

FOR LEASE



*Existing building to be demolished

PAD READY DEVELOPMENT SITE

1775 LISBON STREET, LEWISTON, ME 04240

PROPERTY HIGHLIGHTS

- Prime Location with Visibility: 23.6± acre pad ready site located directly off Maine Turnpike Exit 80, offering unmatched visibility and access
- Fully Serviced & Ready to Build: All utilities will be stubbed into the site, and stormwater detention is already in place minimizing risk, cost, and delays.
- Exceptional Time & Cost Savings: Existing infrastructure saves end users millions in development expenses and eliminates years of permitting and site work.
- Thriving Business Ecosystem: Surrounded by leading companies including Wal-Mart Distribution Center, General Dynamics, Bourgeois Guitars, Atlas Structural Systems, Valley Beverage, Elmet Technologies, Butler Brothers, Avient, and LL Bean.
- Build-to-Suit or Ground Lease: Flexible development options available to meet specific tenant requirements.



THE BOULOS
COMPANY

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PROPERTY DETAILS

OWNER OF RECORD Lewiston Liberty, LLC

ASSESSOR'S REF Map 97, Lot 03

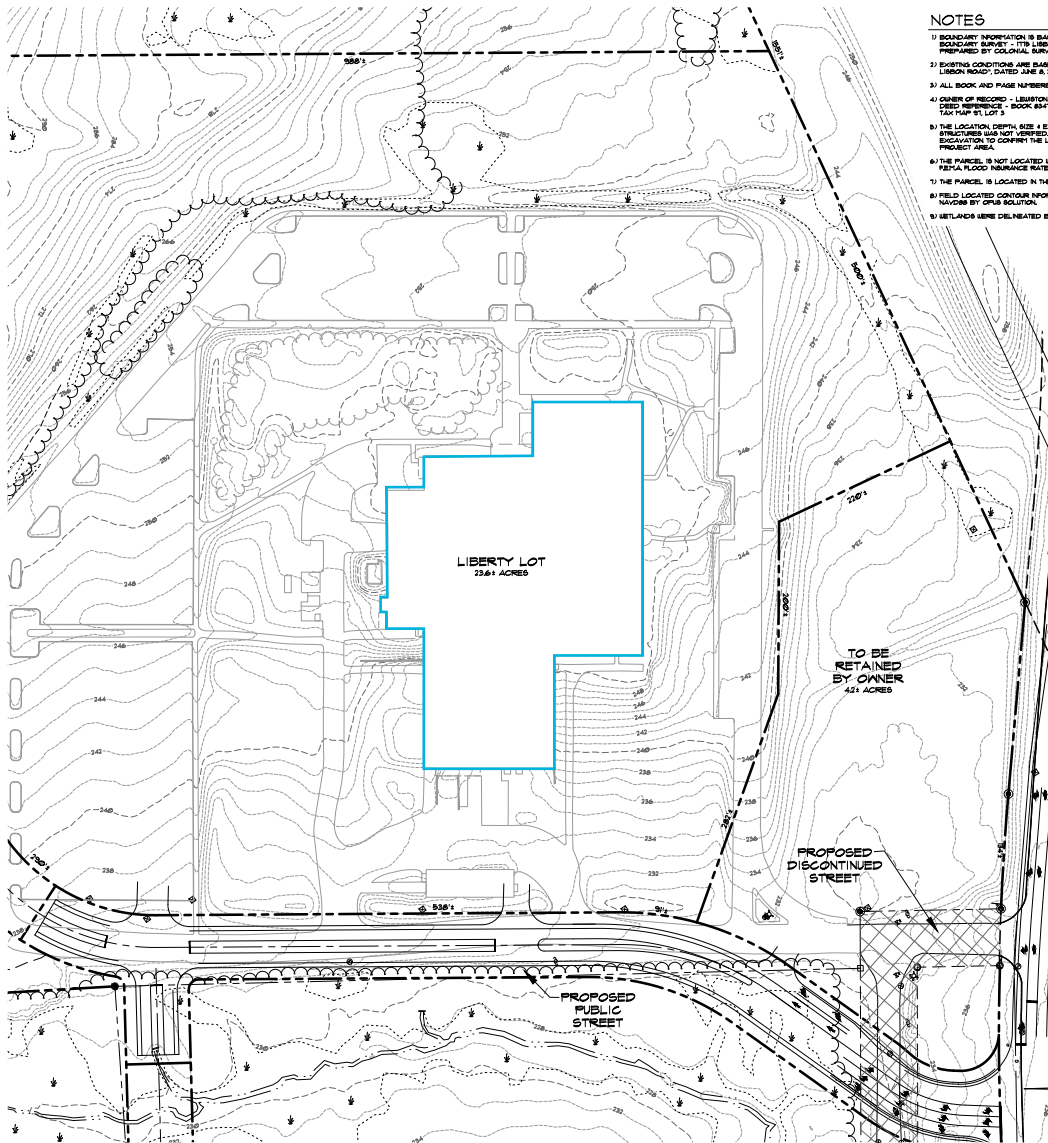
ZONING

HB - Highway Business District which permits a wide variety of uses including light manufacturing, warehousing and distribution.

Growth Area Overlay District

LEASE RATE

See Broker for details



NOTES

- 1) BOUNDARY INFORMATION IS BASED ON QUADRIANGULAR MAPS - 17th MERIDIAN PREPARED BY COLONIAL SURVEY
- 2) EIGHTING CONDITIONS ARE BASED ON LISBON ROAD, DATED JUNE 8, 2002
- 3) ALL BOOK AND PAGE NUMBERS RE
- 4) OWNER OF RECORD - LEWISTON LIBERTY LLC, MEMPHIS - BOOK 2541, P 7 TAX MAP #1 LOT 3
- 5) THE LOCATION, DEPTH, SIZE & BOUNDARY INFORMATION HAS NOT BEEN VERIFIED TO CORRELATE TO THE LOC PROJECT AREA.
- 6) THE PARCEL IS NOT LOCATED WITHIN A LOCAL NEIGHBORHOOD.
- 7) THE PARCEL IS LOCATED IN THE H
- 8) FIELD LOCATED CONTOUR INFORMATION BY OTHER SOLUTION.
- 9) WETLANDS WERE DELINEATED BY:

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