

FOR SALE | 42.67± ACRES

0 LEWISTON JUNCTION ROAD, AUBURN, ME 04210

PRICE REDUCED



PROPERTY HIGHLIGHTS

- Rare opportunity to acquire 42.67± AC of undeveloped land located in Auburn, Maine's manufacturing, warehousing, and distribution hub (Exit 75 off I-95)
- Industrial Zoning: featuring the Forest Products Overlay, Foreign Trade Zone, a New Mainers Workforce Program, as well as Municipal Tax Increment Financing (TIF) opportunities for new owners (See broker for Economic Advantage Summary)
- Wetland Study & Conceptual plans done by a local engineer. Concept plan shown in brochure is for a 250,000± SF high-bay warehouse with 450 parking spaces (See broker for full set of conceptual drawings & wetland study)
- Water, sewer and natural gas on-site

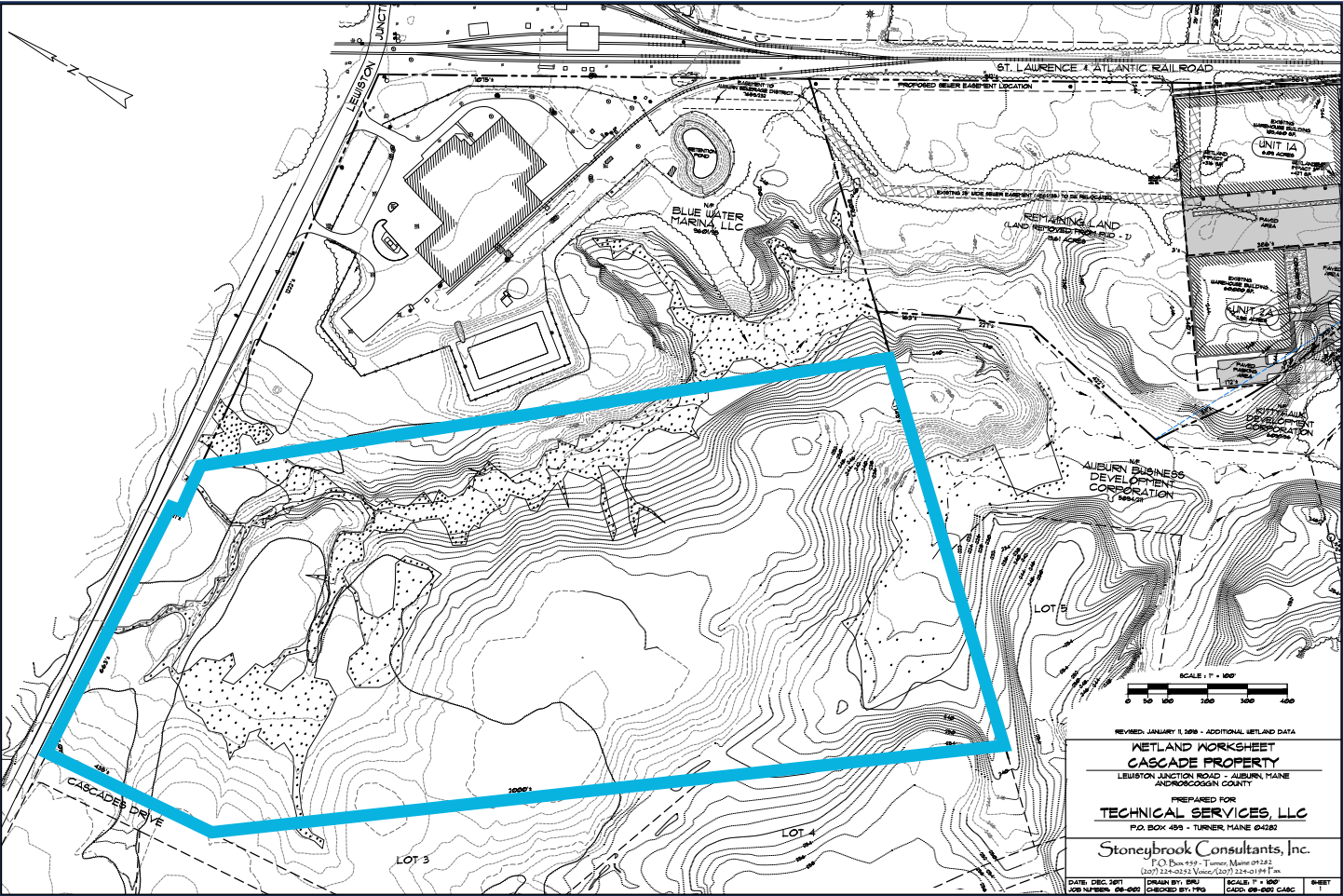
SALE PRICE: \$1,000,000 \$795,000





PROPERTY DETAILS

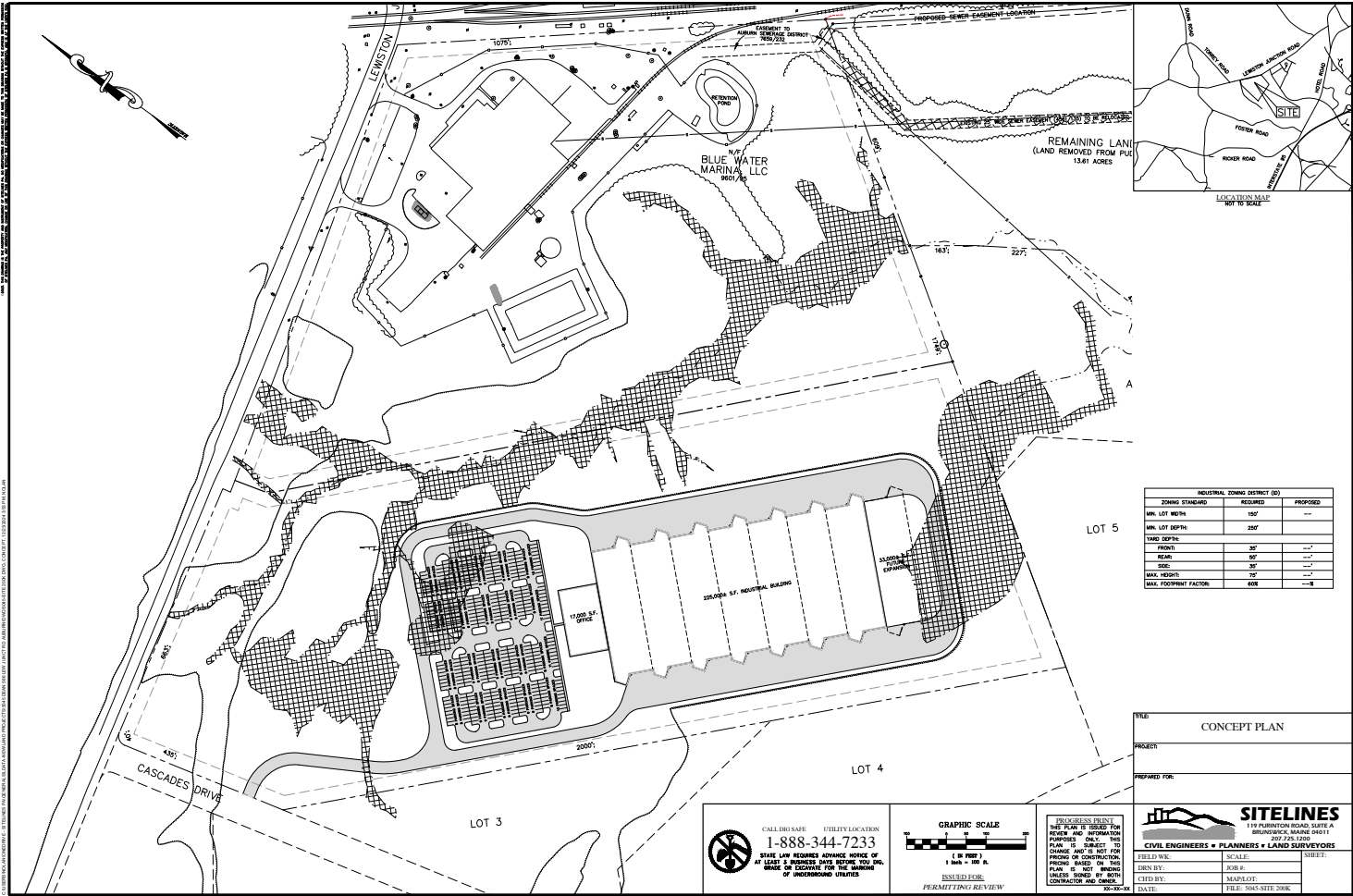
OWNER	LJR Developers, LLC
BOOK/PAGE	Book 1004, Page 205
ASSESSOR'S REF	130 - 001
ZONING	Industrial; Free Trade Zone
LAND AREA	42.67± AC
FRONTAGE	800' on Lewiston Junction Road
SALE PRICE	\$795,000



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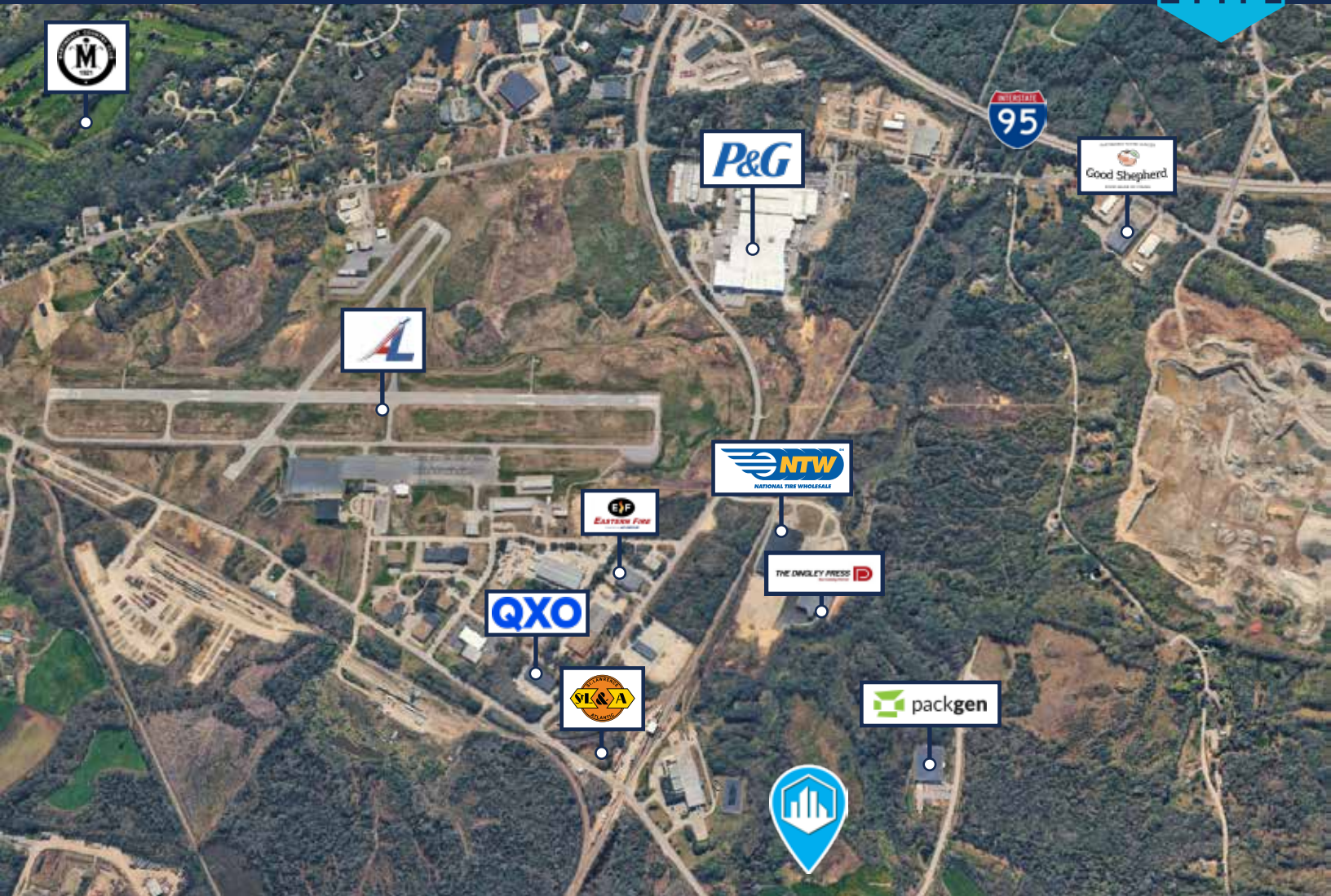


CONCEPT PLAN



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.