



Property Highlights

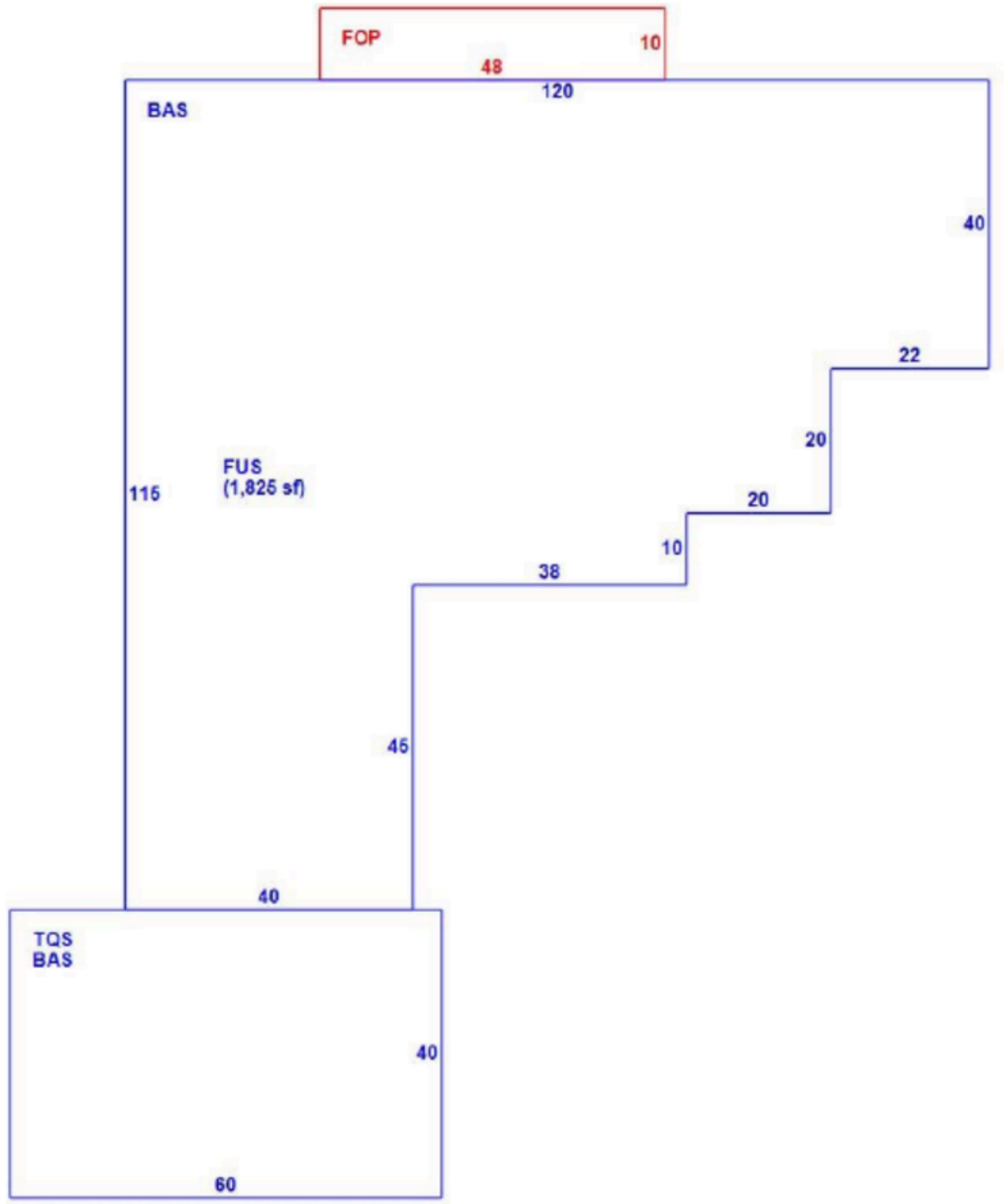
FOR SALE | Owner-User Opportunity

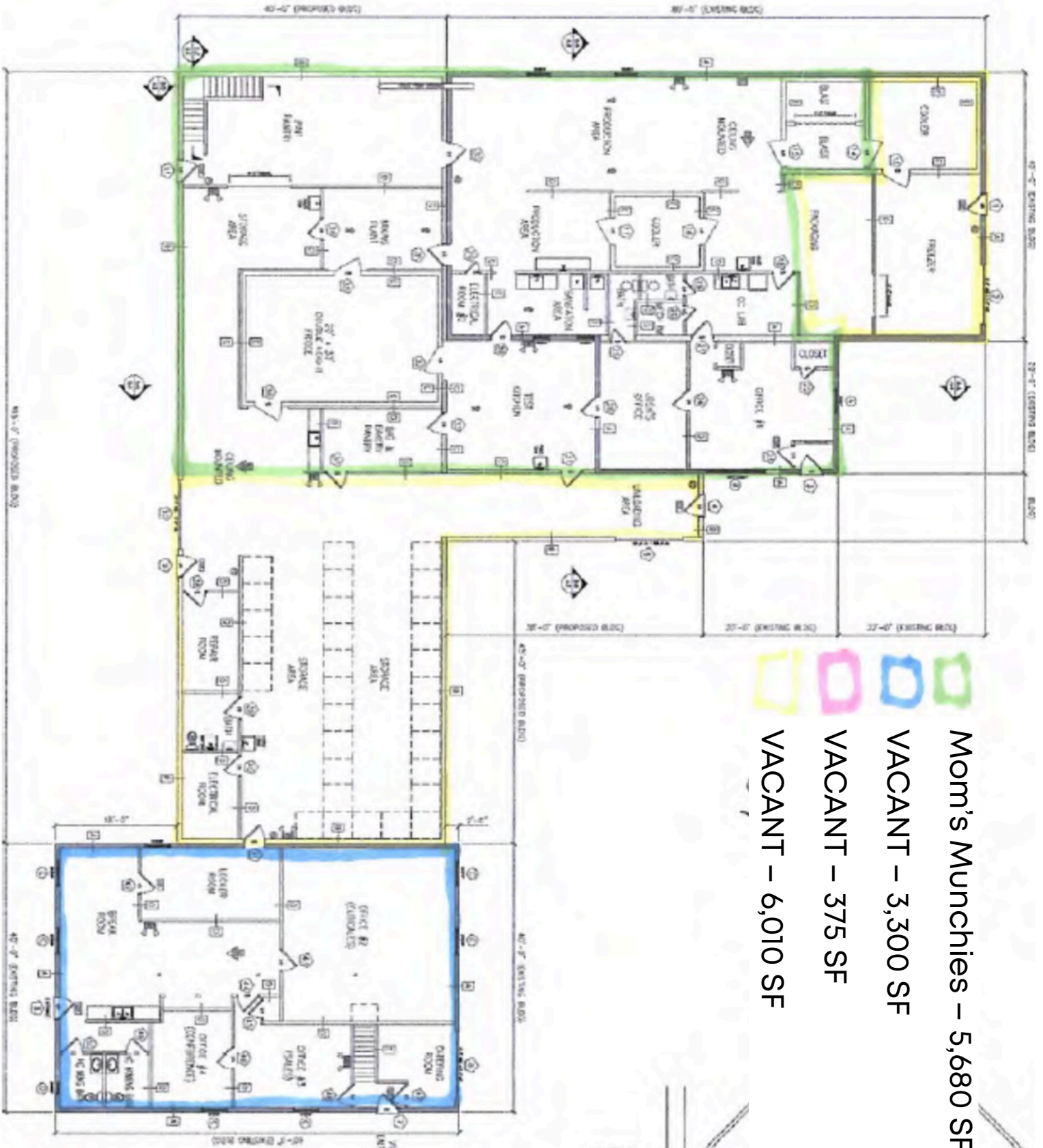
- 15,365± SF warehouse/industrial building on a 1.1± acre lot
- 11,740± SF available on first floor, 3,625± SF available on second floor
- 5,680± SF leased by Mom's Munchies, see broker for details
- 1.0± miles from U.S. Route 1 and 2.0± miles from I-95 Exit 28
- Minutes away from downtown Brunswick
- 15 available parking spaces
- 3 dock level overhead doors, 2 drive in doors
- Sale Price: \$1,825,000



Owner	2 Industry Rd LLC
Book/Page	TBD
Building Size(s)	15,365± SF
Map / Lot	U07/066
Lot Size	1.1± AC
Year Built	1985 (Renovated in 2016)
Construction	Masonry frame, concrete slab foundation
Zoning	GM-3
Utilities	Municipal water, sewer, and electricity
Parking	15 parking spaces
Taxes	\$13,603.38
Sale Price	\$1,825,000







Mom's Munchies – 5,680 SF

VACANT – 3,300 SF

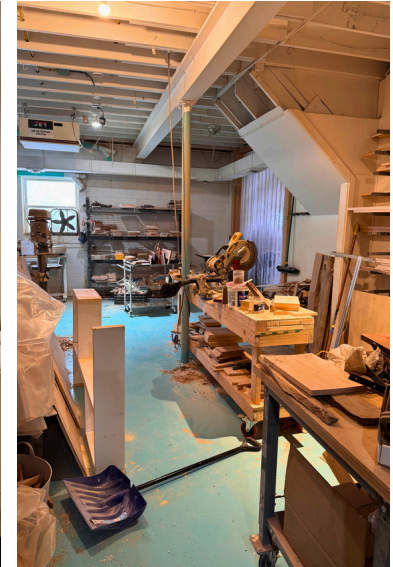
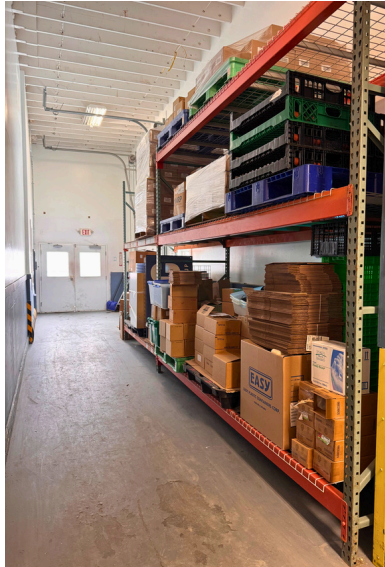
VACANT – 375 SF

VACANT – 6,010 SF

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Interior Photos

2 Industry Road, Brunswick, ME, 04011



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Aerial

2 Industry Road, Brunswick, ME, 04011



CONTACT



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