

# FOR LEASE

## Industrial Building

8,000 - 16,000 SF | \$8.75/SF NNN



## 40 Airport Road, Turner

### Property Highlights

- 8,000 - 16,000 SF Industrial Space
- 14'x16' Drive-in Doors
- Close to all amenities in Auburn

### Property Description

We are pleased to offer this 16,000± SF clear span industrial building for lease in Turner, Maine. The property can be subdivided down to 8,000 SF, offers 16' clear height, and 14'x16' drive-in doors. Abundant parking and acres of laydown space available on-site. The property is located in the former Twitchell's Airport, off of Route 4/Auburn Road.



### Broker Contact

Chris Craig  
Broker

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## Property Overview

Owner	Lake Superior, LLC
Lot Size	23.5± acres
Building Size	16,000± SF (40' x 400' clear span)
Available Space	8,000 - 16,000 SF
Available	Summer 2024
Zoning	Commercial II
Construction	Steel frame
Roof/Siding	Steel
Flooring	Concrete
Utilities	Private water and sewer
Ceiling Height	16'±
Drive-in OHDs	Two, 14'x16' drive-ins (more can be added per tenant's needs)
HVAC	Propane-fired unit heaters
Electrical	200 Amp
Sprinkler System	No
Bathrooms	Per tenant needs
Parking	Abundant parking and laydown space on-site

**FOR LEASE : \$8.75/SF NNN**

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.