

FOR SALE | STATE-OF-THE-ART INDUSTRIAL/MANUFACTURING HQ

92 ALFRED A. PLOURDE PARKWAY, LEWISTON, ME 04240



PROPERTY HIGHLIGHTS

- 103,875± SF industrial/manufacturing building on 12.52± acres
- Located directly off ME Turnpike Exit 80
- Multiple loading docks and drive-in doors
- Heavy power, high ceilings, multiple bridge cranes, and corporate HQ-quality offices
- Ample, robust labor market
- Business-friendly government
- Priced at \$8.95 million



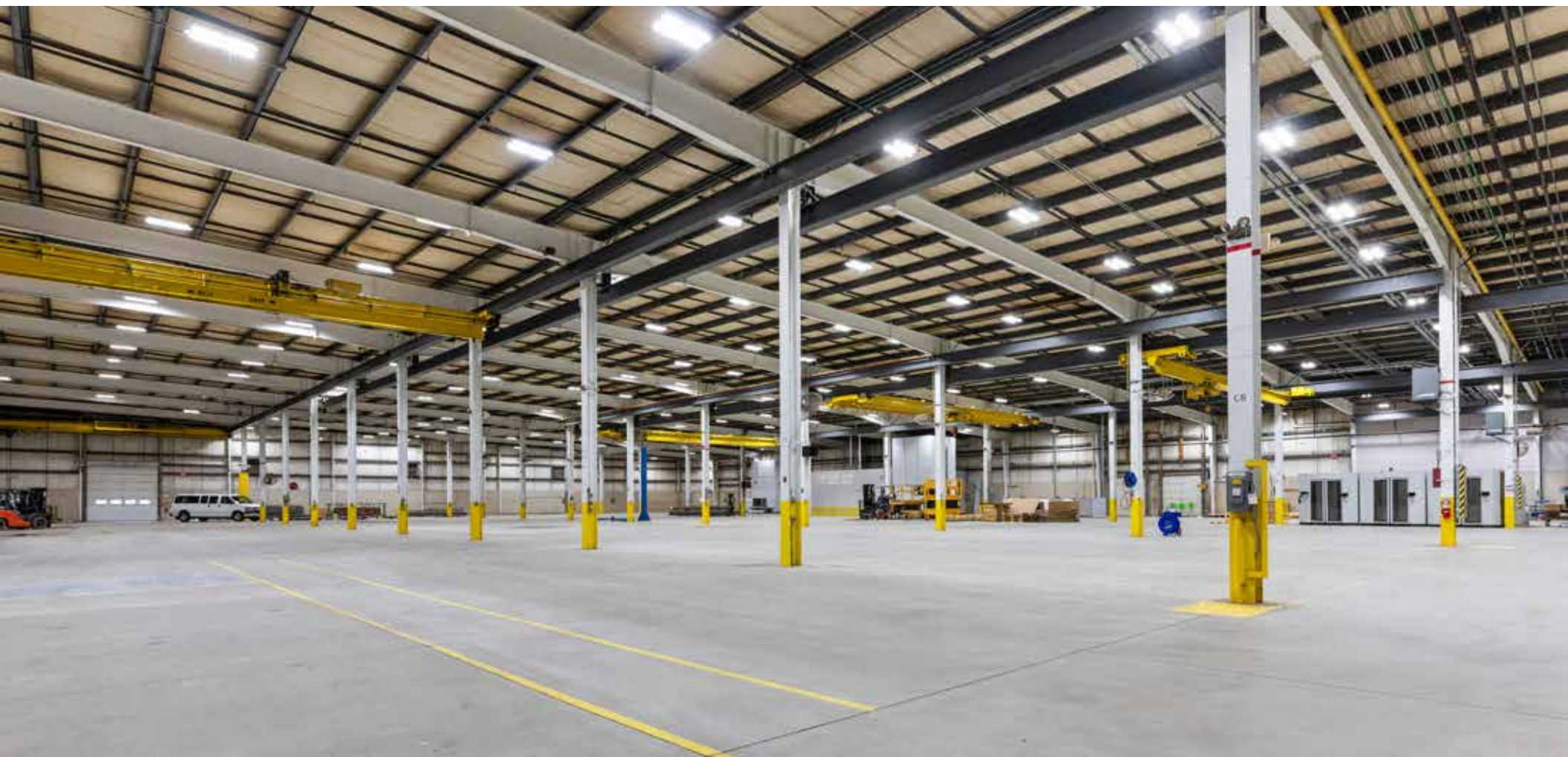
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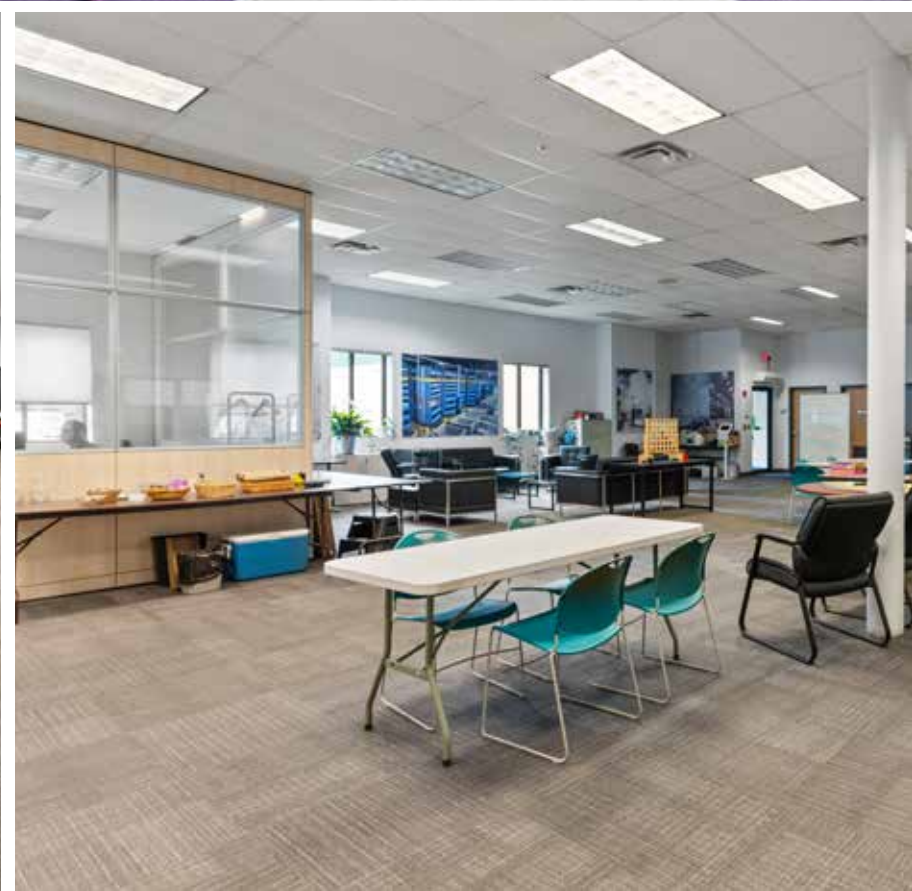


PROPERTY DETAILS

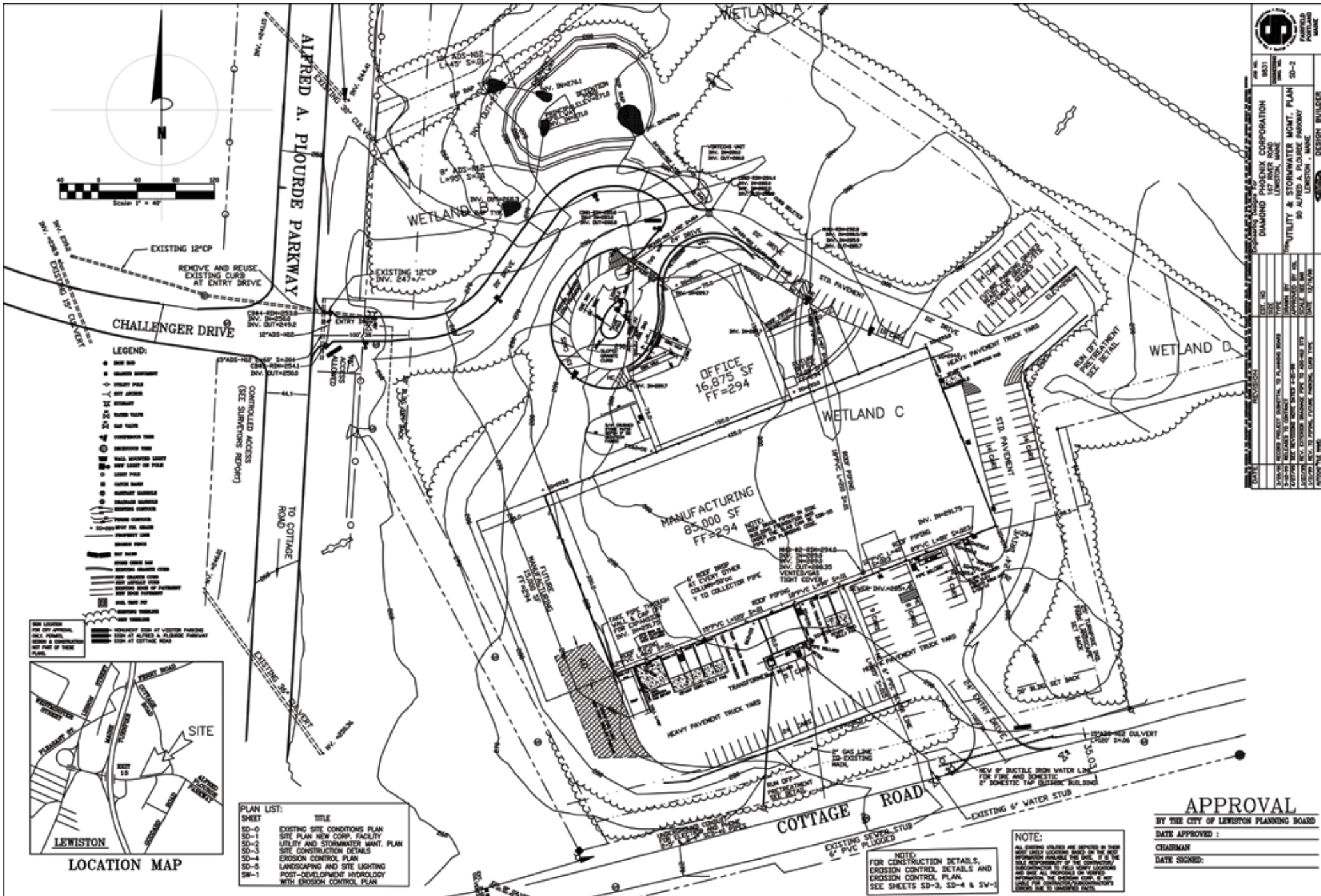
OWNER	Modula Inc	DOCK HIGH DOORS	5 dock height OHD (6'x9') 1 dock height OHD (14'x14') 1 dock height OHD (14'x14') and 1 pass door
BOOK/PAGE	10001/276	GRADE LEVEL DOORS	1 Ground level OHD (14'x14'), accessed via paved ramp
ASSESSOR'S REFERENCE	Map 153, Lot 19	ROOF	Metal Roof
BUILDING SIZE	103,875± SF Total Office Space: 16,875± SF Manufacturing: 85,000± SF Utility Room: 2,000± SF	BRIDGE CRANES	Seven (7) bridge cranes: 5 x 5 ton 1 x 3 ton 1 x 2 ton
LAND AREA	12.52± Acres	POWER	2,000 amp, three-phase
ZONING	Industrial	LOT FRONTAGE	301'± of frontage on Alfred A. Plourde Parkway and 590'± of frontage on Apple Road
YEAR BUILT	1999	LIGHTING	Mix of parabolic fixtures, recessed fixtures, and track lighting in the finished area. High-bay fixtures in the manufacturing area.
STORIES	One (1)	HIGHWAYS, EXITS	I-95, Exit 80
HEATING/COOLING	Roof-mounted natural gas and electric HVAC units for office area. Suspended infrared heating units in the manufacturing area. Motorized dampers in the manufacturing space for ventilation.	AREA BUSINESSES	Walmart Distribution Center, Compounding Solutions, Gendron & Gendron, FedEx Ground, Gendron Aggregates, Johnstone Supply, General Dynamics
UTILITIES	Municipal water and sewer	AREA AMENITIES	Androscoggin River, Huston Farm Conservation Area, Bates College, The Coliseum
PARKING	109 parking spaces plus truck court in front of loading docks and overhead doors	DATE AVAILABLE	Immediately
CEILING	20' - 25' Clear height	ANNUAL R.E. TAXES	\$157,927.70 (2026)
SPRINKLER SYSTEM	Wet system	PRICE	\$8,950,000







SITE PLAN

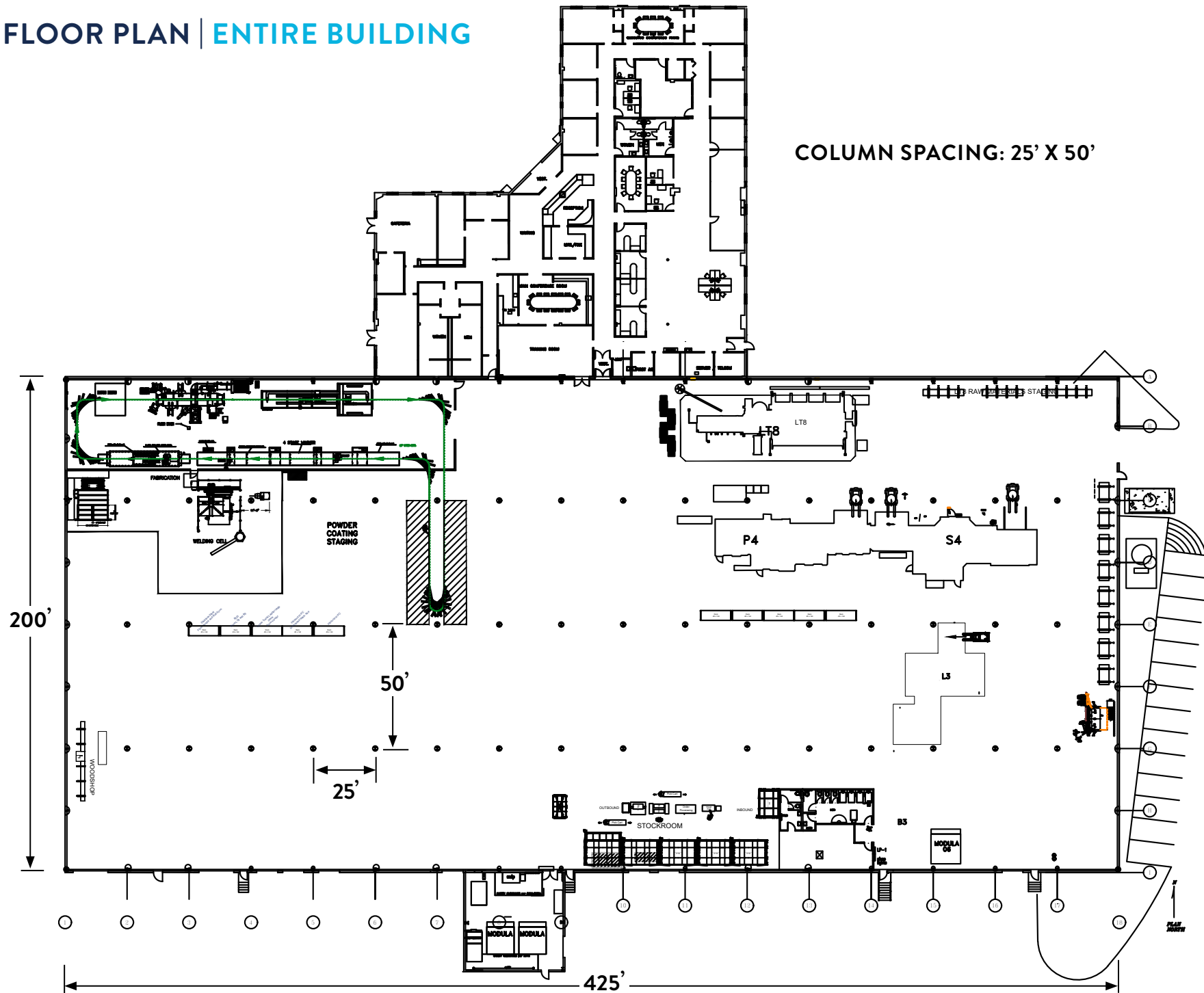


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FLOOR PLAN | ENTIRE BUILDING



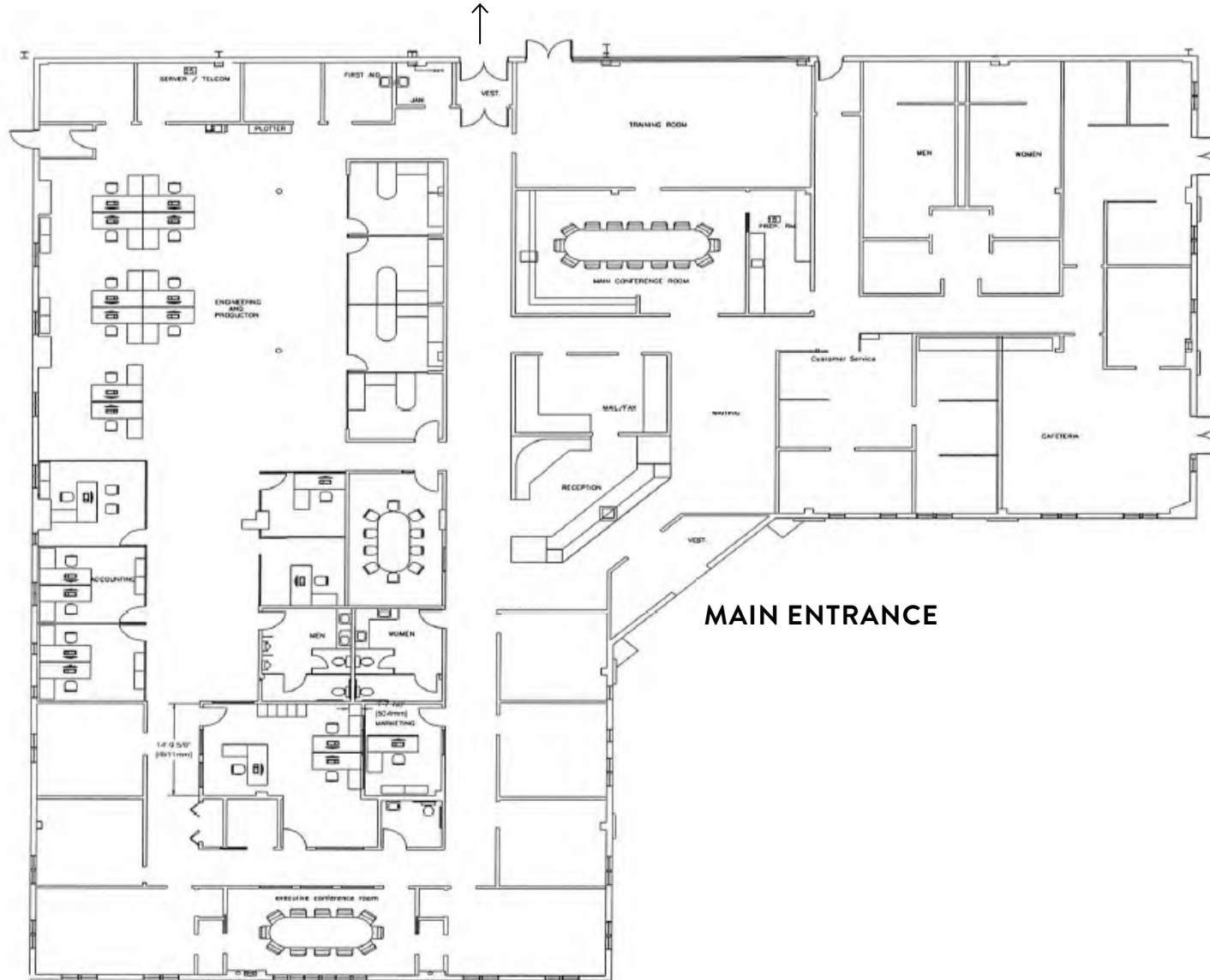
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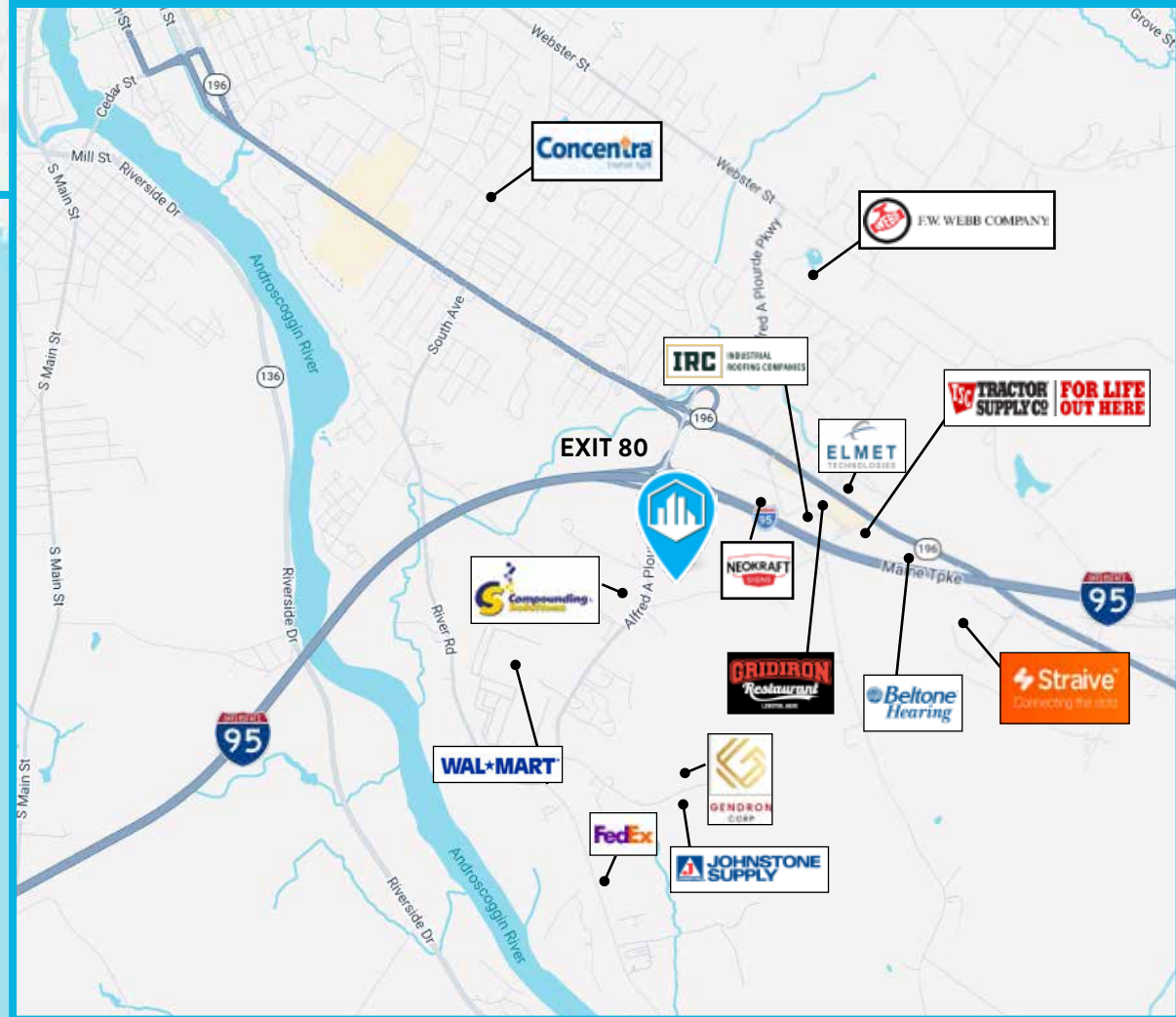
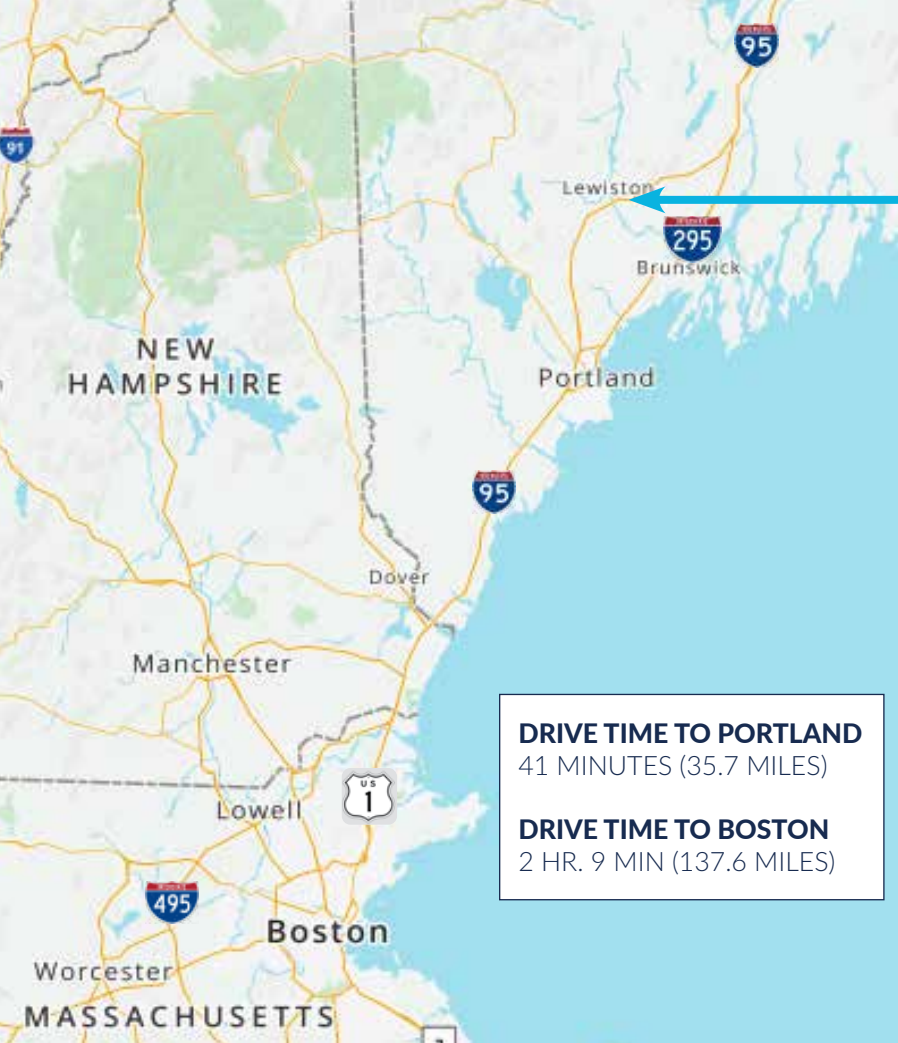
FLOOR PLAN | OFFICE SPACE

INTO INDUSTRIAL/MANUFACTURING AREA









CONTACT US



CHRIS PASZYC, CCIM, SIOR
Broker, Partner
207.553.1709 D
207.939.4147 C
cpaszyc@boulos.com



TRIPP CLARK
Associate
207.553.1729 D
978.992.6004 C
tclark@boulos.com



📍 ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 ☎ 207.772.1333 🌐 BOULOS.COM

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