Auburn Commerce Center



- Kittyhawk Ave Auburn, ME 04210
- Available for Sale or Lease 3,900 SF -452,600 SF
- 109.5 Acres off of I-95 at Exit 75
- Adjacent to St. Lawrence & Atlantic Rail Lines
- Visibility from I-95
- 1.5 Miles from Auburn Intermodal Facility
- Located Within Auburn's Foreign Trade Zone
- Individual Parcel Sales Considered
- 572,501 Population 1 Hour Drive Time
- \$86,432 MHHI 1 Hour Drive Time

• Available: 3,900 SF - 452,600 SF

Loading

Configuration: Build-to-Suit
 Office Size: Build-to-Suit
 Building Depth: 100' - 470'

• Dock Doors: 5 - 45

<u>Drive-in Doors:</u> Per Request
 <u>Lighting:</u> LED Fixtures
 <u>Trailer Parking:</u> Available

• Clear Height: Build-to-Suit

• Fire Protection: ESFR

• Roof: EPDM Rubber Membrane

DEMOGRAPHICS

*2023 Est.

Radius Population* Med.HH Income*

15 mile 146,245 \$77,849

30 mile 512,077 \$84,852

60 mile 1,030,306 \$79,666

Mike Hotarek mhotarek@easternretail.com

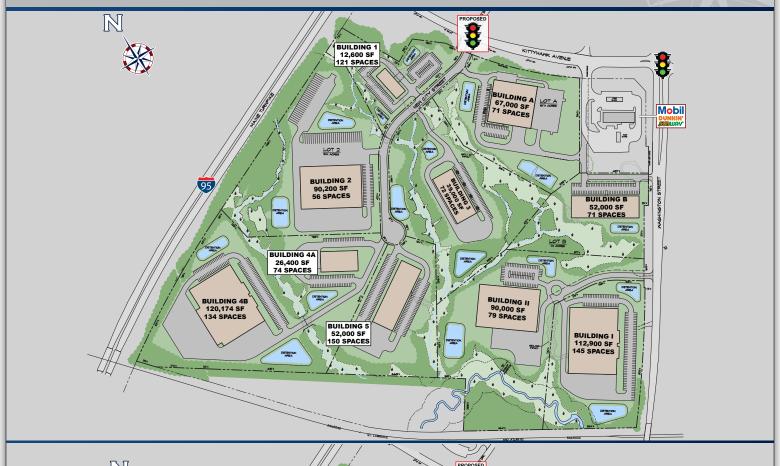
Direct: 781-849-9017



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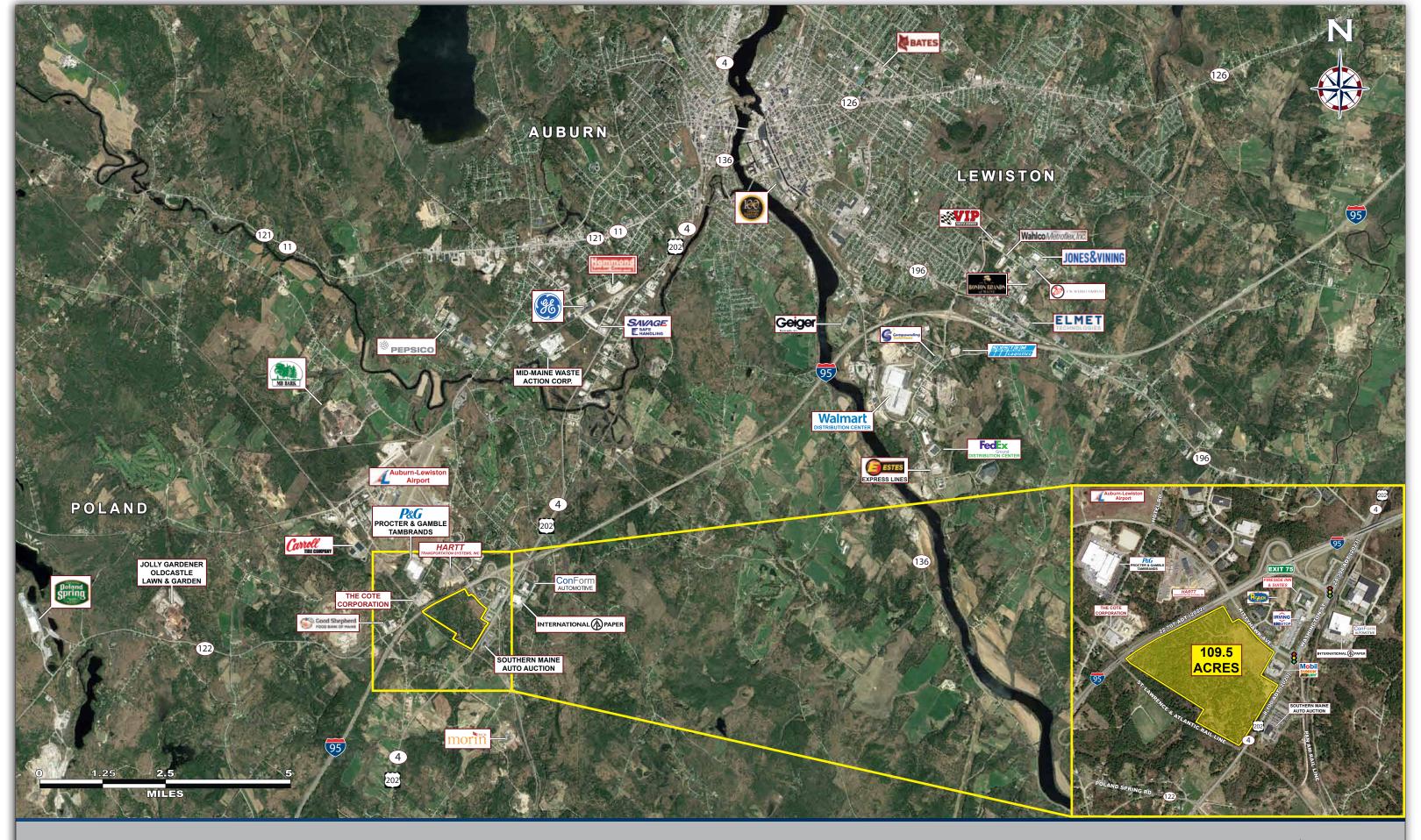
Conceptual Plans





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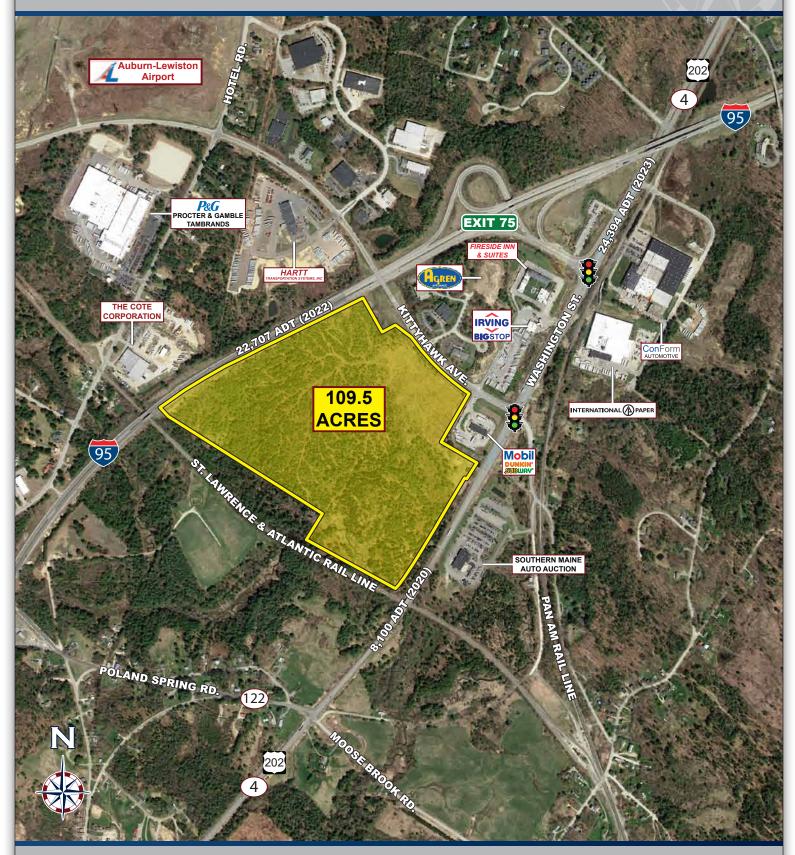
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Waterville **Oakland** Belgrade

95

Augusta

202

Whitef

Gardiner

Richmond

Wiscasset

Gray

armouth

Lisbon

Brunswic

Lisbon Falls

Boothbay Harbor

Limerick Westbrook

Naples

North Windham

Bridgton

302

Hiram

Cornish

Shapleigh

South Sanford

Hollis Center

Alfred

Sanford

202

North Berwick

Gorham

Biddeford

Scarborough

95

Kennebunk

Cape Elizabeth

Portland

Falmouth

Old Orchard Beach

• Auburn-Lewiston Pop: 63,236 (2023)

• Trade Area Pop: 156,971 (2023)

• Trade Area MHHI: \$75,498 (2023)

• Distance to Bangor: 93 Miles

• Distance to Augusta: 30 Miles

• Distance to Portland: 28 Miles

• 2nd Most Populous Region in Maine

10 MILES

EASTERN

20

Mike Hotarek

omersworth

New Hampshire

ipee

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ster

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Springvale

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Kennebunkport

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