

FOR LEASE

Industrial Build-to-Suit

15,840 SF | \$9.50/SF NNN



1717 Lisbon Street, Lewiston

Property Highlights

- *Build-to-suit based on tenant's specifications*
- *Convenient access to I-95*
- *Highly visible property*



Property Description

We are pleased to offer this industrial build-to-suit opportunity in Lewiston, Maine. The property will consist of 15,840± SF of clear span space with 18' clear heights and up to ten overhead doors. Located on Lisbon Street, the site is 1± mile from the Exit 80 on ramp for the Maine Turnpike.

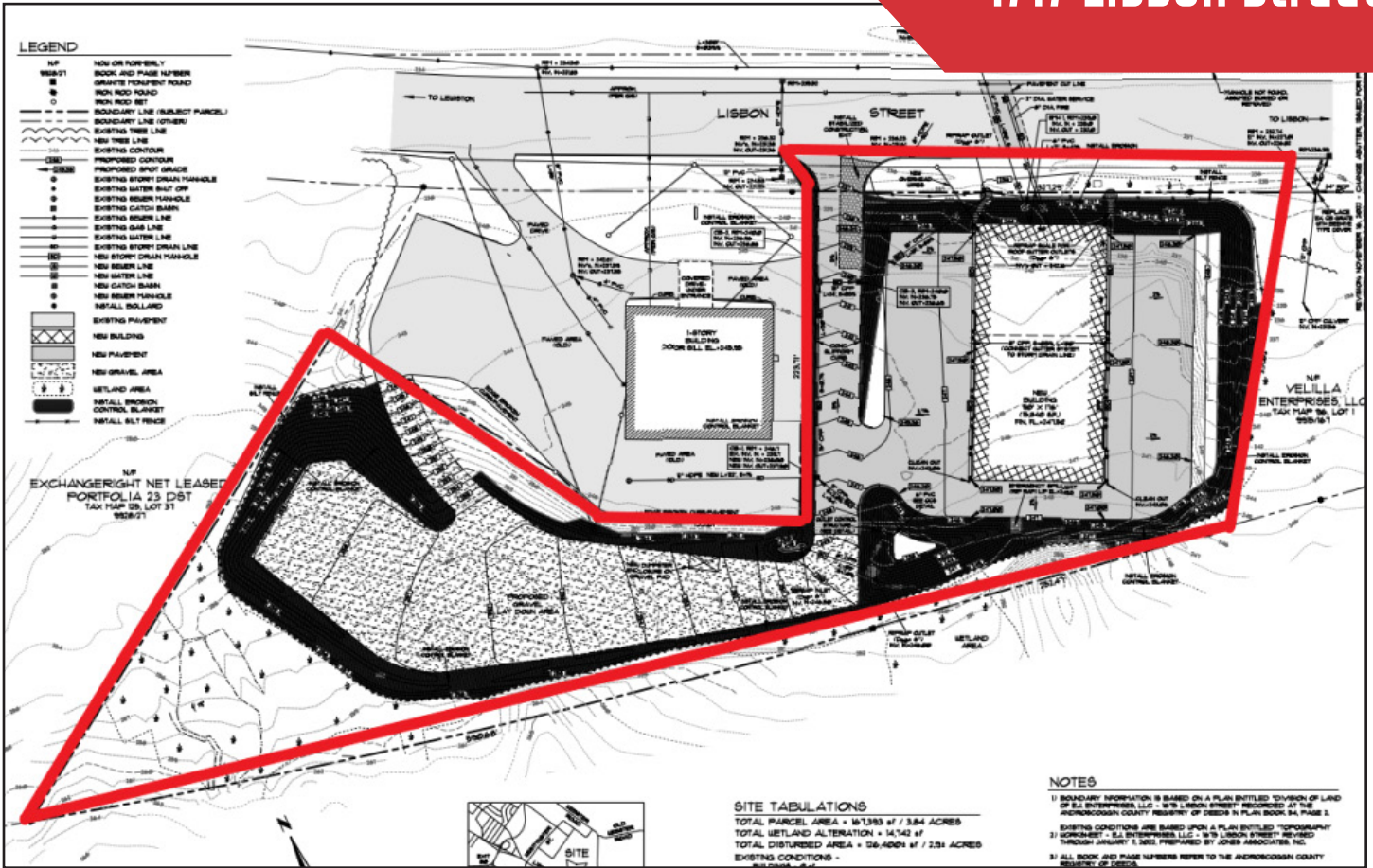
TC Haffenreffer | tc@dunhamgroup.com | 207.956.0091
Sylas Hatch | shatch@dunhamgroup.com | 207.485.5511
207.773.7100 | dunhamgroup.com



Property Overview

Owner	EJ Enterprises LLC
Building Size	15,840± SF (90' x 176') - approx. to-be-built
Lot Size	3.84± acres
Assessor's Reference	Map 96, Lot 24
Deed Reference	Book 9936, Page 306
Zoning	HB - Highway Business District
Year Built	2023 TBB
Construction	Steel frame, metal siding
Ceiling Heights	18'± - clear span space
Overhead Doors	Ten (10) grade level OHDs
Utilities	Public water and sewer, natural gas and telecommunications
HVAC	TBD
Sprinkler System	TBD
Bathrooms	TBD
Parking	Ample on-site

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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.