



CALL FOR OFFERS

A LANDMARK OF REINVENTION
MODERNIZED MILL SPACE READY
FOR ITS NEXT CHAPTER

140 MILL STREET, MILL #3
LEWISTON, ME 04240

OFFERS DUE: OCTOBER 2, 2026



Positioned at the center of Lewiston's Riverfront Development, Mill #3 of the Bates Mill Complex offers a rare convergence of historic character, downtown location, and powerful redevelopment incentives — equally suited to a single-tenant owner/user headquarters or a mixed-use, multi-tenanted transformation with residential at its core.

- 169,000± SF across four floors — ideal for adaptive reuse.
- Stacked incentives that meaningfully reduce basis.
- Lewiston is Maine's second-largest metro, 45 minutes from Portland.
- Lender-owned.
- See Brokers for Pricing Guidance and Offer Instructions.

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PROPERTY DETAILS

OWNER	Bar Harbor Bank & Trust
ASSESSOR'S REF	Map 208 / Lot 55
REGISTRY OF DEEDS	Book 7207 / Page 90
LOT SIZE	0.97± AC
ZONING	"M" Mill District, City of Lewiston
BUILDING SIZE	168,800± SF 184,976± SF including basement
YEAR BUILT	1870; Renovated 2007-2012
STORIES	Four (4)
POWER	277 / 480V 3-Phase power
SPRINKLER	100% wet system
UTILITIES	Municipal water & sewer
ELEVATOR	Four (4)
RESTROOMS	Separate men's and women's restrooms on each floor with typical commercial-grade finishes
HEATING/COOLING	Forced hot & cooled air via propane-fired system (upgraded in 2012). Also served by centralized steam heating system throughout the Bates Mill Complex.
INTERIOR OFFICE	Typical office finishes including a small cafeteria. Floor covering is primarily carpet with VCT in cafeteria, breakroom and restrooms, tile in lobby. Interior demising walls are painted drywall; interior of outside walls are exposed brick. Ceilings: exposed wood.
PARKING	Municipal garage nearby
AREA BUSINESSES	Davinci's Eatery, Fish Bones Grill, Baxter Brewing, Hampton Inn, Hilton Garden Inn, and Central Maine Medical Center
ASSESSED VALUE	\$20,219,700



FOR SALE | MODERNIZED MILL SPACE

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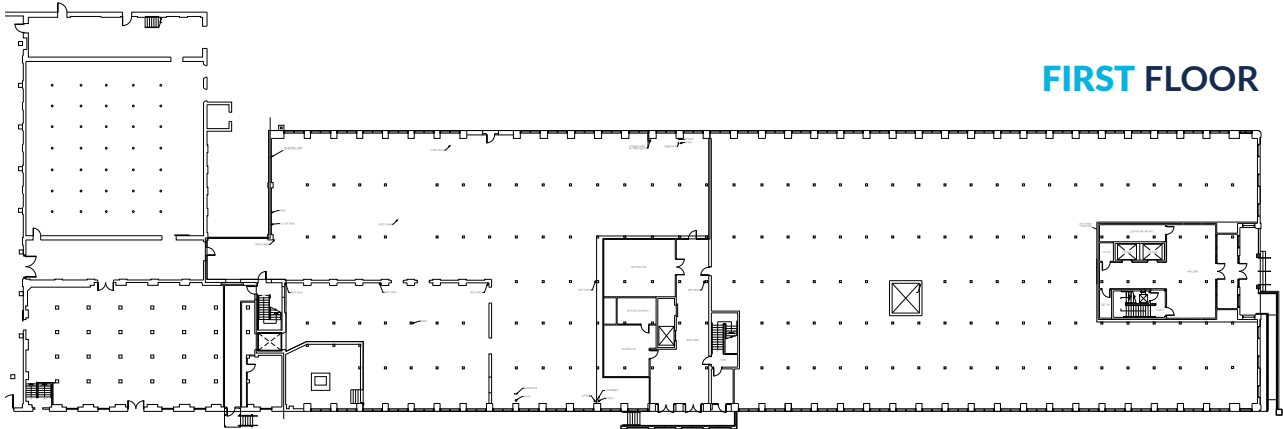
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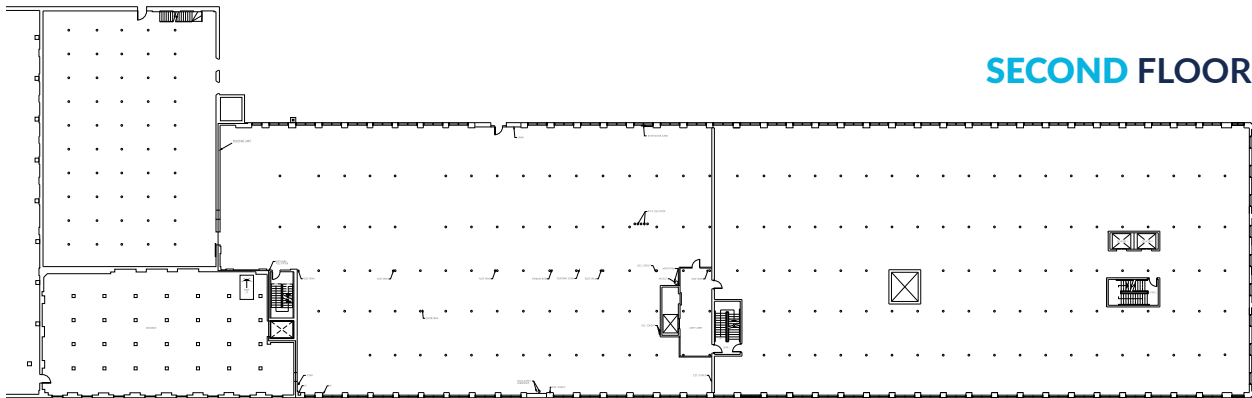
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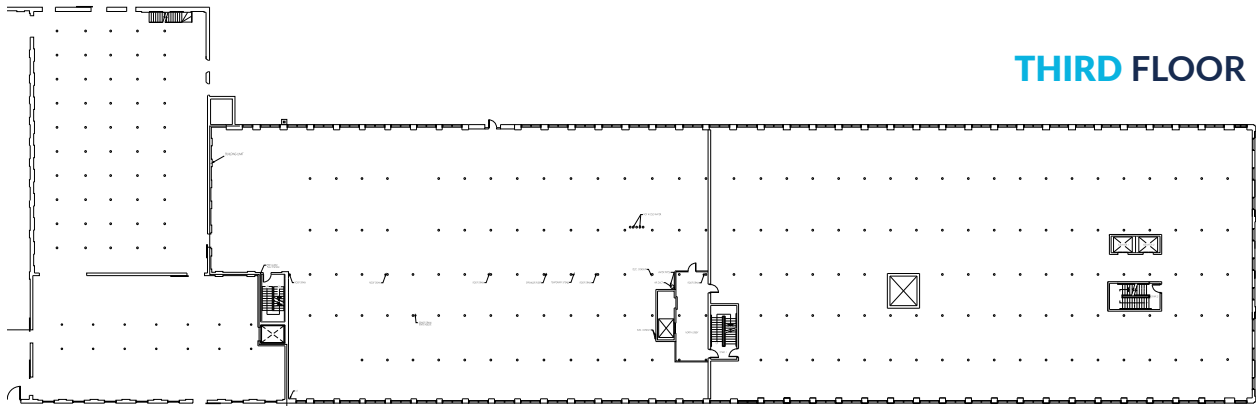
FIRST FLOOR



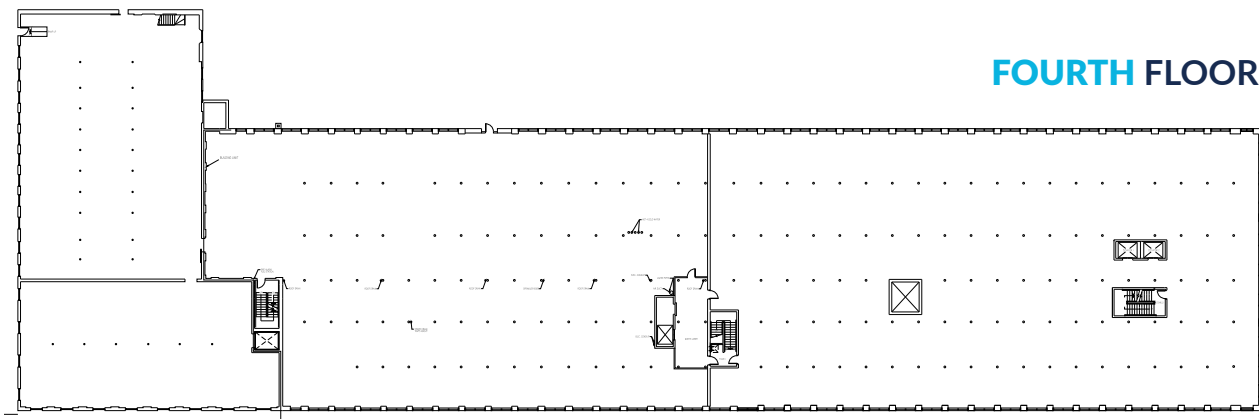
SECOND FLOOR



THIRD FLOOR

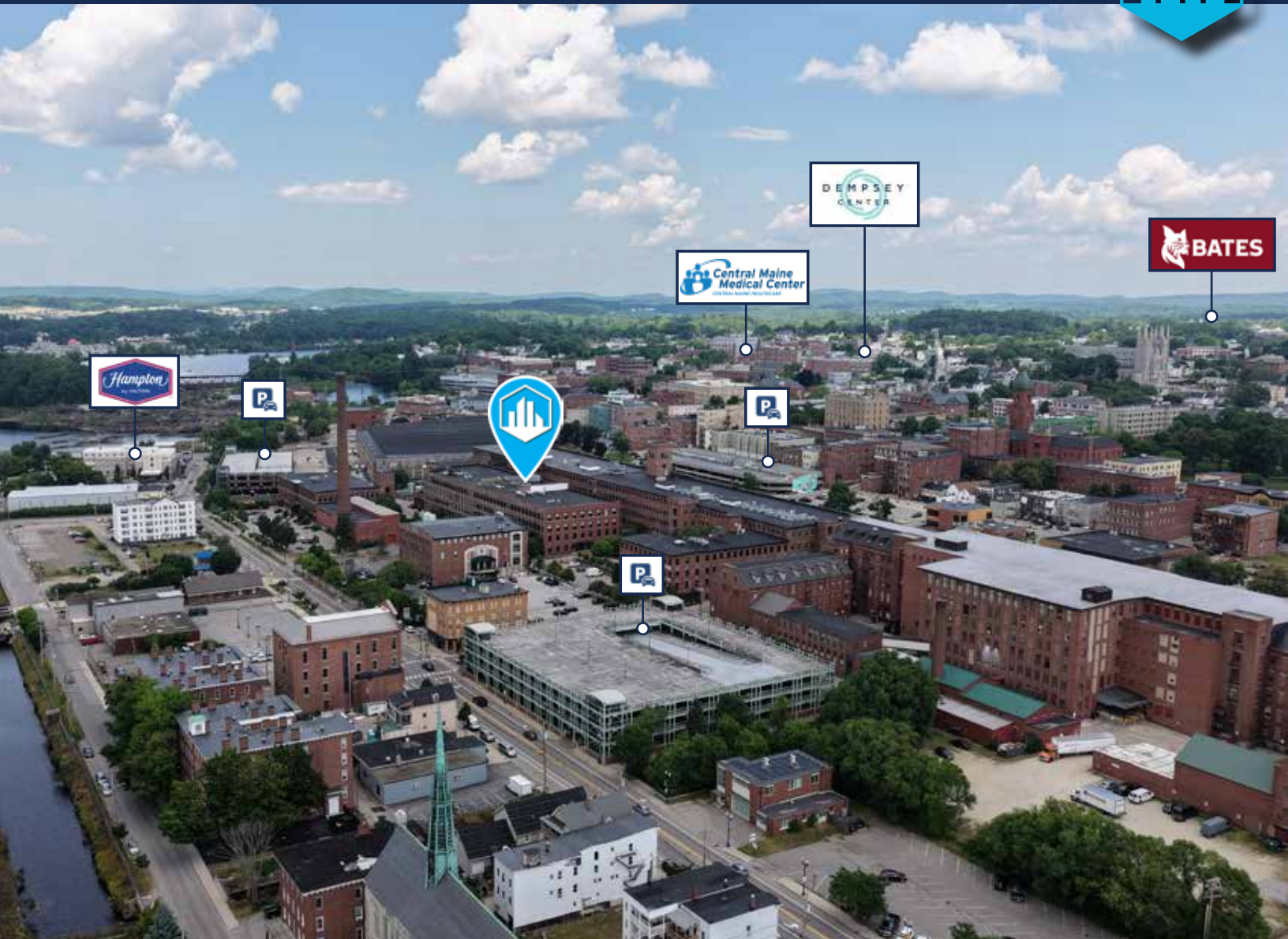


FOURTH FLOOR



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LEWISTON, MAINE

Set on the banks of the Androscoggin River, Lewiston is Maine's third-largest city and a place where 19th-century industrial ambition meets 21st-century reinvention. The city's identity was forged by the Bates Mill complex, built in the 1850s, once Maine's largest textile employer. Today, the same mills that once powered Maine's textile industry are now home to breweries, restaurants, offices, and residences.

Downtown Lewiston has seen renewed momentum in recent years, with roughly \$175 million in public and private investment flowing into Lisbon Street and the surrounding neighborhoods, alongside a walkable downtown and a growing calendar of community events. The city also has one of the youngest age profiles in the region, with about a third of Lewiston's population under 25, and a diversified economy spanning education, health care, manufacturing, and technology. Limited regional availability of redevelopment-ready sites has created strong demand for the kind of space Lewiston's historic mill buildings offer.

Source: City of Lewiston, Invest in Lewiston 2025 Economic Development Strategy



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