FOR SALE/LEASE • INDUSTRIAL

59 Mystique Way • Auburn, ME

MALONE
COMMERCIAL BROKERS

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INDUSTRIAL BUILDING & LAND PARCELS

- Unit 3: 11,424± SF industrial building on 0.78± Acres for sale or lease
- Unit 4: 0.74± Acre lot for sale
- Unit 5: 1.33± Acre lot for sale

SALE PRICE: UNIT 3: $650,000
UNIT 4: $150,000
UNIT 5: $175,000

LEASE RATE: UNIT 3: SEE BROKER

PROPERTY SUMMARY

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Site Info

OWNER:	Chestnut Property Holdings, LLC
DEED:	Book 11399, Page 317
ASSESSOR:	Unit 3: Map 206, Block 3, Lot 58 Unit 4: Map 206, Block 4, Lot 58 Unit 5: Map 206, Block 5, Lot 58
LOT SIZE:	Unit 3: 0.78± AC Unit 4: 0.74± AC Unit 5: 1.33± AC
ZONING:	ID – Industrial

Building Info

BUILDING SIZE:	Unit 3: 11,424± SF
YEAR BUILT:	2021
CONSTRUCTION:	Metal frame
ROOF:	Metal
SIDING:	Metal
CEILING HEIGHT:	22'±
LOADING:	One (1) overhead door

This offering presents a unique opportunity for a tenant to customize the interior build-out to meet their specific operational needs. Interior finishes, including the concrete floor, electrical system, heating system, lighting, and final utility installations, will be completed in collaboration with the tenant, allowing the space to be tailored to a variety of commercial or industrial uses.

Constructed with durable structural steel framing, metal siding, and a metal roof, the building offers a strong, low-maintenance exterior. It is partially insulated and features a newly paved parking lot, with public water and sewer service available.

SITE PLAN

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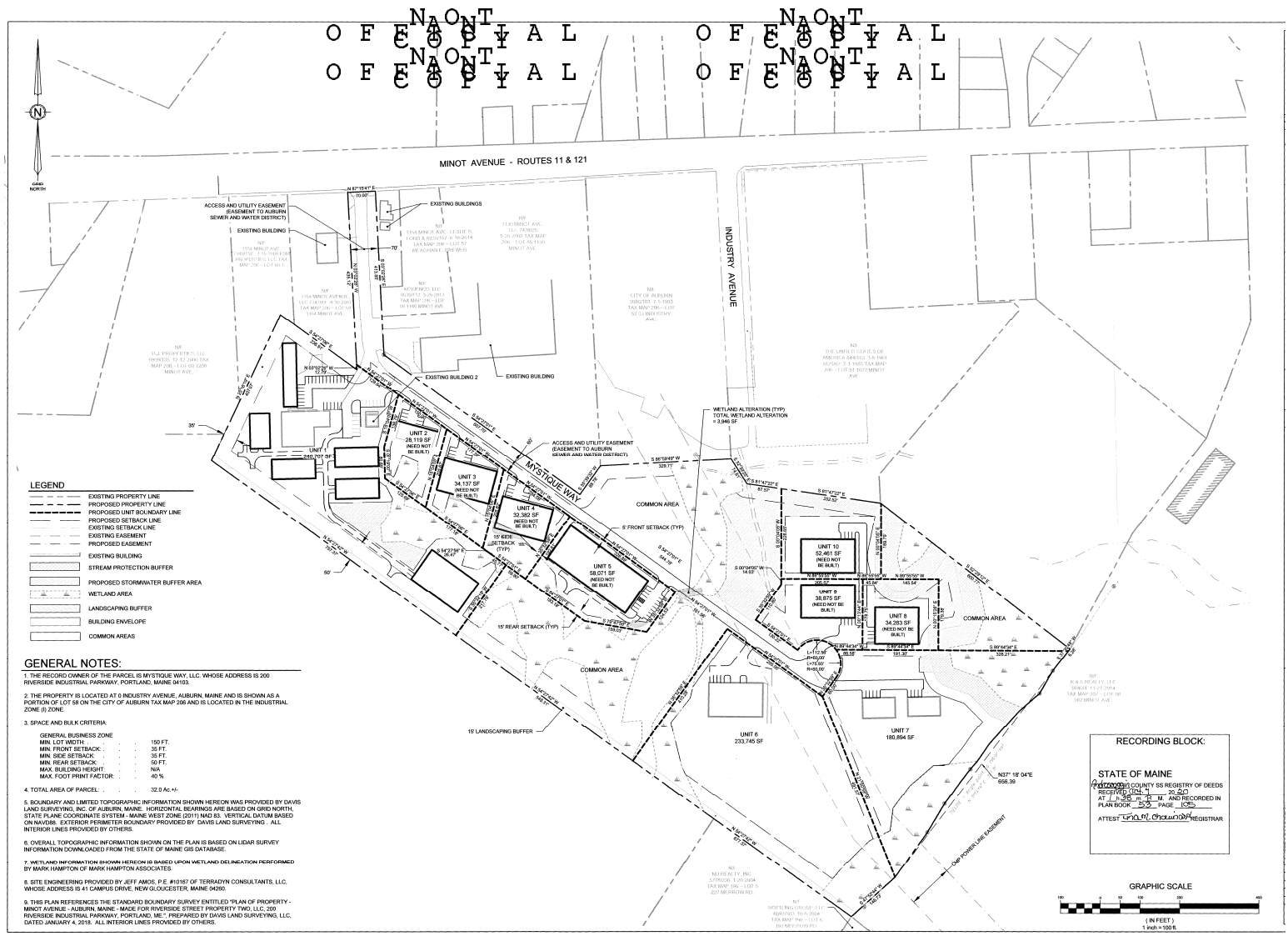

AERIAL

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