

3 MIDDLE ST, LEWISTON, ME 04240

FOR SALE

INDUSTRIAL & OFFICE

For More Information, Please Contact:



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PROPERTY INFORMATION



Address	3 Middle Street, Lewiston, ME
Sale Price	\$1,250,000.00
Assessor Reference	Map 206 Lot 5
Deed	Book 10315 Page 79
Sq. Footage	97,850 ± Across 3 Levels
Office	18,000 ±
Warehouse	80,000 ±
Zoning Description	Urban Enterprise (UE)
Year Built	1862
Tax Credits	Eligible for Historic Tax Credits
Parking	Ample On-Site with Loading Areas
Utilities	3-Phase Power Natural Gas Municipal Water & Sewer

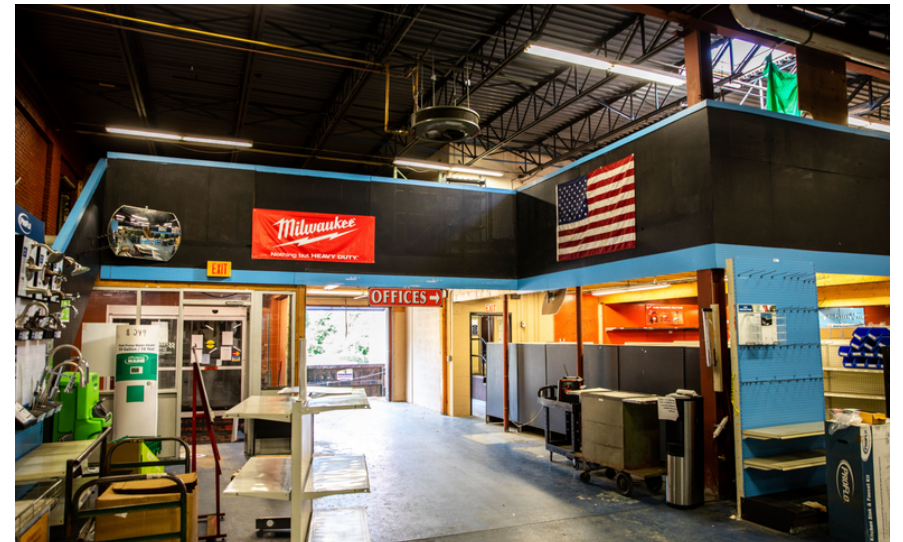
Discover one of Central Maine's largest industrial redevelopment and owner-user opportunities at 3 Middle Street, Lewiston. This 97,850± square foot historic industrial facility combines expansive warehouse space, functional office areas, and outstanding infrastructure within Lewiston's Urban Enterprise Zone.

The property features approximately 40,000 SF of first-floor industrial space, 40,000 SF of second-floor storage, and approximately 18,000 SF of office space, offering exceptional flexibility for manufacturing, distribution, logistics, contractor operations, warehousing, or mixed-use redevelopment. The building is serviced by three-phase electrical power, natural gas, municipal utilities, and ample on-site parking.

Positioned minutes from downtown Lewiston, major employers, and Interstate 95, the property benefits from excellent accessibility while qualifying for potential Historic Tax Credit incentives that may significantly enhance redevelopment economics.

Whether you're an investor seeking a value-add industrial asset, an owner-user looking to establish a headquarters, or a developer pursuing adaptive reuse opportunities, 3 Middle Street represents a unique opportunity to acquire a landmark industrial property with substantial long-term potential in one of Maine's fastest-growing commercial markets.

PROPERTY PHOTOS

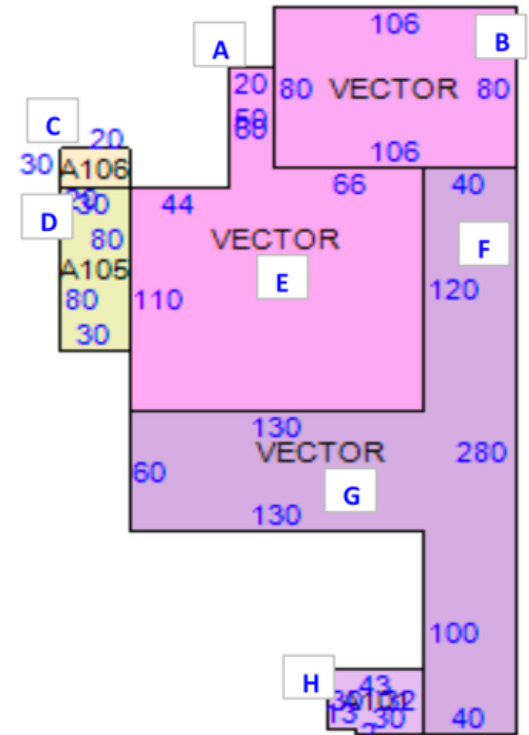




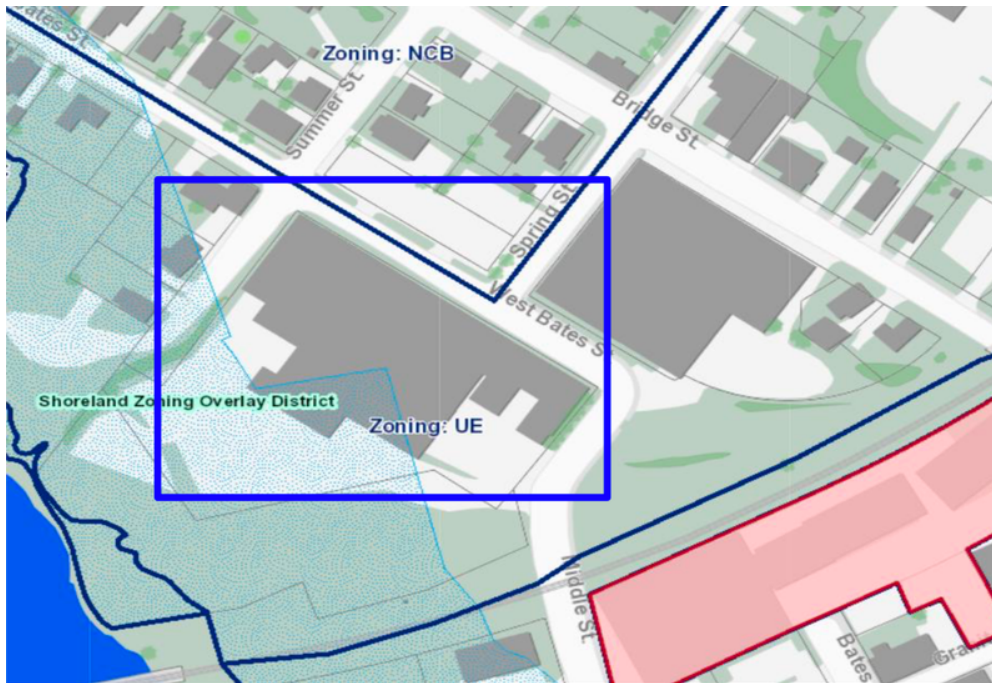
PROPERTY PHOTOS



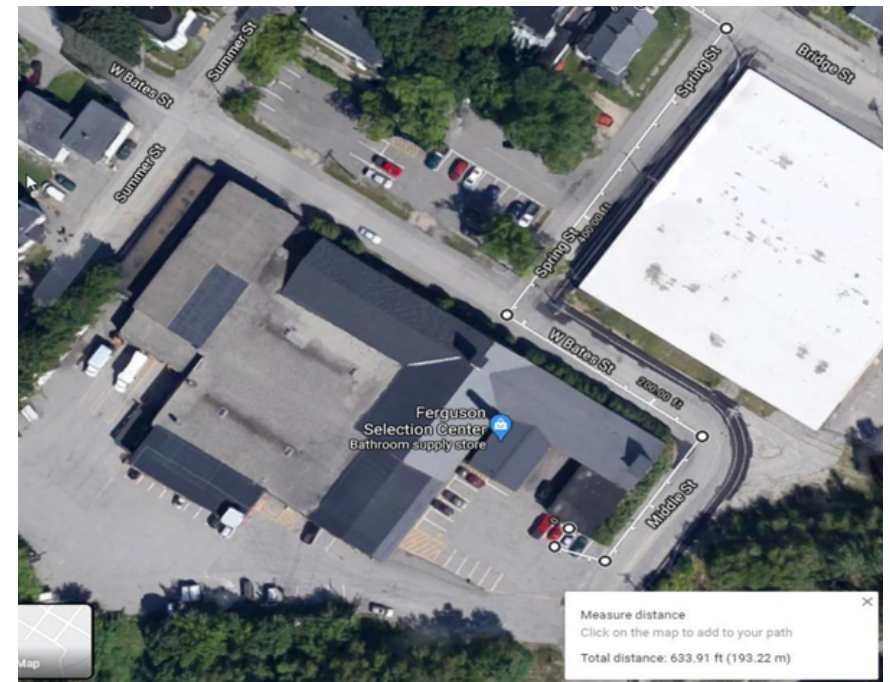
TAX MAP INFORMATION



ZONING INFORMATION

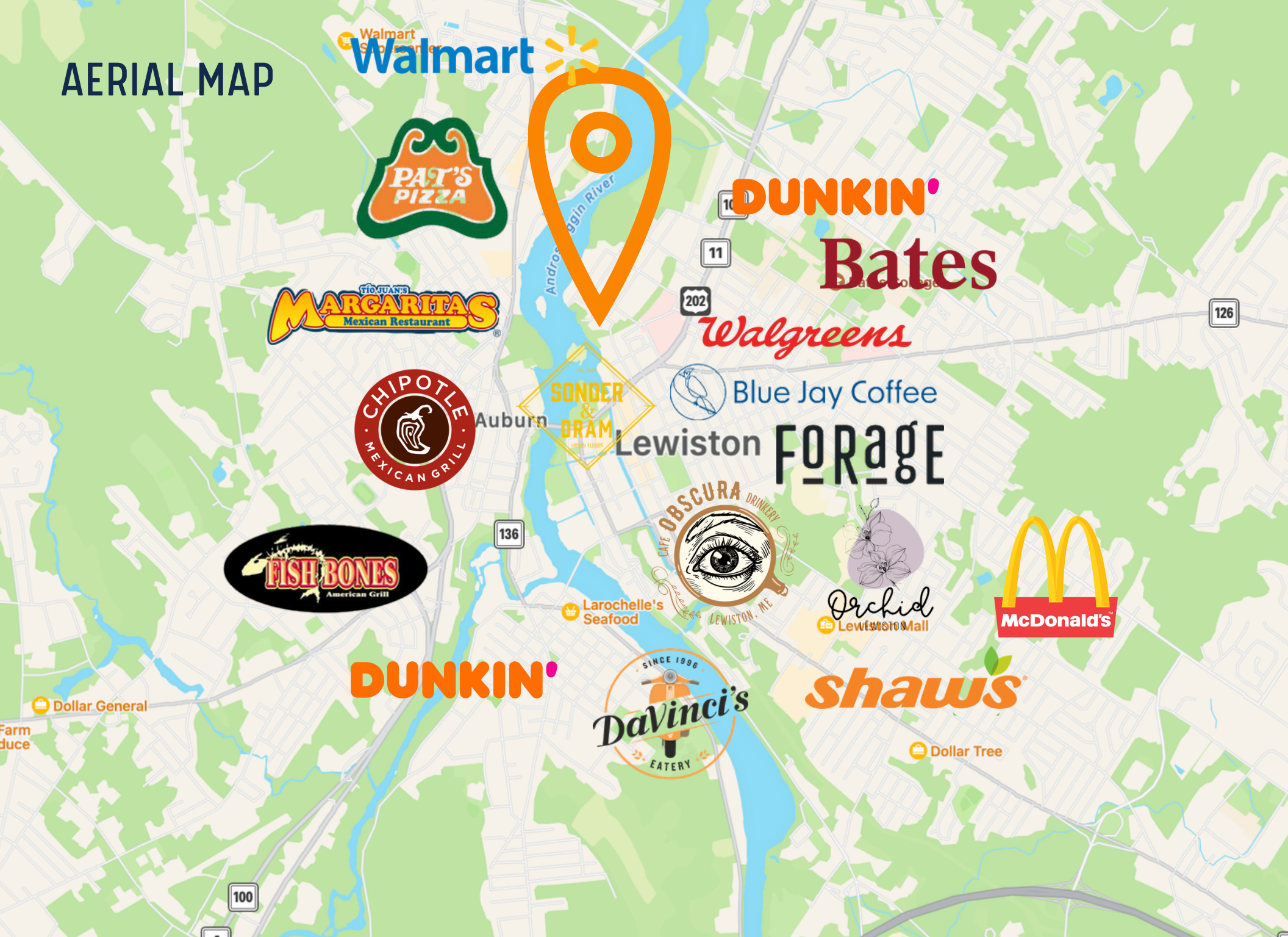


Property is in the UE "Urban Enterprise" Zone with adjacencies to NCB and Centerville Zones



Property location exceeds 300' from closest house in adjacent NCB Zone

AERIAL MAP



AERIAL MAP

INDUSTRIAL & OFFICE SPACE FOR SALE

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