

FOR LEASE

INDUSTRIAL
BUILD-TO-SUIT



**0 COMMERCE DRIVE, LOT 55
BRUNSWICK, ME 04011**

PROPERTY HIGHLIGHTS

- ◆ 3.43± acre build-to-suit site
- ◆ Located in the heart of Brunswick Landing
- ◆ Ideal for distribution, logistics, and warehousing
- ◆ Site can accommodate a 32,000 – 38,000± SF industrial building
- ◆ Area businesses include Maine Technology Institute, Southern Maine Community College, Firstlight, SaviLinx, Flight Deck Brewing, Molnycke Health Care, Wild Oats Bakery, Vivid Cloud, Shoreline Detail Pros, New England Tenant and Awning Co. and Bamforth Marine

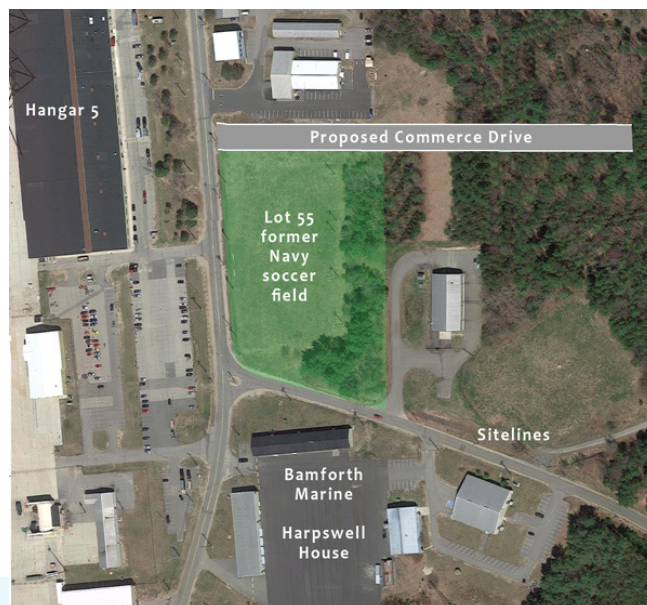


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PROPERTY DETAILS

OWNER	Brunswick Real Estate Holdings, LLC
ASSESSOR	Map 40, Lot 49
BOOK/PAGE	39889/0099
POTENTIAL BUILDING SIZE	32,000 - 38,000± SF
LOT SIZE	3.43± AC
OVERHEAD DOORS/DOCKS	Two (2) overhead doors and up to four (4) loading docks
CEILING HEIGHT	18' to 24'
UTILITIES	Water, sewer and electric at street
ZONING	GI - Growth Industry
REAL ESTATE TAXES (Est.)	\$1,828.47
LEASE RATE	\$12.00/SF NNN
AVAILABILITY	Twelve (12) months from lease execution





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