designation. The New Mainers Workforce Program (since 2023) supports manufacturing hiring with ESL classes and commuter bus service.

The property also sits within Foreign Trade Zone 263. The FTZ allows qualified entities savings on imports and raw materials to flow easily. See broker or City of Auburn Economic Development Director Jay Brenchick for more information.

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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.