

FOR SALE

Industrial Land

131.04± acres | \$750,000



Lewiston Junction Road, Auburn

Property Highlights

- Prime Industrial Development Land
- Direct proximity to rail, air, and intermodal freight facilities
- Less than 2 miles from I-95, Exit 75
- Excellent access to regional and Northeast markets

Property Description

Rare opportunity to acquire 131.04± acres of industrial development land in one of Central Maine's premier logistics and manufacturing corridors. Located on Lewiston Junction Road in Auburn, this expansive site offers exceptional access to regional and interstate transportation networks, making it an ideal location for industrial, manufacturing, warehouse, distribution, and logistics operations. Situated less than two miles from I-95 (Exit 75), the site is strategically positioned near the Auburn Intermodal Transfer Facility, Auburn-Lewiston Municipal Airport, and the St. Lawrence & Atlantic Railroad. With excellent highway, rail, and air connectivity, this site is well suited for industrial, manufacturing, warehouse, and distribution uses.

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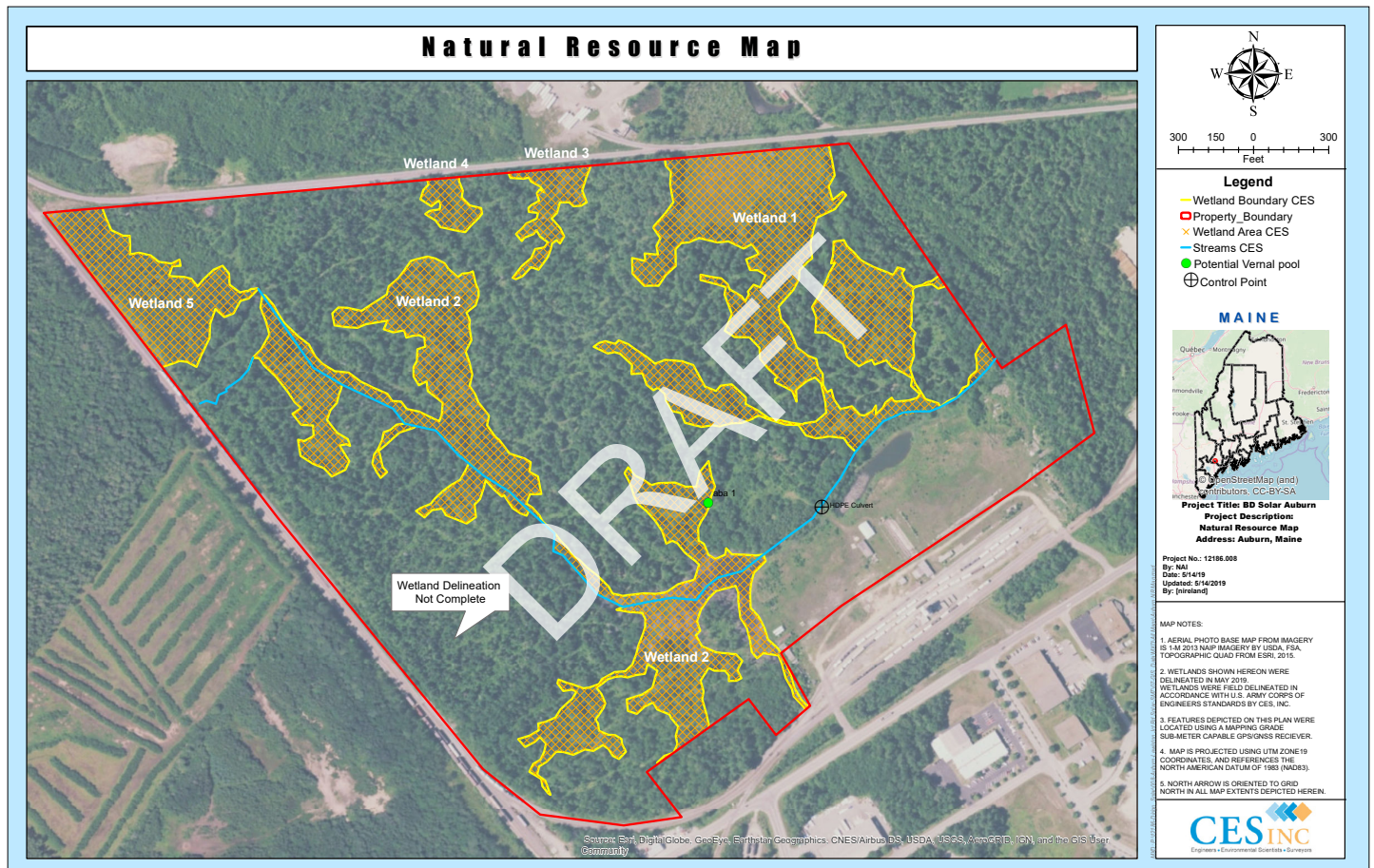
207.773.7100 | dunhamgroup.com



Property Overview

Owner	TGL Auburn
Lot Size	131.04± acres
Assessor's Reference	Map 142, Lot 7 / Map 142, Lot 7-2 / Map 143, Lot 5
Deed Reference	Book 6421, Page 120
Zoning	Industrial (ID)

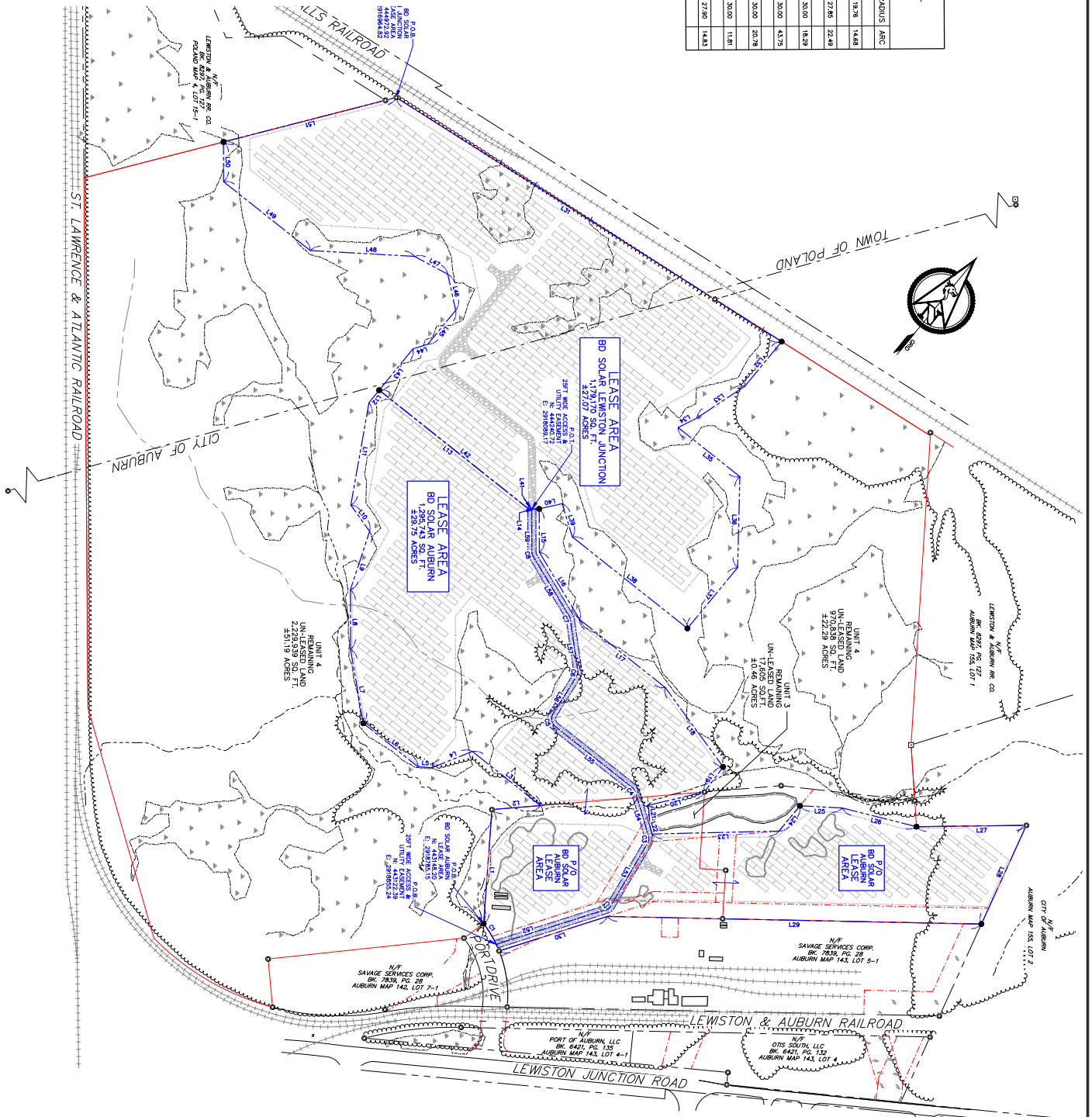
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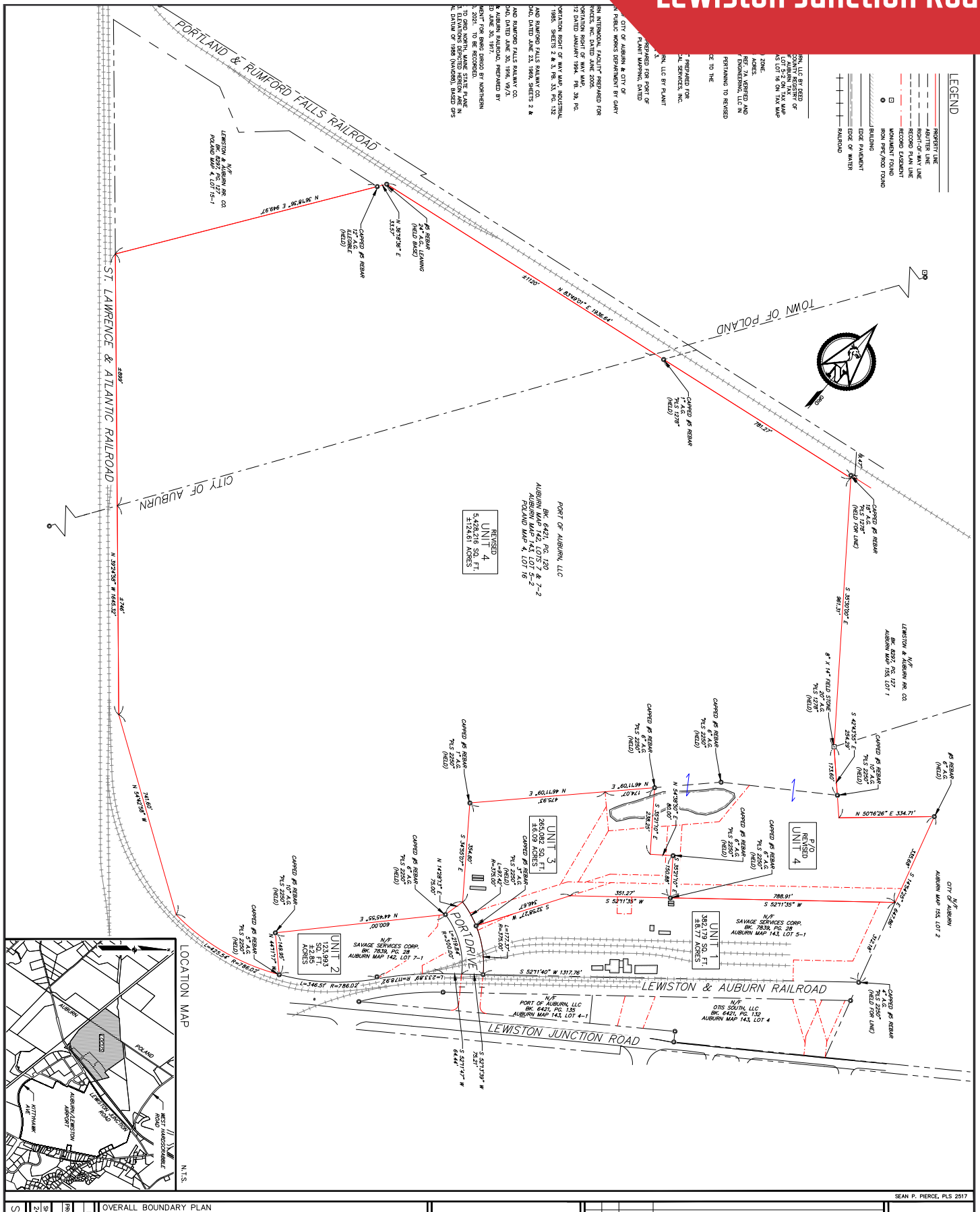
Sellers previously obtained municipal, state and federal permits for 2 x 5 Megawatt Solar PV projects.

- Grid connections for this size project remains feasible with the local utility
- Great opportunity to locate battery storage and or solar pv
- State procurements upcoming this fall and continuing for several years

25FT ACCESS & UTILITY EASEMENT LINE TABLE			
LINE/CURVE#	LENGTH	BEARING/CURVE RADIUS	ARC
L20	354.03	N32° 06' 37"E	19.76
C2	14.34	N72° 05' 45"E	14.69
L21	228.44	N08° 04' 57"W	27.46
C3	21.88	N32° 07' 57"W	22.48
L24	144.76	N05° 17' 05"W	30.00
L25	18.00	N72° 06' 47"W	18.29
L26	30.19	S89° 25' 17"W	30.00
C4	30.88	N49° 06' 07"W	43.75
L27	135.12	N07° 17' 17"W	30.00
C5	20.37	N07° 17' 17"W	20.78
L28	109.36	N47° 05' 07"W	30.00
C6	11.71	N08° 19' 50"W	11.87
L29	214.87	N47° 22' 50"W	27.90
C7	14.65	N08° 06' 29"W	14.83
L30	133.25	N08° 06' 29"W	27.90



Lewiston Junction Road



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.