



FOR SALE/LEASE

PRIME COMMERCIAL OFFICE SPACE

12,250 SF | Single-story | 3.19 Acres

OFFERING MEMORANDUM

 **POULIOT**
REAL ESTATE

207.248.6044

4 INDUSTRIAL PARKWAY

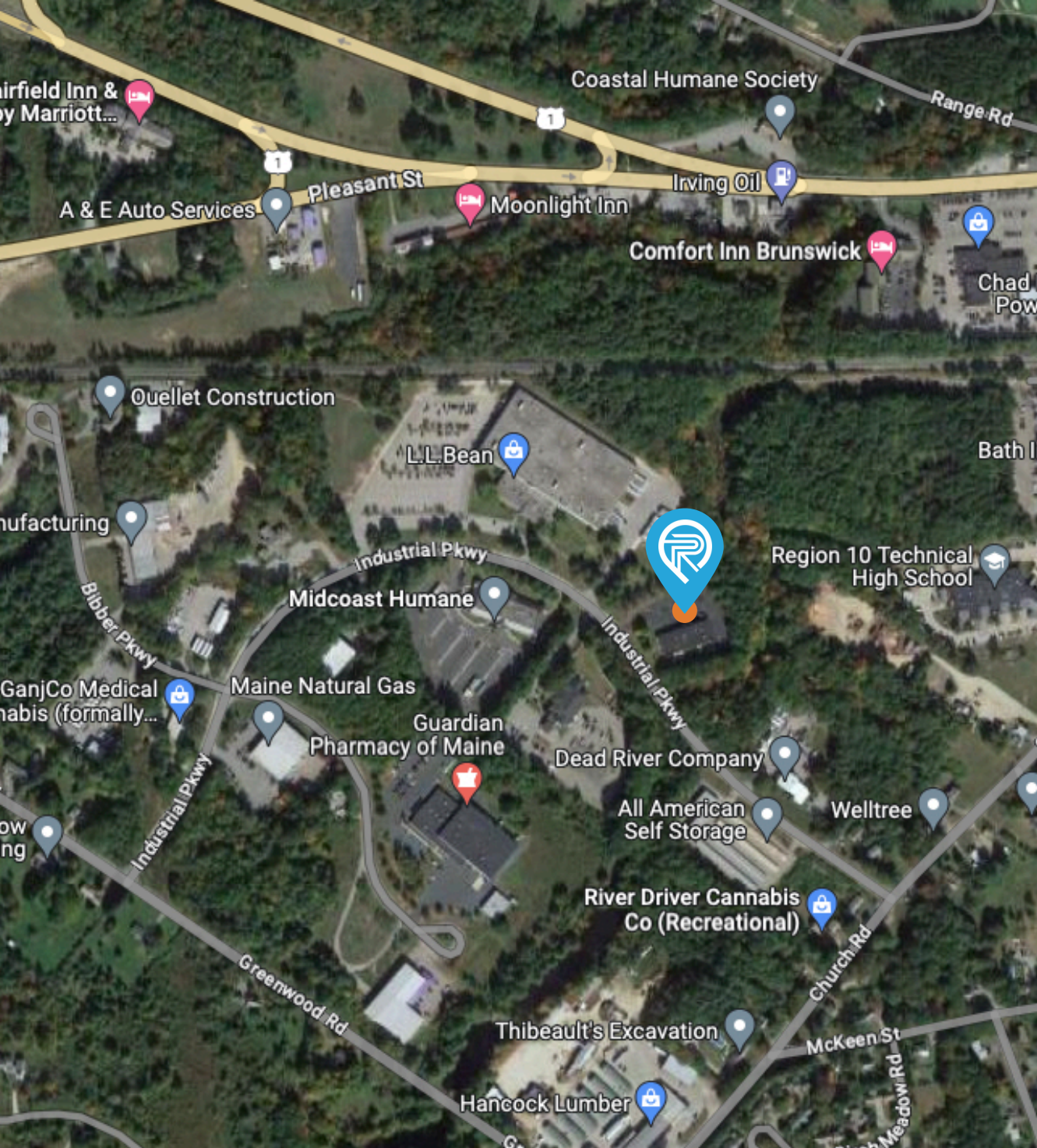
BRUNSWICK, MAINE

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PROPERTY SUMMARY

ADDRESS:	4 Industrial Drive, Brunswick ME 04011
ASSESSOR'S REF	Map 17, Lot 48
ZONING:	Industrial
SPACE AVAIL:	12,250± SF
SPACE BREAKDOWN:	Two (2) dedicated bathrooms Dedicated conference room Multiple private offices Storage space
CONSTRUCTION:	Masonry
HVAC:	Central Air
ACCESS:	One (1) door with grade level double door
PARKING:	Employee parking in rear, client parking in front
AREA BUSINESSES:	Dead River Company, L.L.Bean, Maine Natural Gas, Waltz Pharmacy, The Times Record, Maine Vocational Region 10, All American Storage, Brunswick Cushion, Hancock Lumber

PRIME COMMERCIAL OFFICE SPACE

\$1.895M SALE | \$12.00/SF MG LEASE

Prime Commercial Office Space

This 12,250 SF single-story commercial office building is located in Brunswick's thriving Industrial Parkway area. The property offers a flexible layout, making it ideal for professional offices, or mixed-use commercial needs. The building is well-maintained with ample parking, efficient floor plans, and many amenities.

This property offers an exceptional opportunity for businesses seeking a prime location in Brunswick's commercial corridor.

Key Features:

Location: Convenient access to I-295 and downtown Brunswick.

Layout: Open spaces with the potential for customization to suit tenant needs. Additional features include 2 loading docks.

Parking: On-site, ample parking for staff and visitors.

Utilities: Fully equipped with modern HVAC systems, high-speed internet availability, and energy-efficient features.

Proximity: Surrounded by a mix of industrial, retail, and office businesses, providing excellent visibility and networking opportunities.



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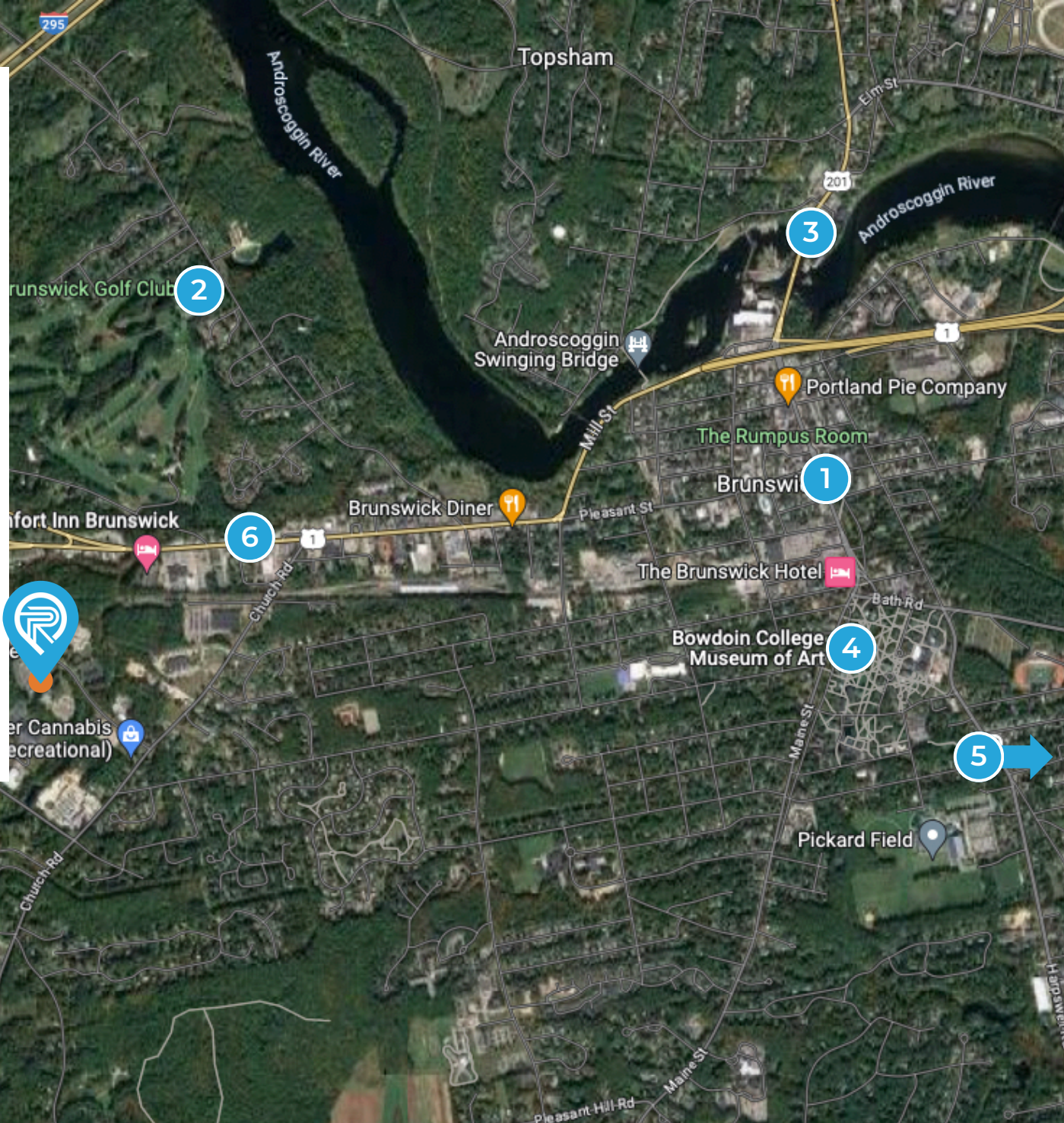


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AREA AMENITIES

- 1 Downtown Brunswick
- 2 Brunswick Golf Club
- 3 Seadog Brewing Co
- 4 Bowdoin College
- 5 Brunswick Landing
- 6 Route 1 in Brunswick
- 7 I-295



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DEMOGRAPHICS

2020 Census Data

2020 Summary	Brunswick	Topsham	Bath
Population	17,033	6,623	8,805
Households	6,818	3,009	3,905
Persons/Household	2.19	2.27	2.21
Median HH Value	\$256,100	\$259,500	\$211,800
Civilian Labor Force	63.6%	60.3%	64.4%
Median HH Income	\$65,285	\$70,268	\$60,838
Per Capita Income	\$38,689	\$37,979	\$33,930



\$65,285

MEDIAN HH
INCOME



\$38,689

PER CAPITA
INCOME



63.6%

TOTAL CIVILIAN
LABOR FORCE

*Brunswick Data



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