

FOR LEASE



FLEX/RETAIL SPACE

1219 LIBSON STREET
LEWISTON, ME 04240



PROPERTY HIGHLIGHTS

- 4,536± SF of freestanding flex/retail space
- Terrific visibility and easy highway access
- Property features both showroom and warehouse space
- Lease Rate: \$12.00/SF NNN



THE BOULOS
COMPANY

COMMERCIAL REAL ESTATE

FLEX/RETAIL SPACE

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PROPERTY DETAILS

OWNER	Gendron Realty, LLC
BUILDING SIZE	4,536± SF
LOT SIZE	0.34± AC
YEAR BUILT	1987
ASSESSOR'S INFORMATION	Map 151, Lot 139
BOOK AND PAGE	9147/104
TRAFFIC COUNT	16,280 AADT (2023)
NEAREST HIGHWAY EXIT	Maine Turnpike Exit 80
NUMBER OF STORIES	One (1)
DOCKS/LOADING	One (1) Overhead Door
ZONING	HB - Highway Business
UTILITIES	Municipal water/sewer
HEAT	Forced hot air
PARKING	Ample, on-site parking
SIGNAGE	Building and pylon
LEASE RATE	\$12.00/SF NNN
NNN EXPENSES (EST.)	\$3.38/SF

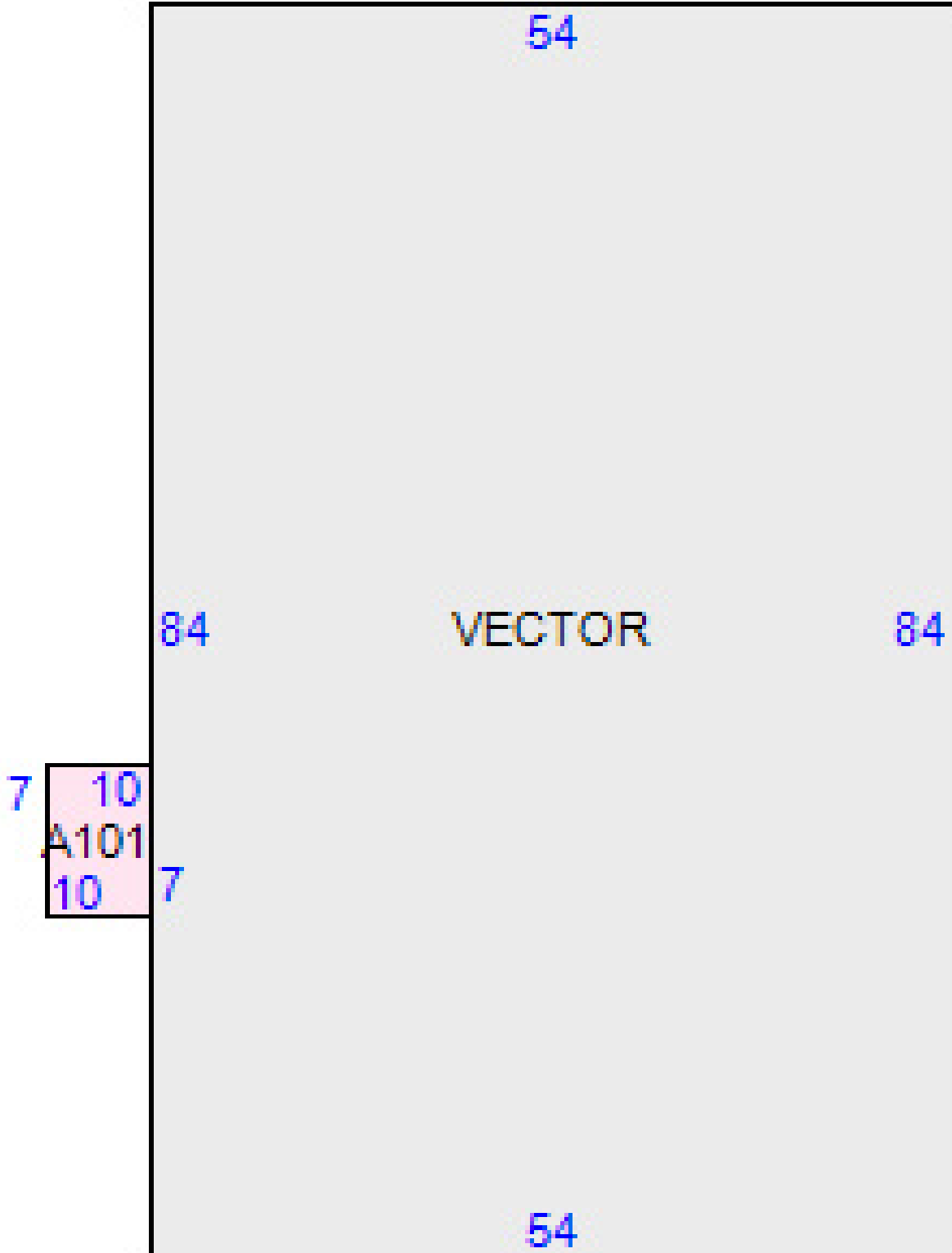


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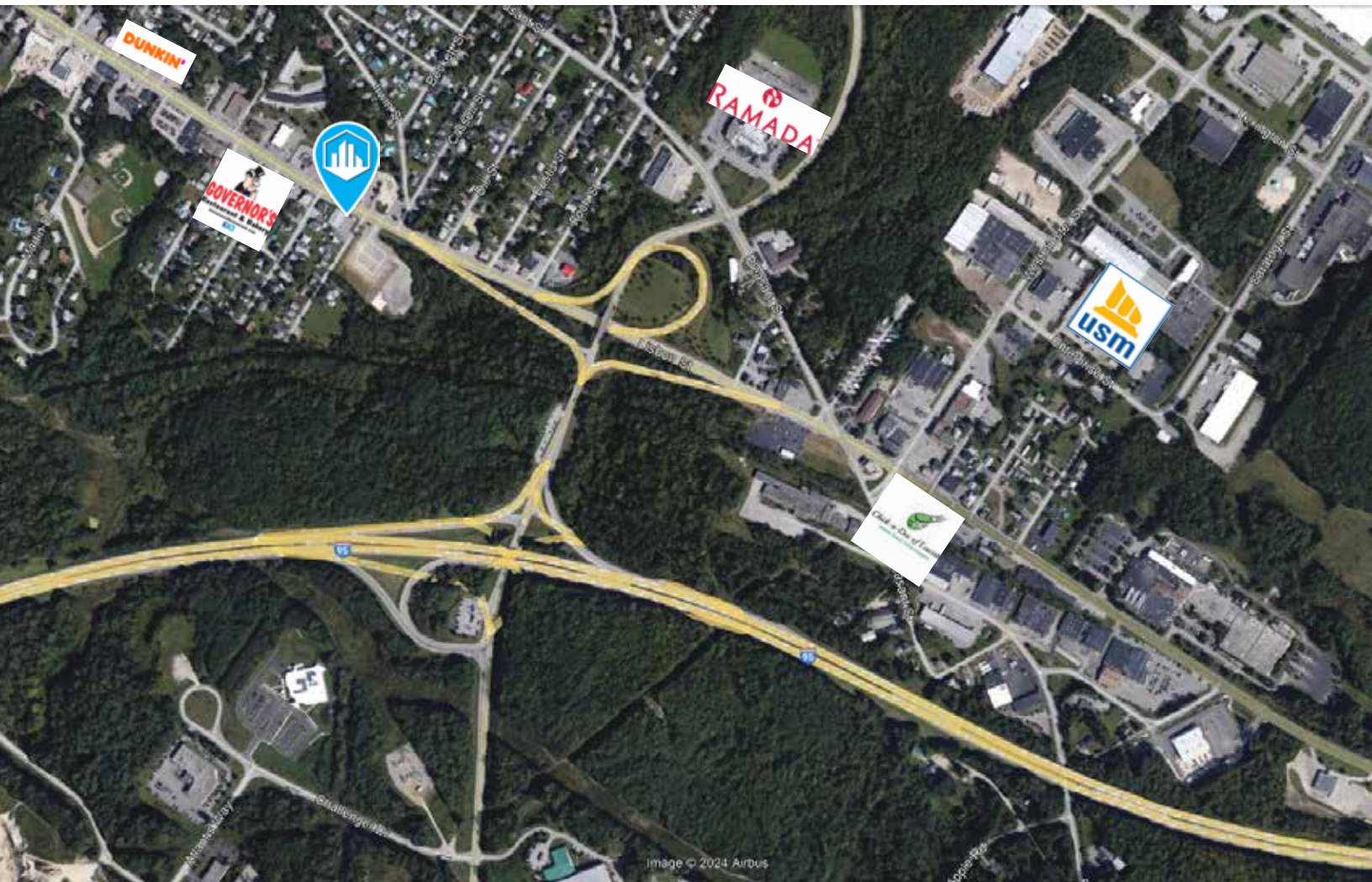


FLOOR PLAN



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