

FOR SALE | MULTI-TENANTED INVESTMENT OFFERING

586 LEWISTON JUNCTION ROAD, AUBURN, ME 04210



PROPERTY HIGHLIGHTS

- 123,359± SF on 30± AC
- Well-located within Maine's manufacturing, warehousing, and distribution hub off Exit 75 of I-95
- Versatile tenant mix with flexibility for new ownership
- Features a 7.5MW substation and rail access

SALE PRICE: \$4,500,000



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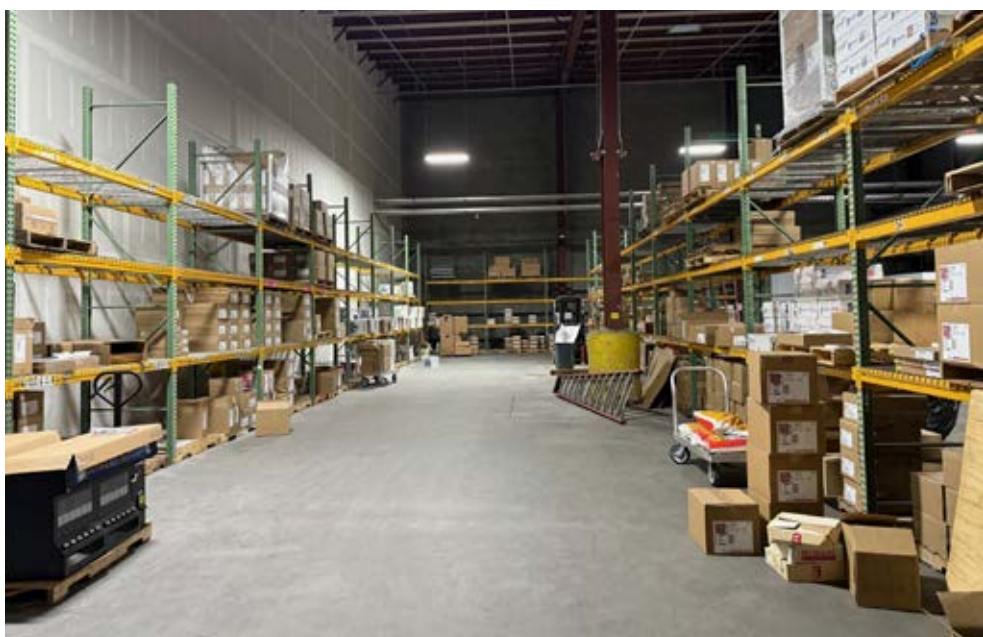
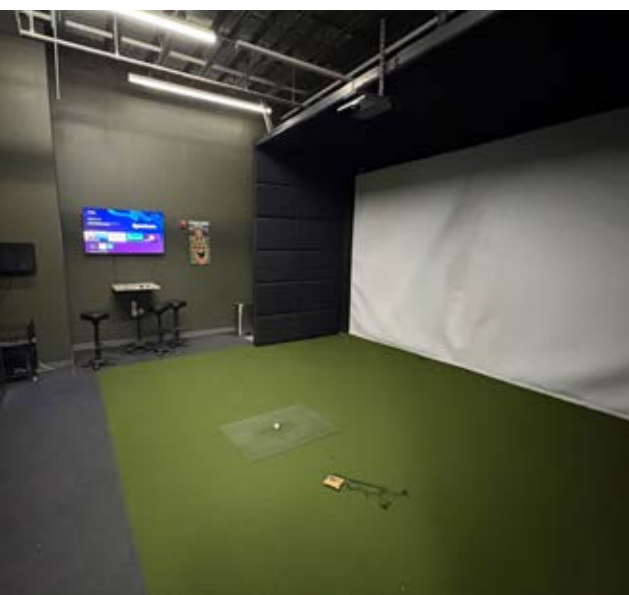
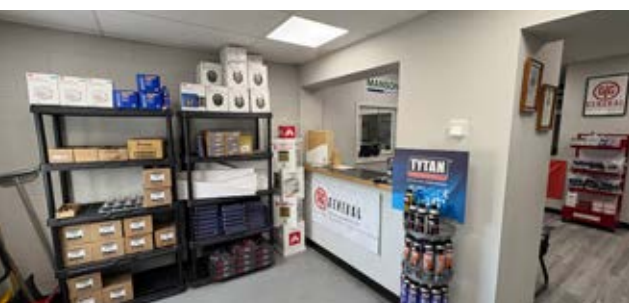
PROPERTY DETAILS

OWNER	LJR Developers
REGISTRY OF DEEDS	Book 10442 Page 205
LOT SIZE	30± AC
ZONING	Industrial; Free Trade Zone
YEAR BUILT	1995; Renovated 2018
BUILDING SIZE	123,359± SF
STORIES	Three (3)
CEILING HEIGHT	Office/Lab 12' Warehouse 22' - 30'
POWER	7.5MW private substation 3 Phase, 277v / 400v Siemens 4160v switchgear
HEATING	Forced hot air and natural gas
WATER/SEWER	Municipal
ELEVATORS	Yes, passenger and freight
ROOF	Flat metal
LOADING DOCKS	Seven (7)
DRIVE-IN DOORS	Ten (10)
RAIL DOORS	Two (2)
PARKING	60± spaces with land available for additional parking
NOI	\$305,170.00
EXCESS LAND	See broker for details
R.E. TAXES	\$77,073.21 <i>Taxes shown are for the entire property including the excess land</i>
SALE PRICE	\$4,500,000



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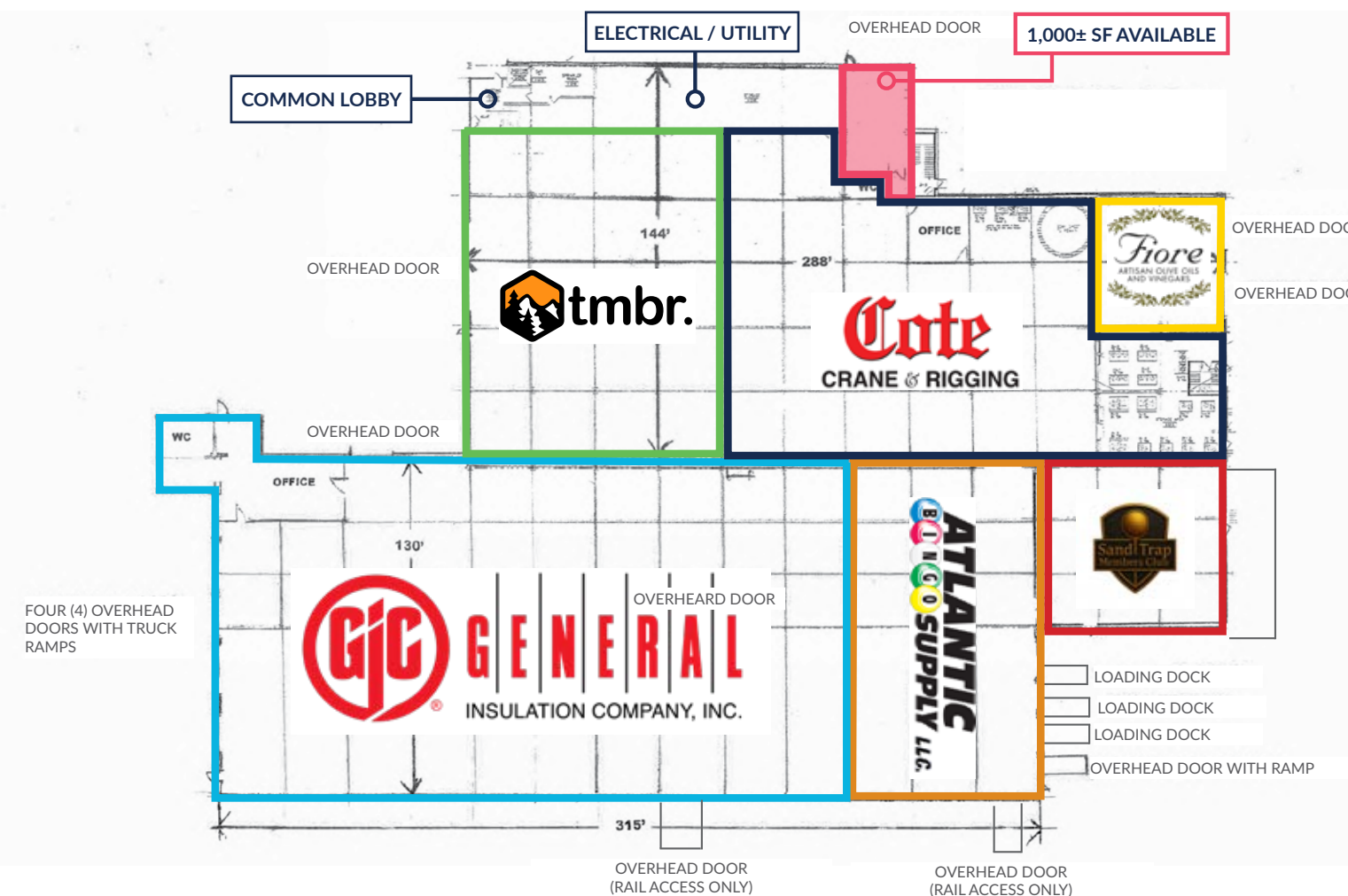


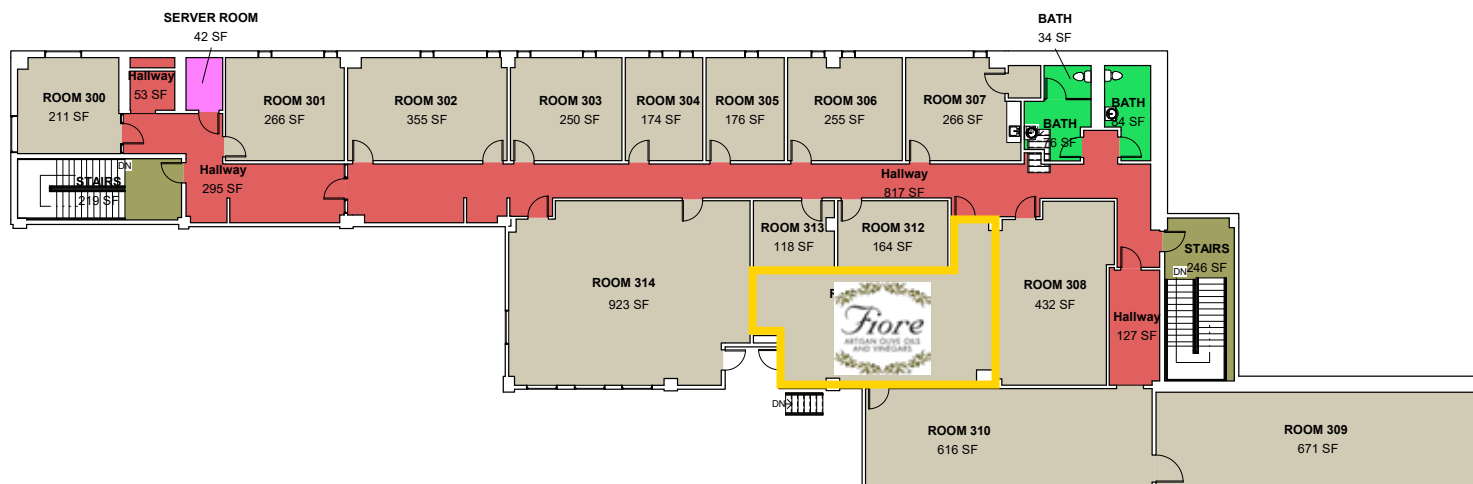
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FIRST FLOOR PLAN







TENANT OVERVIEW



[General Insulation Company](#) Wholesale insulation distributor providing a full line of sustainable products and solutions for thermal efficiency, condensation/moisture control, and life safety. GIC boasts a network of over 45 locations across North America.



[Atlantic Bingo Supply](#) One of the largest distributors in the multi-billion dollar charitable gaming industry. A nationwide company, ABS has facilities in Maryland, New Jersey, Florida, Pennsylvania, Indiana, Virginia, and Maine.



[Fiore Oils](#) The primary distribution hub for their artisan olive oils and vinegars, servicing their in-store tasting rooms that offer a wide selection of Extra Virgin and flavored Olive Oil from around the world. Also features Traditional, Classic, and flavored Balsamic Vinegar Condimento from Modena, Italy.



[TMBR](#) A pioneering mass timber company specializing in engineered hardwood and high-quality, pre-fabricated building kit systems, using proprietary digital technology to streamline construction for developers and builders nationwide.



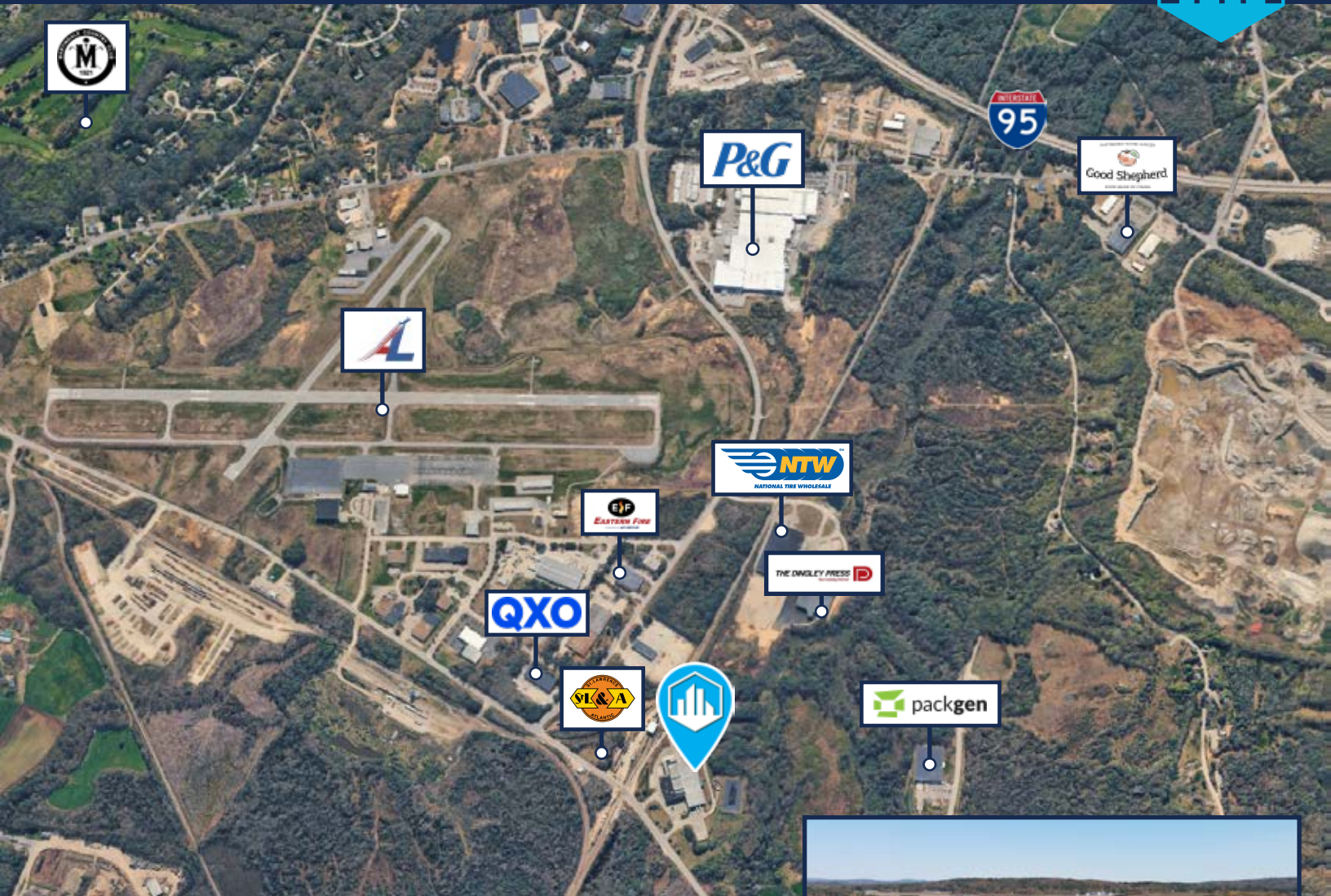
[Cote Corp](#) A full-service company experienced in meeting the challenging requirements of pulp-paper, power and chemical, medical, industrial and general construction industries throughout Maine and beyond.



[Sand Trap Members Club](#) An indoor golf facility offering an exceptional golfing experience built around four Trackman IO golf simulators housed in private rooms. The business operates on a membership model, providing members with a private, tech-driven space to train and play.

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AUBURN ECONOMIC ADVANTAGE SUMMARY

The property sits minutes from Exit 75 on I-95 in Auburn, Maine's Manufacturing, Warehousing & Distribution hub, surrounded by 49+ manufacturing and 40+ transportation/warehousing businesses. Over half of Maine's population is within an hour's drive, with easy access to Brunswick, Augusta, and Portland/PWM. The property borders the Auburn Intermodal Facility, a 35-acre rail hub handling 15,000+ containers annually, and the 627-acre Auburn/Lewiston Airport, with two runways and full fueling and hangar facilities.

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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