

FOR LEASE

INDUSTRIAL GROUND LEASE OR BUILD-TO-SUIT



THE BOULOS
COMPANY



PROPERTY HIGHLIGHTS

- Prime Location with Visibility: 5.17-acre pad-ready site located off Maine Turnpike Exit 80, offering unmatched access for industrial, manufacturing, and distribution operations.
- Outdoor Storage Permitted: Site ideal for outdoor, secure storage and distribution.
- Rare Industrial Opportunity: Zoned for industrial, manufacturing, and distribution—an increasingly scarce asset in Maine’s tight industrial market.
- Thriving Business Ecosystem: Surrounded by leading companies including Wal-Mart, General Dynamics, Eaton, Red Bull, US AutoForce/Max Finklestein, K&M Tire, Mattheson.
- Build-to-Suit or Ground Lease: Flexible development options available to meet specific tenant requirements.



PROPERTY DETAILS

OWNER 11 Gendron Owner, LLC

AVAILABLE SPACE 3.2± AC pad site

LOT SIZE 5.17± AC

LOT FRONTAGE 480'

ASSESSOR'S REFERENCE Map 154, Lot 17

BOOK/PAGE Book 11159, Page 244

ZONING I - Industrial

BUILDING STATUS Proposed

UTILITIES Municipal water and sewer

PARKING On-site

AREA BUSINESSES Wal-Mart distribution center, US AutoForce/Max Finklestein Tires, Red Bull, K&M Tire, Eaton, General Dynamics, Matheson

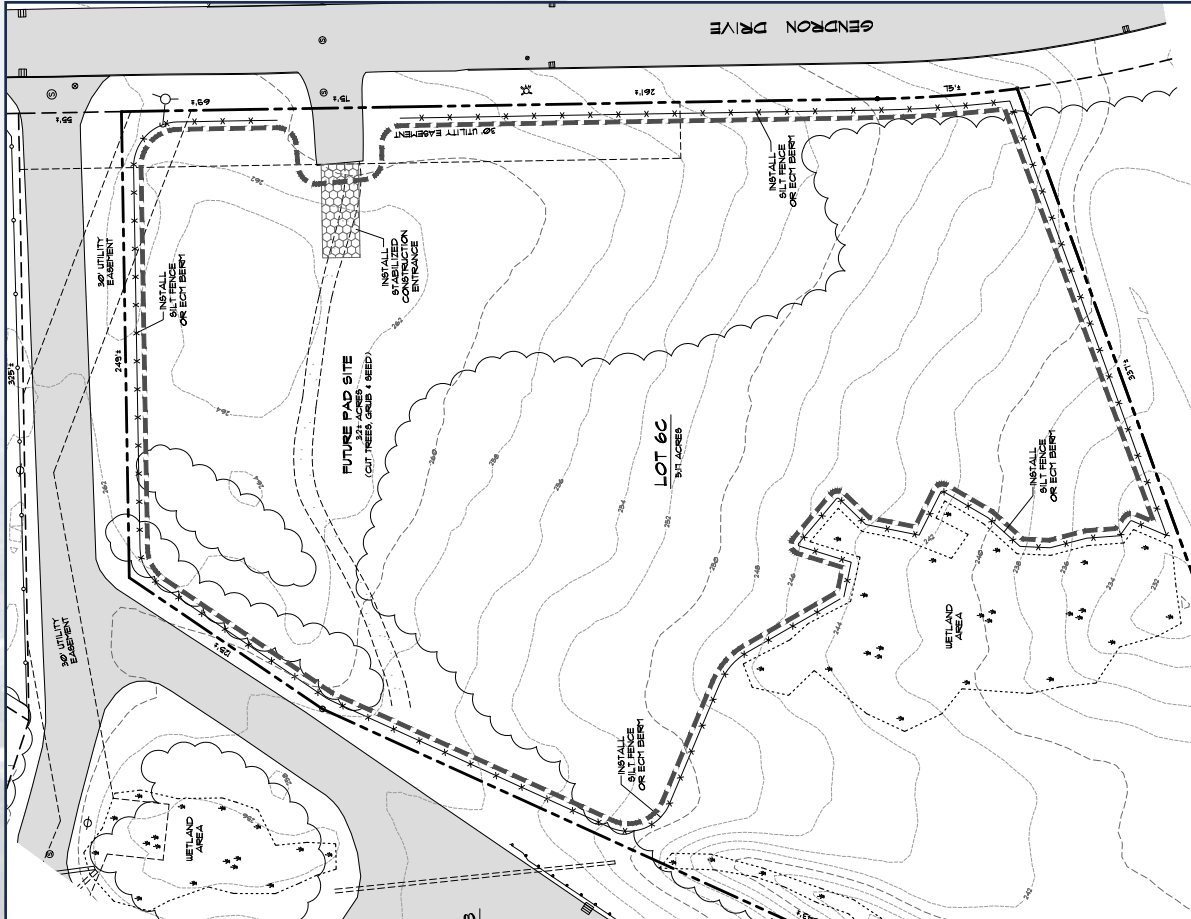
LEASE RATE TBD

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11 GENDRON DRIVE, LEWISTON, ME 04240



SITE PLAN



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11 GENDRON DRIVE, LEWISTON, ME 04240



CONTACT US



CHRIS PASZYC, CCIM, SIOR
Managing Partner, Broker

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

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