

**FOR
SALE**



- New Roof
- Updated HVAC & Sprinkler
- Directly off Maine Turnpike

MULTI-TENANT INDUSTRIAL BUILDING

48 COMMERCIAL STREET, LEWISTON, ME 04240



PROPERTY OVERVIEW

- 66,077± SF light manufacturing, warehouse and office space mix
- Eight (8) loading docks, one (1) overhead door
- New roof in 2020
- Updated HVAC & sprinklers
- Directly off ME Turnpike Exit 80

- **NOI: \$195,632**
- **Cap Rate: 8.5%**
- **Sale Price: \$2,300,000**

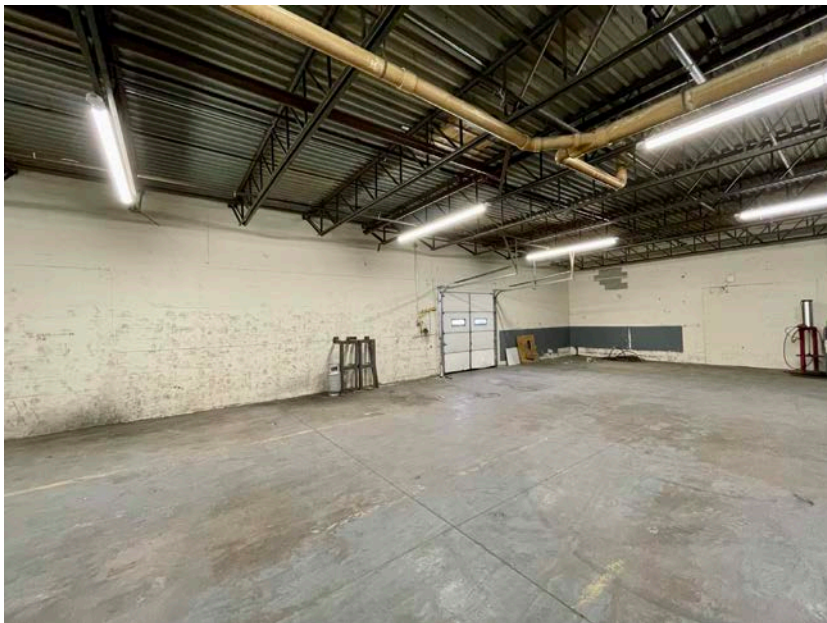
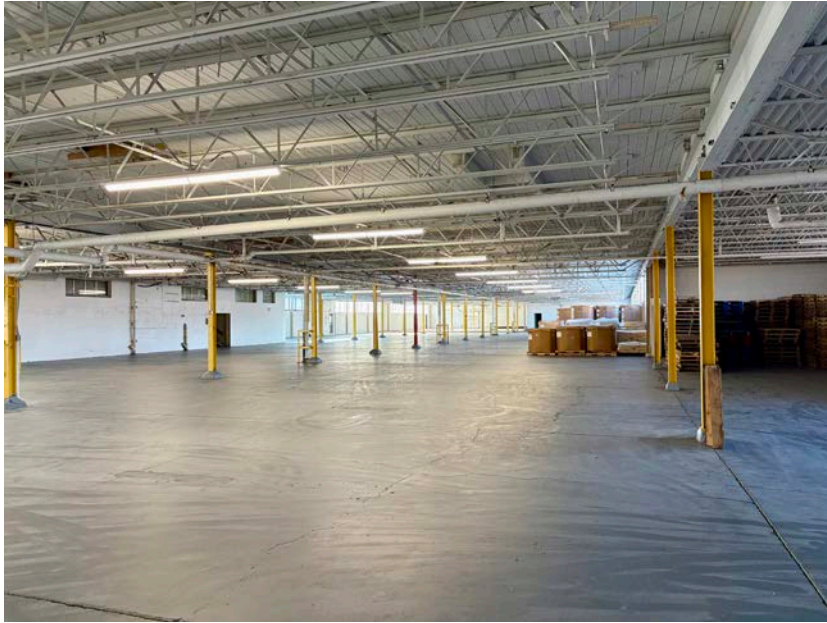


PROPERTY OVERVIEW

OWNER OF RECORD	MRE, LLC
BOOK & PAGE	Book 8894, Page 110
MAP/LOT	A portion of Map 125, Lot 14
BUILDING SIZE	66,077± SF
AVAILABLE SPACE	3,200± SF office
ZONING	UE - Urban Enterprise
CONSTRUCTION	Steel-frame and masonry
LOADING DOCKS	Six (6)
CEILING HEIGHT	14'±
ELECTRIC	200 amp
HVAC	Natural gas
SPRINKLER	Wet system
UTILITIES	Municipal water/sewer
RESTROOMS	Multiple throughout

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INTERIOR PROPERTY PHOTOS



48 COMMERCIAL STREET

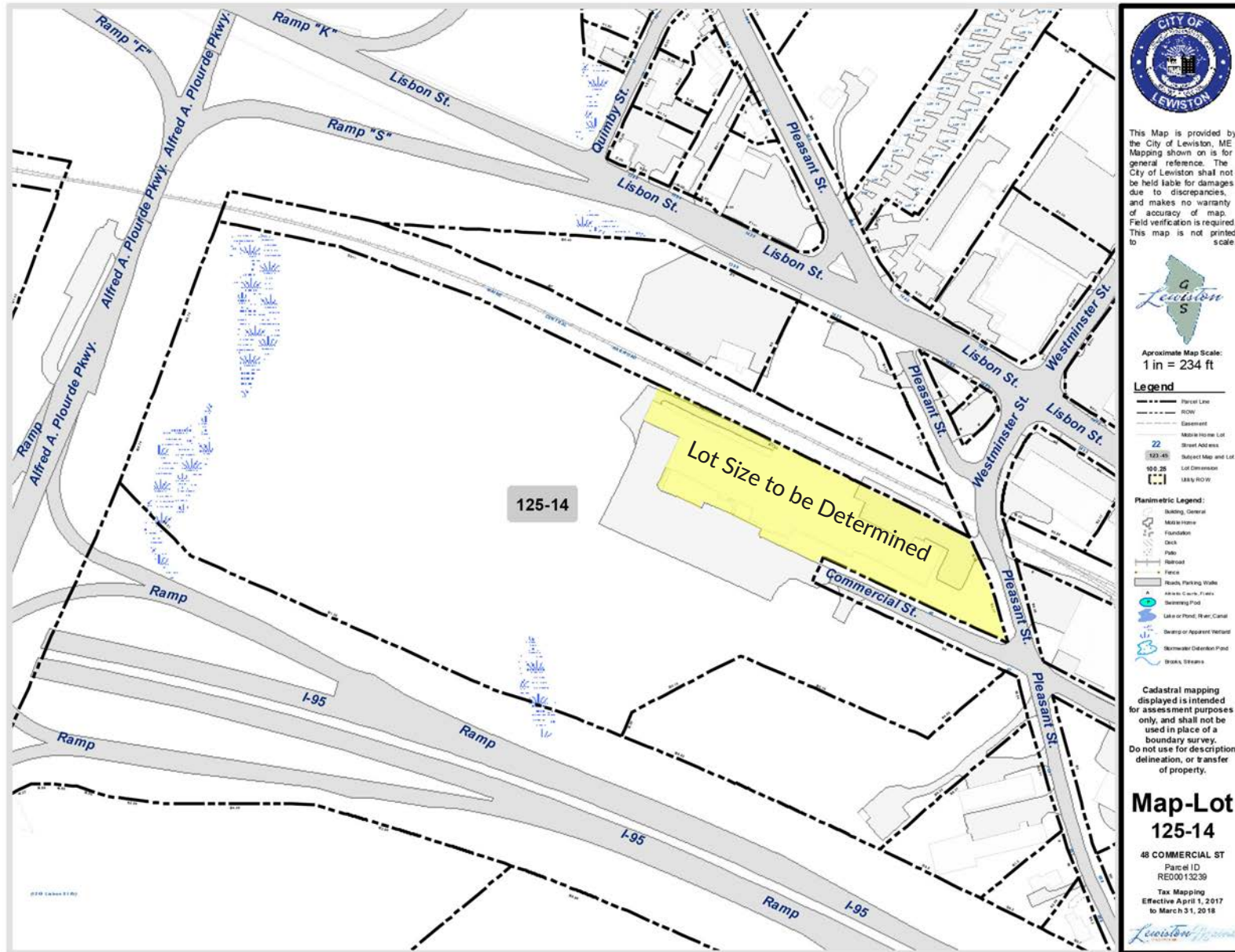
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EXTERIOR PROPERTY PHOTOS



48 COMMERCIAL STREET

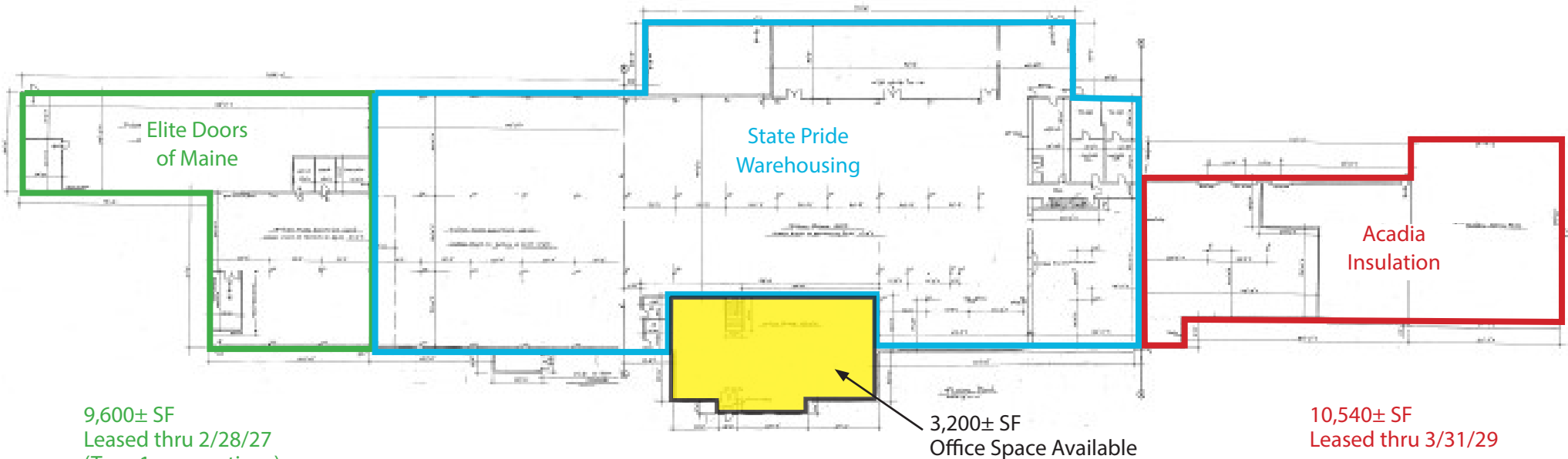
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48 COMMERCIAL STREET

LEWISTON, ME 04240

FLOOR PLAN



9,600± SF
Leased thru 2/28/27
(Two, 1-year options)

Current Rent:
\$47,232/year
(\$4.92/SF)

5% Increase with Options

33,966± SF
Leased thru 9/30/28

Current Rent:
\$67,932/year
(\$2.00/SF)

\$1.00/SF Increase in Year 2
\$0.50/SF Increase in Year 3

3,200± SF
Office Space Available

10,540± SF
Leased thru 3/31/29

Current Rent:
\$80,468/year
(\$7.63/SF)

3% Annual Increases

EXPENSES (ESTIMATED)

Real Estate Taxes	\$31,464
Insurance	\$ 8,677
Maintenance & Cleaning	\$19,891
Snow Removal	\$10,444
Utilities	\$12,748
Management	<u>\$ 3,210</u>
TOTAL	\$86,433



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