

FOR LEASE | PRIME INDUSTRIAL BUILDING

34-40 WESTMINSTER STREET, LEWISTON, ME 04240



PROPERTY HIGHLIGHTS

- 95,702± SF industrial building set on 7.33± AC
- Ten (10) loading docks and four (4) overhead doors
- 1,200 amps+, 3-phase power
- Opportunity to occupy a large single-tenant building in Lewiston-Auburn's industrial market, characterized by limited supply and high barriers to entry.
- Located in the Lewiston Industrial Park, in close proximity to Maine Turnpike Exit 80.
- Area businesses include Boston Brands of Maine, FW Webb, Walmart Distribution Center, General Dynamics, and more.
- \$5.95/SF NNN



FOR LEASE | PRIME INDUSTRIAL BUILDING

34-40 WESTMINSTER STREET, LEWISTON, ME 04240



PROPERTY DETAILS

LANDLORD Donald S. Day 3/25/81 Trust

BOOK / PAGE 7402/220 & 1511/339

MAP / LOT Map 124, Lots 032 & 033

ZONING I- Industrial

BUILDING SIZE 95,702± SF

LOT SIZE 7.33± AC

YEAR BUILT 1958

CONSTRUCTION Concrete block

ROOF Rubber Membrane

UTILITIES Public water & sewer, gas and electric

ELECTRICAL Front Entrance (left): 240v, 600 amp (minimum) - 800 amp, 3-phase
Middle Entrance (right): 120/208v, 400 amp, 3-phase
Rear Entrance (right): 120/208v, 200 amp, 3-phase

LOADING DOCKS/ OVERHEAD DOORS Ten (10) loading docks and four (4) overhead doors

CEILING HEIGHT 16' - 20'

TAXES \$50,559.22 (Tax Year 2026)

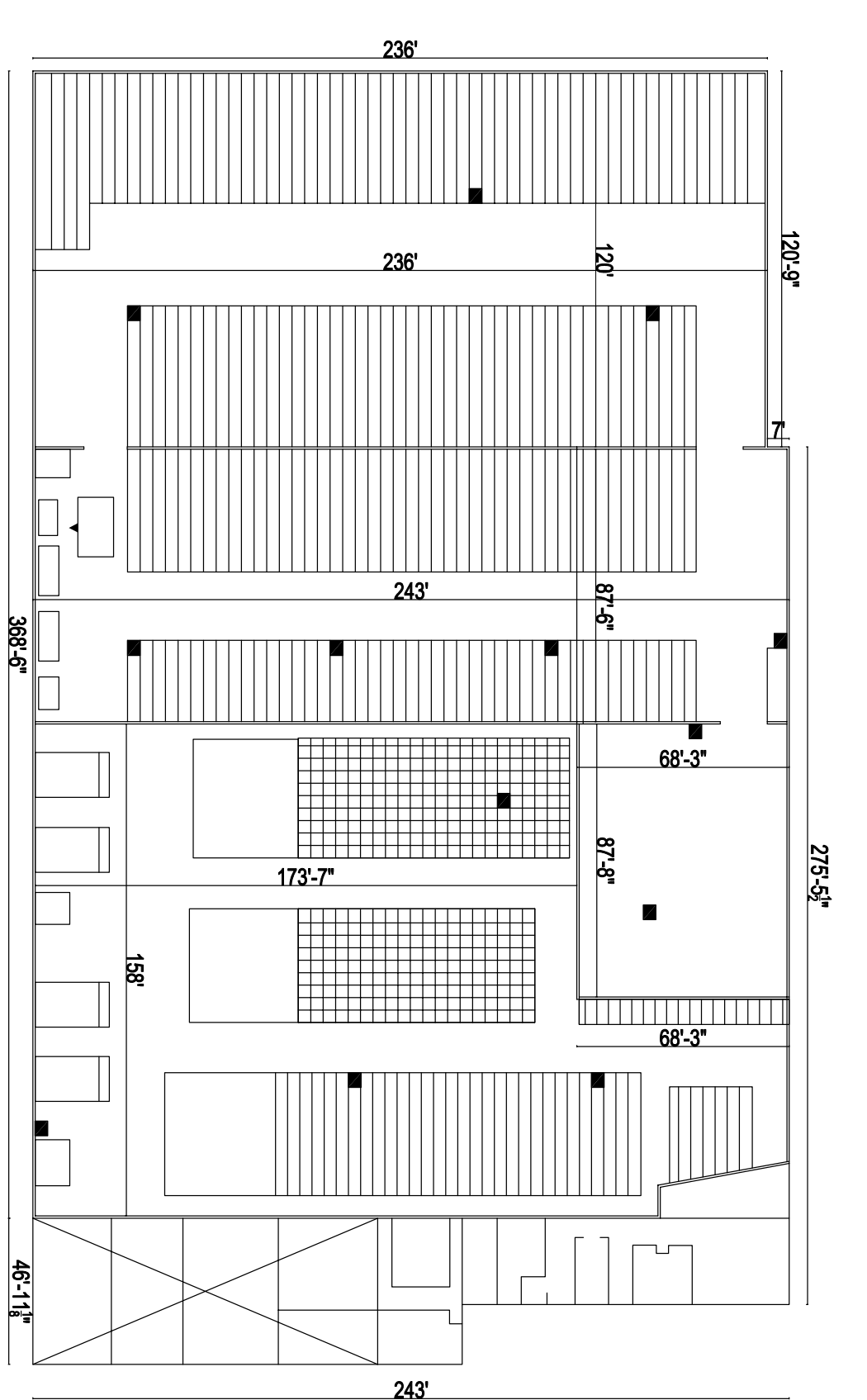


FOR LEASE | PRIME INDUSTRIAL BUILDING

34-40 WESTMINSTER STREET, LEWISTON, ME 04240



FLOOR PLAN



FOR LEASE | PRIME INDUSTRIAL BUILDING

34-40 WESTMINSTER STREET, LEWISTON, ME 04240



CONTACT US



CHRIS PASZYC, SIOR, CCIM
Managing Partner

+1 207.553.1709 D
+1 207.939.4147 C
cpaszyc@boulos.com



TRIPP CLARK
Associate

+1 207.553.1729 D
+1 978.992.6004 C
tclark@boulos.com

©2026 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.