

1150 Center Street - Building 2

4,420+/- SF FLEX / COMMERCIAL SPACE | AUBURN, MAINE 04210

BD
REAL ESTATE

FOR LEASE

4,420+/- SF
AVAILABLE

\$8.00/SF
NNN LEASE

3-5 Years
INITIAL TERM

800 Amp
ELECTRICAL

Immediate
OCCUPANCY

GB
ZONING



FLEXIBLE SPACE ALONG THE CENTER STREET CORRIDOR

Building 2 offers 4,420+/- SF of flexible commercial space with an existing layout that can be adapted to a variety of users. Formerly operated as a commercial cultivation facility, the building is divided into individually enclosed production and work rooms. Interior partitions may remain or be removed depending on the tenant's requirements.

LEASE SNAPSHOT

RATE	\$8.00/SF NNN
TERM	3-5 years
INCREASES	3% annually
POSSESSION	Immediate
FIT-UP	Landlord will consider

Brent Maurice

BD Real Estate | Real Broker LLC | 207-560-4421 | brent@bdrealestate.me

For informational purposes only. All information should be independently verified.

1150 CENTER STREET - BUILDING 2 | 1

Property Details

1150 CENTER STREET - BUILDING 2 | AUBURN, MAINE

BD
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FOR LEASE

BUILDING

Building area	4,420 +/- SF
Configuration	One story; approximately 52' x 84'
Year built	1987
Construction	Wood frame with vinyl exterior
Roof	Gable roof with asphalt shingles
Foundation	Concrete slab
Electrical	800-amp service
Restrooms	One
Access	Multiple pedestrian entrances

CURRENT LAYOUT

- Three rear rooms toward the back of the lot, approximately 650 SF each
- Four smaller front rooms toward Center Street
- Central corridor and one restroom
- Interior partitions may remain or be removed
- Separated production, storage, or work areas

TENANT-SPECIFIC IMPROVEMENTS

The landlord is willing to consider tenant-specific fit-up improvements depending on the proposed use, lease term, and overall deal structure, including installation of a front overhead door if needed.



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1150 CENTER STREET - BUILDING 2 | 2

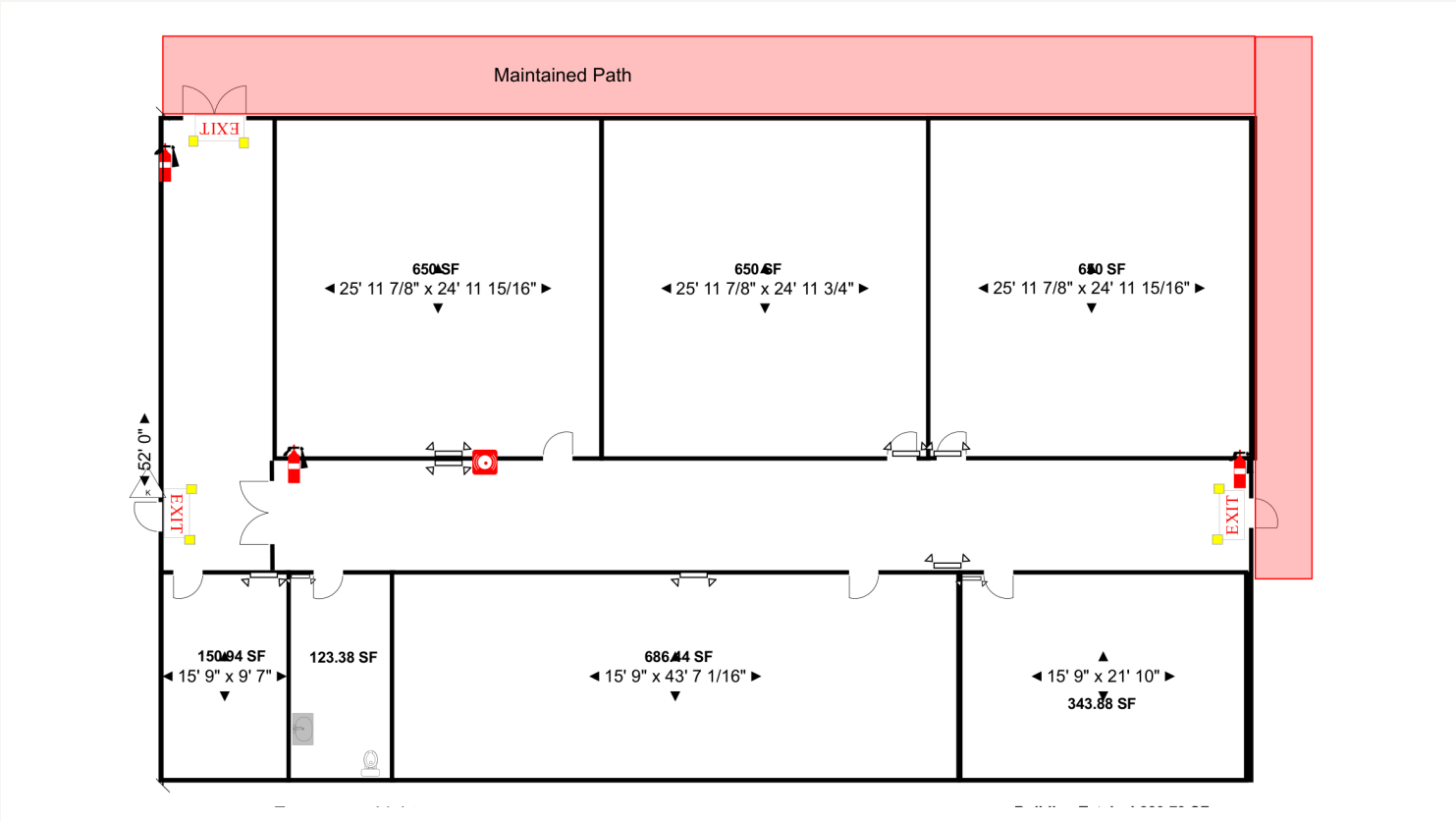
Interior Configuration

ADAPTABLE SINGLE-STORY LAYOUT | 4,420 +/- SF



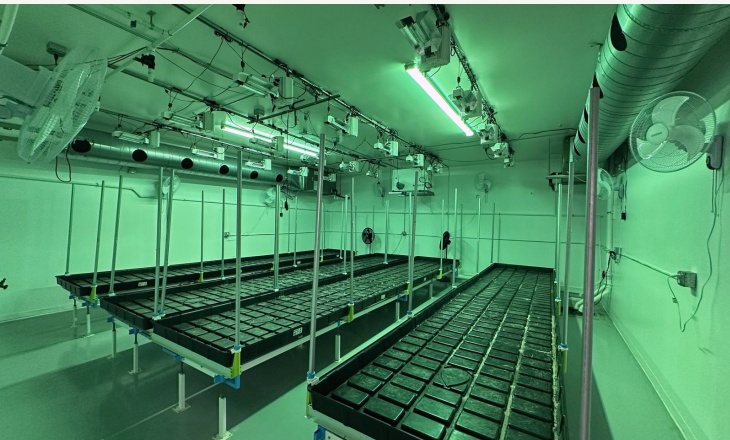
FOR LEASE

REAR OF LOT | THREE LARGER ROOMS



CENTER STREET | FOUR SMALLER FRONT ROOMS

REAR / BACK OF LOT	FRONT / CENTER STREET	CIRCULATION	FLEXIBILITY
Three enclosed rooms, approximately 650 SF each.	Four smaller rooms positioned toward the street.	Central corridor connecting the existing work areas.	Partitions may remain or be removed by agreement.



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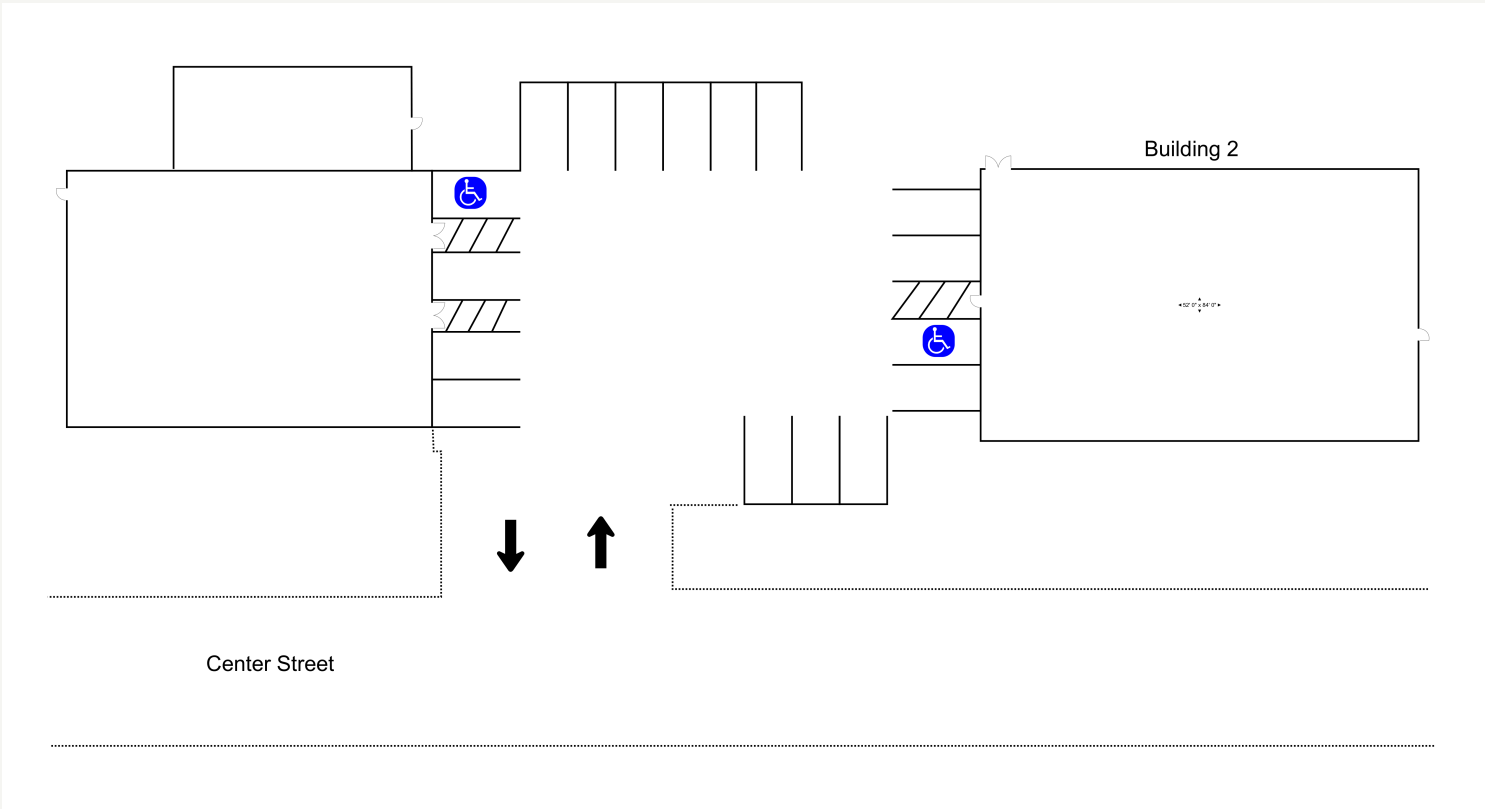
Floor plan and room dimensions should be independently verified.

Site & Location

CENTER STREET COMMERCIAL CORRIDOR | AUBURN, MAINE



FOR LEASE



SITE

Building 2 shares an approximately 1.17-acre parcel with the front retail building. Shared on-site parking is available, with the tenant's allocation to be established in the lease. Building-mounted signage may be available subject to municipal approval.

LOCATION

Positioned along Auburn's established Center Street commercial corridor with convenient access to the Lewiston-Auburn market and surrounding service area.

GENERAL BUSINESS DISTRICT

Potential uses remain subject to tenant verification of zoning and required municipal approvals.

Property Overview

FLEXIBLE COMMERCIAL SPACE | AVAILABLE FOR IMMEDIATE OCCUPANCY

BD
REAL ESTATE

FOR LEASE

OVERVIEW

1150 Center Street, Building 2 offers 4,420+/- SF of flexible commercial space with an existing layout that can be adapted to a variety of users. Formerly operated as a commercial cultivation facility, the building is divided into multiple individually enclosed production rooms, including three rooms toward the back of the lot of approximately 650 SF each and four smaller rooms toward Center Street. The configuration may lend itself well to specialty agricultural uses such as microgreen or mushroom production, as well as other businesses requiring separated production, storage, or work areas. Interior partitions may remain or be removed depending on the tenant's requirements.

The building includes 800-amp electrical service, a concrete slab foundation, one restroom, and multiple pedestrian entrances. The landlord is willing to consider tenant-specific fit-up improvements depending on the proposed use, lease term, and overall deal structure, including installation of a front overhead door if needed. Additional improvements may also be considered as part of lease negotiations.

The space may accommodate contractors, warehouse or distribution users, showrooms, service businesses, specialty agricultural production, and certain light industrial or assembly uses, subject to tenant verification of zoning and required municipal approvals.

