

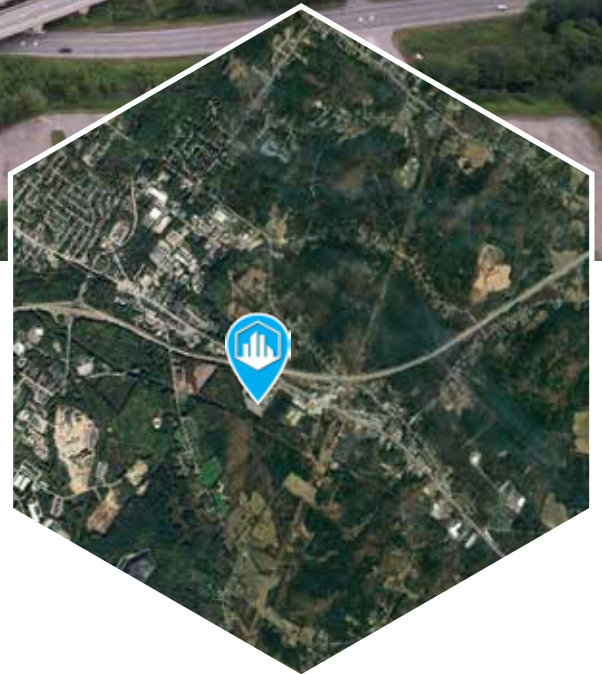
FOR LEASE | PAD READY DEVELOPMENT SITE

1775 LISBON STREET, LEWISTON, ME 04240



PROPERTY HIGHLIGHTS

- **Prime Location with Visibility:** 23.6± acre pad ready site located directly off Maine Turnpike Exit 80, offering unmatched visibility and access
- **Fully Serviced & Ready to Build:** All utilities will be stubbed into the site, and stormwater detention is already in place minimizing risk, cost, and delays.
- **Exceptional Time & Cost Savings:** Existing infrastructure saves end users millions in development expenses and eliminates years of permitting and site work.
- **Thriving Business Ecosystem:** Surrounded by leading companies including Wal-Mart Distribution Center, General Dynamics, Bourgeois Guitars, Atlas Structural Systems, Valley Beverage, Elmet Technologies, Butler Brothers, Avient, and LL Bean.
- **Build-to-Suit or Ground Lease:** Flexible development options available to meet specific tenant requirements.



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PROPERTY DETAILS

OWNER OF RECORD Lewiston Liberty, LLC

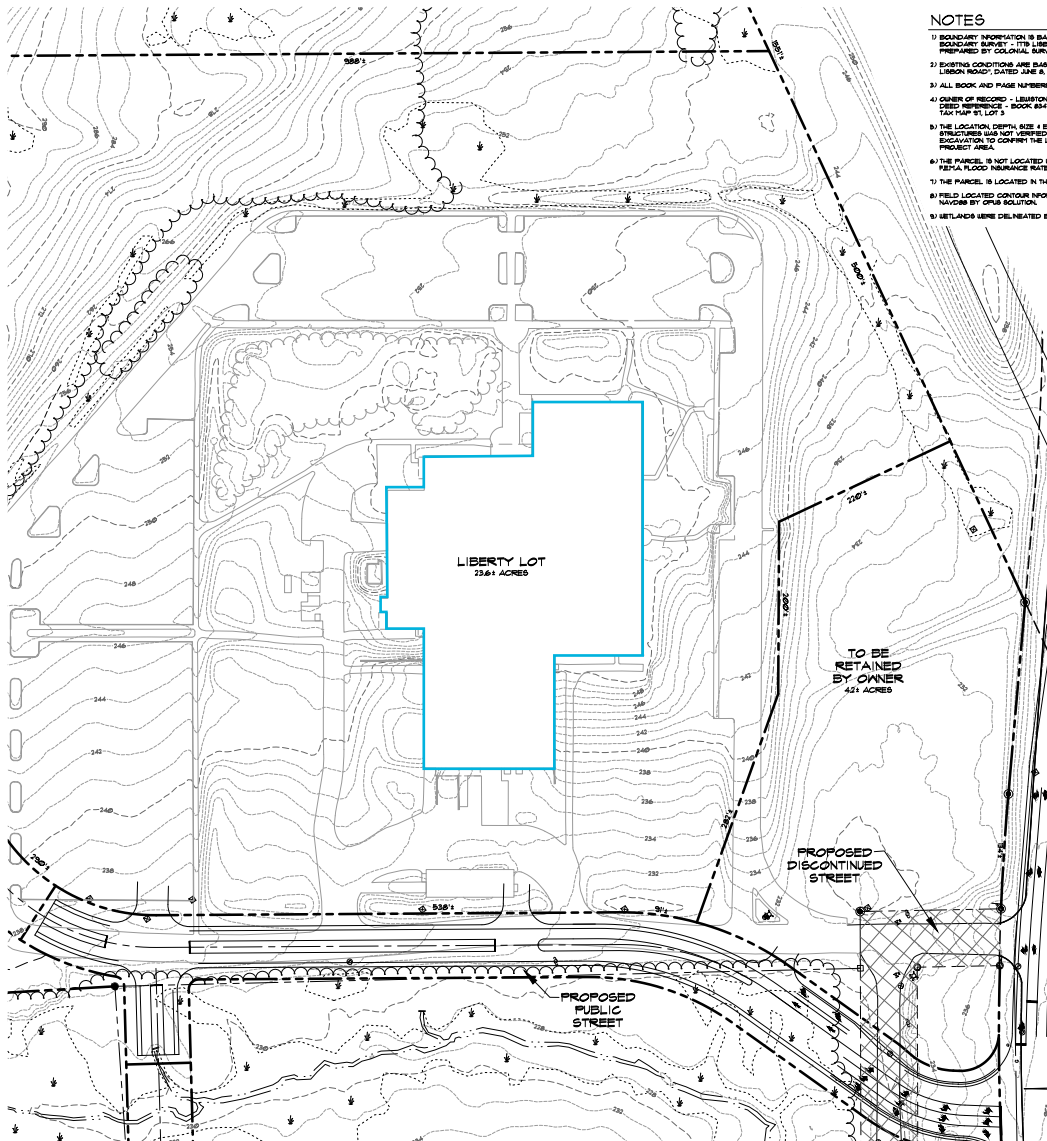
ASSESSOR'S REF Map 97, Lot 03

ZONING

HB - Highway Business District which permits a wide variety of uses including light manufacturing, warehousing and distribution. Growth Area Overlay District

LEASE RATE

See Broker for details



CONTACT US



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