

# FOR LEASE | WAREHOUSE/DISTRIBUTION FACILITY

5 PRISCILLA DRIVE, LEWISTON, ME 04240



## PROPERTY HIGHLIGHTS

- 8,729 - 51,645± SF industrial/warehouse units
- Directly off Maine Turnpike Exit 80
- Ten (10) loading docks and seven (7) overhead doors
- Area businesses include the Walmart distribution center, Max Finkelstein, Cash Energy, Estes Logistics, FedEx, The Lane Construction Corporation, Matheson, Baxter Brewing and AutoParts International among others.

**Lease Rate: \$10.95/SF NNN**



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## PROPERTY DETAILS

OWNER	D. Gendron Construction, Inc.
ASSESSOR	Map 128, Lot 1
BUILDING SIZE	51,605± SF
LOT SIZE	4.73± AC
AVAILABLE UNITS	8,729 - 51,645± SF
CONSTRUCTION	Reinforced concrete foundation and footing; conventional steel frame walls, metal clad exterior
ROOF	Flat EPDM fully adhered rubber roof
SPRINKLERS	ESFR sprinklered
CEILING HEIGHT	18' to 20'
LOADING DOCKS/ DOORS	Ten (10) loading docks Seven (7) overhead doors
HEAT	Natural gas-fired units
ELECTRICAL	600 amp, 480 volt, 3-phase
UTILITIES	Municipal water/sewer
ROAD FRONTAGE	570'±
ZONING	Industrial
CAMS	\$1.87/SF (Est.)
LEASE RATE	\$10.95/SF NNN
AVAILABILITY	See Broker for Details







## CONTACT US



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