

# FOR LEASE

CLASS A WAREHOUSE/DISTRIBUTION FACILITY  
55 LOGISTICS DRIVE, AUBURN, ME 04210



\*Lot lines are approximate

## PROPERTY HIGHLIGHTS

- Pre-permitted high-bay distribution space available within eight (8) months of lease execution
- Up to 180,000± square feet, customizable loading dock & overhead door configuration
- Immediate proximity to I-95, Exit 75, and the Auburn-Lewiston Municipal Airport
- Join neighboring businesses such as Procter & Gamble, CEVA, NTW, and Dingley Press
- Lease Rate: \$11.50/SF NNN





### PROPERTY DETAILS

**OWNER** GENDRON DISTRIBUTION CENTER, LLC

**ASSESSOR'S REFERENCE** 119/004-001

**DEED REFERENCE** 7592/305

**ZONING** ID - INDUSTRIAL

**LOT SIZE** 22.69± AC

**BUILDING SIZE** 103,460± SF (EXISTING)

**BUILDING STATUS** PROPOSED

**COMPLETION DATE** EIGHT MONTHS FROM LEASE EXECUTION

**AVAILABLE SPACE** 70,000 - 180,000± SF

**CONSTRUCTION** STEEL FRAME

**CLEAR HEIGHT** 30'

**COLUMN SPACING** 37'6 X 50'

**DOCKS** 8 - 10 LOADING DOCKS (9' X 10')

**DOORS** 4 - 5 OVERHEAD DOORS (14' X 14')

**ELECTRICAL** 3-PHASE POWER, 600A/480V

**HEATING SYSTEM** NATURAL GAS

**SPRINKLERS** ESFR

**WATER/SEWER** MUNICIPAL

**PARKING** ON-SITE

**NNN EXPENSES (EST.)** \$1.79/SF (EST.)

**LEASE RATE** \$11.50/SF NNN



# FOR LEASE | CLASS A WAREHOUSE/DISTRIBUTION FACILITY

55 LOGISTICS DRIVE, AUBURN, ME 04210



## CONTACT US



**CHRIS PASZYC, CCIM, SIOR**  
Managing Partner

207.553.1709 D  
207.939.4147 C  
cpaszyc@boulos.com



**CHRIS ROMANO**  
Associate

207.553.1717 D  
207.233.1792 C  
cromano@boulos.com



**TRIPP CLARK**  
Associate

207.553.1729D  
978.992.6004 C  
tclark@boulos.com

©2025 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.