



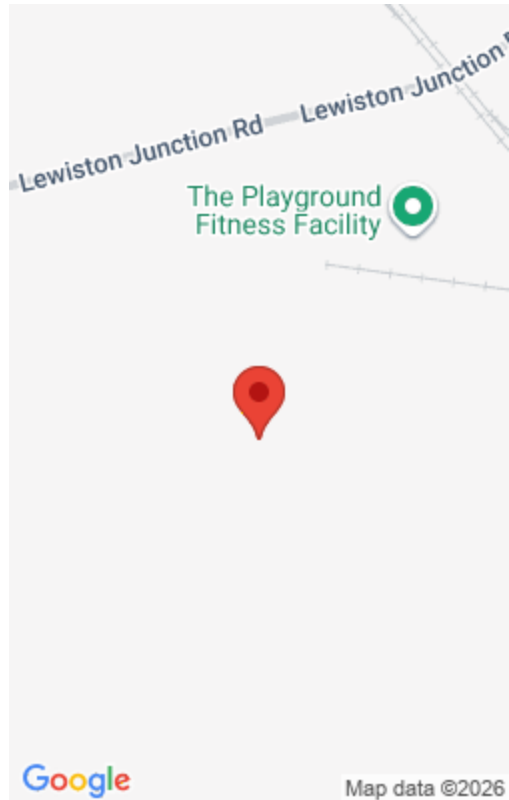
**\$5,500,000**

- 0 baths
- Investment
- Commercial Sale
- Active

**586 LEWISTON JUNCTION ROAD, AUBURN, ME, 04210**

<https://agent207.com>

123,359± SF on 72.67+ AC Well-located within Maine’s manufacturing, warehousing, and distribution hub off Exit 75 of I-95 Versatile tenant mix with flexibility for new ownership Features a 7.5MW substation and rail access Excess land provides expansion potential and long-term upside



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 72.67 sq ft

**Lot Size Acres:** 72.67 acres

**Business Type:** Commercial, Freestanding Building, Warehouse, Industrial

**Type:** Investment

**Bathrooms:** 0 baths

**Year built:** 1995

**Zoning:** Industrial

**County:** Androscoggin

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## Building Details

**Building Area Total:** 123359 sq ft **Construction Materials:** Vertical Siding, Steel Frame

**Sewer:** Public Sewer

**Heating:** Forced Air

**Stories:** 3

**Building Features:** Elevator Passenger, Elevator Freight, Loading Docks 5+, Overhead Doors

**Roof:** Flat, Metal

**Basement:** None

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## Amenities & Features

**Electric:** Three Phase

**Flooring:** Concrete

**Parking Features:** 21+ Spaces, On Site, Paved

**WaterSource:** Public

**Interior Features:** Storage

**Lot Features:** Rail Spur/Siding, Rail Available, Public Transport Access, Near Turnpike/Interstate, Near Airport, Industrial Park

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## Courtesy of

**List Office Name:** The Boulos Company

