

FOR LEASE

Industrial/Flex

1,600 SF | \$2,500/mo MG



204 Minot Avenue, Auburn

Property Highlights

- *2-Bay Flex Building*
- *Completely Rehabbed*
- *Excellent Visibility & Ample Parking*



Property Description

We are pleased to offer this 1,600± SF, freestanding flex industrial building for lease at 204 Minot Avenue in Auburn. The building features 1,200± SF of shop space with 2 drive-in bays, 14' ceiling heights, and 400± SF of office space. The building was recently completely renovated. Abundant parking and excellent visibility make this ideal for many users. The property has excellent visibility along Minot Avenue, and is easily accessible to all of Lewiston/Auburn.

Broker Contact

Chris Craig
Broker

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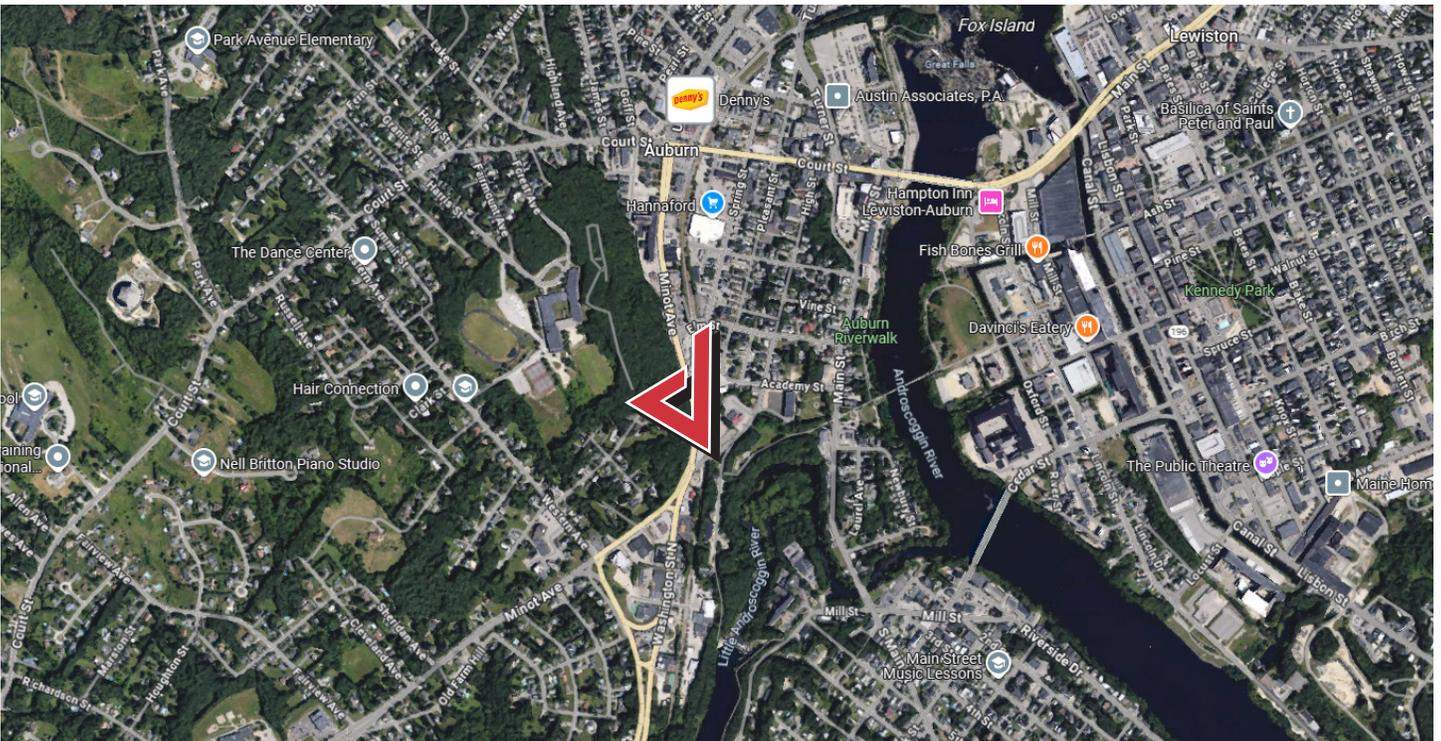
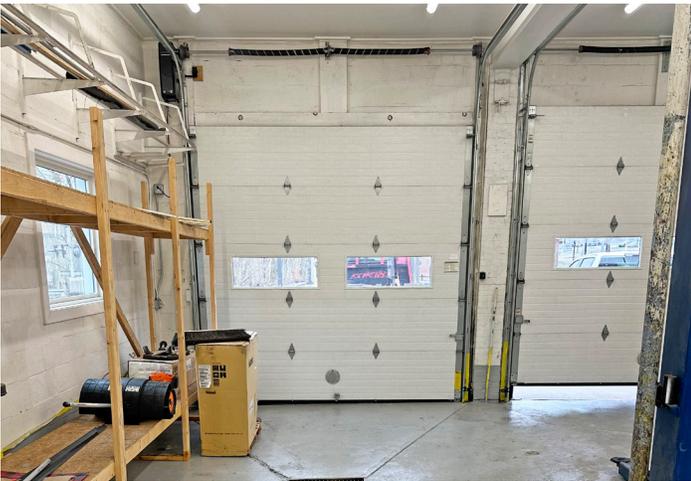


Property Overview

Owner	Vallieres RE Investments, LLC
Building Size	1,600± SF
Lot Size	0.32± acres
Space Breakdown	1,200 SF shop space, 400 SF office space
Lease Rate	\$2,500/month MG - tenant pays utilities and plowing
Zoning	GB
Year Built	1960, completely rehabbed in 2022
Construction	Block, metal siding
Roof	Rubber membrane
Flooring	Concrete in shop, laminate in office
Utilities	Public water and sewer
Ceiling Height	14'
Drive-in OHDs	Two (2)
HVAC	Oil-fired
Electrical	110 Amp
Lighting	LED
Bathrooms	One (1) with shower
Parking	Abundant paved on-site

FOR LEASE : \$2,500/MONTH MG

204 Minot Avenue



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.