

# FOR LEASE

Industrial/Flex

5,022± SF | \$8.00/SF NNN



## 154 Mt. Auburn Avenue, Auburn

### Property Highlights

- Flexible Layout
- Ample parking on-site
- Quick access to Center Street (Route 4/100) and close proximity to I-95 via Exit 75

### Property Description

We are pleased to offer this 5,022± SF industrial flex building for lease at 154 Mt. Auburn Avenue in Auburn. The building offers a flexible layout and the landlord is equipped to renovate as needed. Positioned in a well-established commercial area of Auburn, the property offers convenient access to local amenities, major roadways, and the broader Lewiston/Auburn region—one of central Maine's key economic hubs. Building is across the street from Home Depot, Kohls, and Hobby Lobby.



Katie Breggia | [katie@dunhamgroup.com](mailto:katie@dunhamgroup.com)

Tom Moulton, CCIM, SIOR | [tmoulton@dunhamgroup.com](mailto:tmoulton@dunhamgroup.com)

207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)

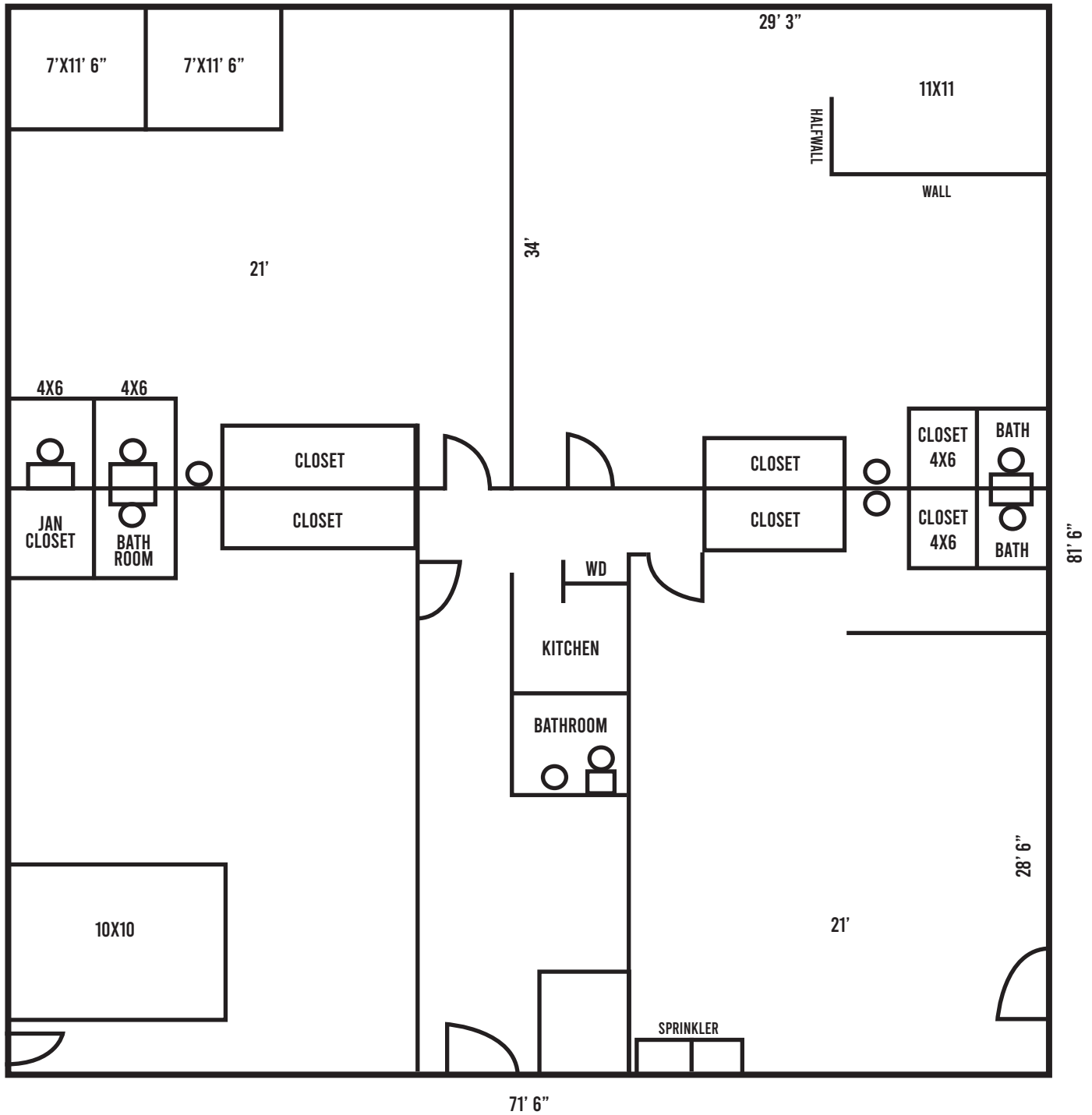


## Property Overview

Building Size	5,022± SF
Available	Immediately
Lot Size	3.53± acres
Zoning	GB - General Business
Building Construction	Masonry & steel
Year Built	1988
HVAC	Roof-mounted/gas-fired HVAC
Utilities	Public water, sewer
Electrical	400 Amp, single phase 120/240
Sprinklers	Yes, full coverage wet system
Windows	Thermo-pane windows
Bathrooms	Three (3)
Parking	Ample, on-site parking

**FOR LEASE : \$8.00/SF NNN**





\* NOT TO SCALE

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.