



**CARDENTE**  
 REAL ESTATE  
 Commercial / Investment Brokerage

**For Sale**

**607 LEWISTON JUNCTION ROAD • AUBURN, MAINE**



**AUBURN INDUSTRIAL PARK: 42± ACRE DEVELOPMENT LOT**

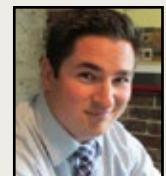
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**Cardente Real Estate** is pleased to offer for sale 42± acres of developable land in the Auburn Industrial Park. This parcel boasts 1,600± feet of railroad frontage, capitalizing on the rail service of the St. Lawrence & Atlantic Railroad. Value-added services in the immediate vicinity include access to the Auburn Intermodal Transfer Facility, Maine Turnpike (I-95), and the Auburn-Lewiston Municipal Airport. The site is also within the footprint of the General Purpose Foreign Trade Zone, which benefits companies who conduct a sizable amount of international trade. Area businesses include Bisson Transportation, Procter & Gamble Tambrands, Superior Carriers, UPS, Thos Moser Cabinetmakers and many more. Public water and sewer as well as natural gas lines are available on-site. This development site would be ideal for a number of uses including, but not limited to, a multiple-lot industrial park or owner-user industrial campus with railroad spur for direct access to rails. Please contact Broker for additional information.

607 Lewiston Junction Road • Auburn, Maine



**Cardente Real Estate**  
 322 Fore Street • Portland, Maine 04101  
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**Mike Cobb**  
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322 FORE STREET • PORTLAND, MAINE

WWW.CARDENTE.COM



**Property Details**

**Sale Details**

**Property Address:** 607 Lewiston Junction Road, Auburn  
**Location:** 142/004  
**Property Type:** Land  
**Land Area:** 42± Acres  
**Zoning:** ID-Industrial  
**Rail Frontage:** 1,600 Ft  
**Road Frontage:** 2,300 Ft  
**Utilities On Site:** Water, Sewer, Electricity, Natural Gas

**Sale Price:** \$399,000  
**Assessed Value:** \$711,500  
**Real Estate Taxes:** \$16,357  
**Deed:** Androscoggin 2291/66  
**Owner of Record:** James G. Vamvakias

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## Welcome to Auburn, Maine

Auburn is a thriving city located in Androscoggin County, Maine, and makes up half of the Lewiston-Auburn metropolitan area, also known as the Twin Cities. Incorporated in 1842 as a town and in 1868 as a city, Auburn is one of the oldest cities in Maine. Situated on the Androscoggin River, and with a population of over 23,000 residents, Auburn has a unique history of industry and immigration that is still visible in the shoe and textile mills, a vibrant downtown and an active economic development community. Auburn's rail lines, airport and proximity to I-95 (Maine Turnpike) make it an ideal location for new or expanding businesses.



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