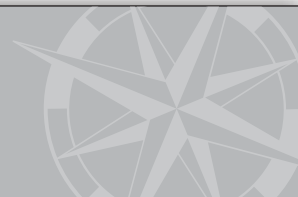


# Auburn Commerce Center



- 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
- Drive-in Doors: Per Request
- Lighting: LED Fixtures
- Trailer Parking: 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

**Joe Morrison**  
jmorrison@easternretail.com  
Direct: 781-264-6225



# Auburn Commerce Center

Kittyhawk Ave • Auburn, ME 04210

Available for Sale or Lease • 3,900 SF – 452,600 SF

## Conceptual Plans



Mike Hotarek  
mhotarek@easternretail.com  
Direct: 781-849-9017

Joe Morrison  
jmorrisson@easternretail.com  
Direct: 781-264-6225



Phone 781.849.9010 • Fax 781.849.9050 • [www.easternretail.com](http://www.easternretail.com) • 25 Braintree Hill Office Park, Suite 404 • Braintree, MA 02184



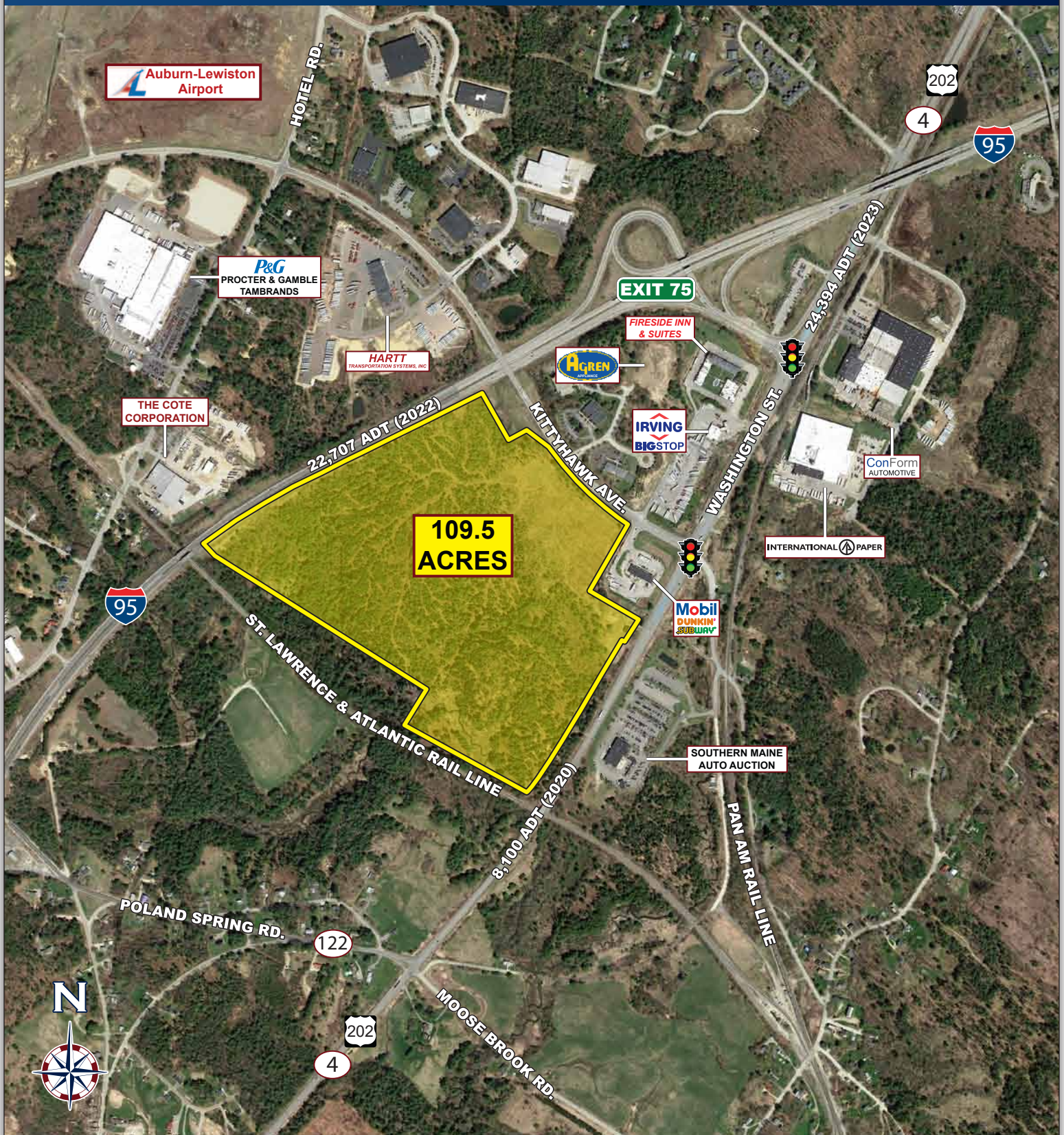




# Auburn Commerce Center

Kittyhawk Ave • Auburn, ME 04210

Available for Sale or Lease • 3,900 SF – 452,600 SF



Mike Hotarek  
mhotarek@easternretail.com  
Direct: 781-849-9017

Joe Morrison  
jmorrison@easternretail.com  
Direct: 781-264-6225

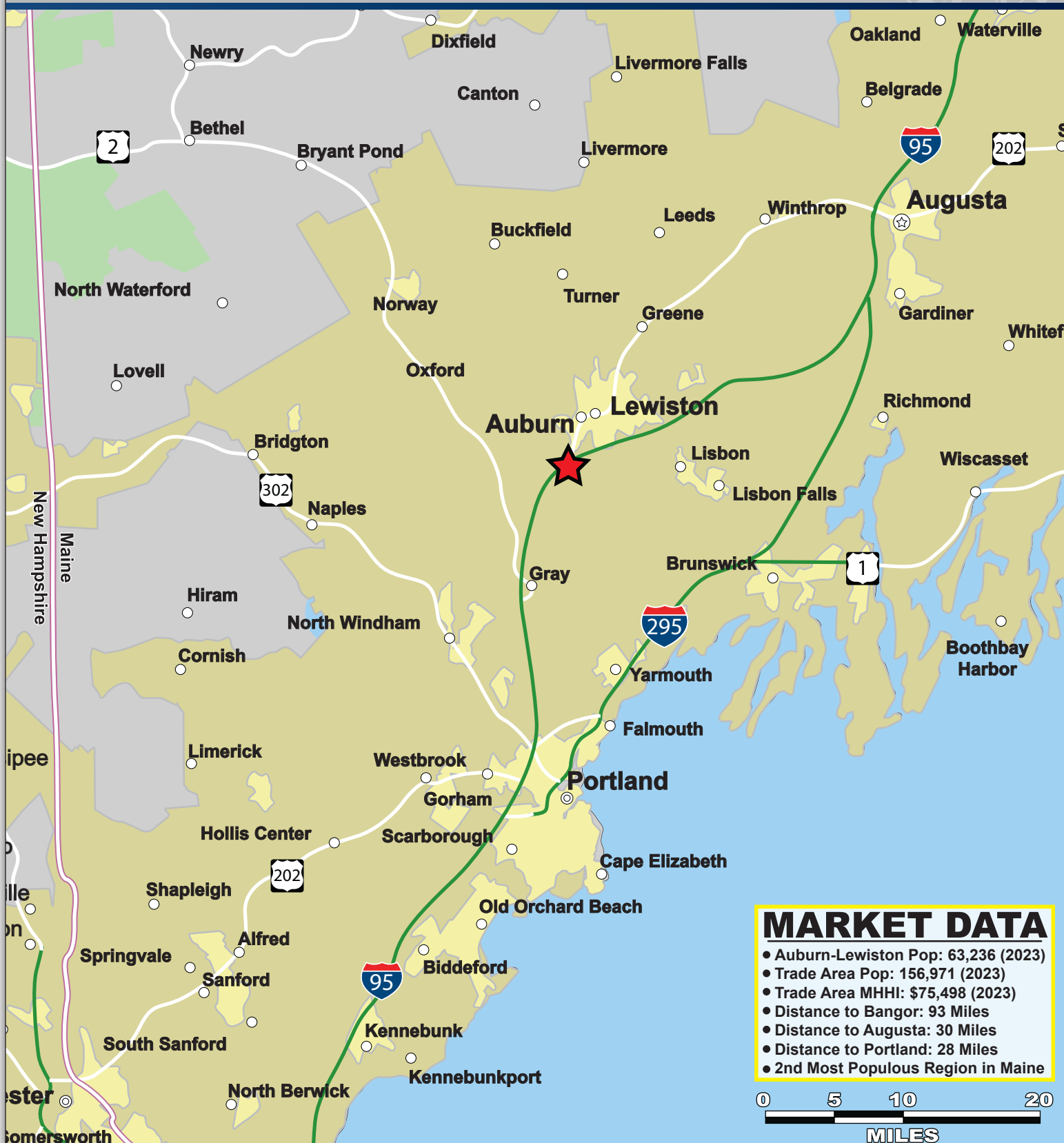




# Auburn Commerce Center

Kittyhawk Ave • Auburn, ME 04210

Available for Sale or Lease • 3,900 SF – 452,600 SF



Mike Hotarek  
mhotarek@easternretail.com  
Direct: 781-849-9017

Joe Morrison  
jmorrison@easternretail.com  
Direct: 781-264-6225





**Mike Hotarek**  
mhotarek@easternretail.com  
Direct: 781-849-9017

**Joe Morrison**  
jmorrison@easternretail.com  
Direct: 781-264-6225

Phone 781.849.9010 • Fax 781.849.9050 • [www.easternretail.com](http://www.easternretail.com) • 25 Braintree Hill Office Park, Suite 404 • Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.