

# FOR LEASE

CLASS A WAREHOUSE/DISTRIBUTION FACILITY  
55 LOGISTICS DRIVE, AUBURN, ME 04210



\*Lot lines are approximate

## PROPERTY HIGHLIGHTS

- Pre-permitted high-bay distribution space available within eight (8) months of lease execution
- Up to 180,000± square feet, customizable loading dock & overhead door configuration
- Immediate proximity to I-95, Exit 75, and the Auburn-Lewiston Municipal Airport
- Join neighboring businesses such as Procter & Gamble, CEVA, NTW, and Dingley Press
- Lease Rate: \$11.50/SF NNN





### PROPERTY DETAILS

OWNER	GENDRON DISTRIBUTION CENTER, LLC
ASSESSOR'S REFERENCE	119/004-001
DEED REFERENCE	7592/305
ZONING	ID - INDUSTRIAL
LOT SIZE	22.69± AC
BUILDING SIZE	103,460± SF (EXISTING)
BUILDING STATUS	PROPOSED
COMPLETION DATE	EIGHT MONTHS FROM LEASE EXECUTION
AVAILABLE SPACE	70,000 - 180,000± SF
CONSTRUCTION	STEEL FRAME
CLEAR HEIGHT	30'
COLUMN SPACING	37'6 X 50'
DOCKS	8 - 10 LOADING DOCKS (9' X 10')
DOORS	4 - 5 OVERHEAD DOORS (14' x 14')
ELECTRICAL	3-PHASE POWER, 600A/480V
HEATING SYSTEM	NATURAL GAS
SPRINKLERS	ESFR
WATER/SEWER	MUNICIPAL
PARKING	ON-SITE
NNN EXPENSES (EST.)	\$1.79/SF (EST.)
LEASE RATE	\$11.50/SF NNN



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## CONTACT US



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