

AVAILABLE FOR LEASE

6 SCHOONER DRIVE

BRUNSWICK LANDING · BRUNSWICK, ME 04011

BUILD-TO-SUIT · INDUSTRIAL / FLEX · 15,000 SF

15,000

SQUARE FEET

\$16-18

PER SF / YEAR

NNN

LEASE TYPE

46

PARKING SPACES

PROPERTY OVERVIEW

Industrial / Flex Opportunity

Priority Real Estate Group presents a build-to-suit opportunity on a 1.85-acre lot at Brunswick Landing, one of Maine's fastest-growing mixed-use business parks. The proposed single-story building can be delivered at approximately 15,000 SF and custom-configured for office, flex, R&D, laboratory, or light-industrial users. Plans include 46 on-site parking spaces, grade-level drive-in loading, loading dock, and an efficient single-story layout. Located within the Growth Mixed-Use (GM7) zone and directly adjacent to Brunswick Executive Airport, the site offers exceptional access to US Route 1, and I-295.



Grade-Level Drive-In Access



Professional Entrance

6 Schooner Drive - Brunswick Landing · Brunswick, ME 04011

SPACE HIGHLIGHTS

- Approx. 15,000 SF single-story building
- Build-to-suit - fully customizable plan
- Office, flex, R&D or light industrial use
- (2) Grade-level drive-in overhead doors
- 1 loading dock
- 46 on-site parking spaces
- 1.85-acre lot
- Efficient single-story design
- Growth Mixed-Use (GM7) zoning
- Delivery timed to tenant requirements

LOCATION & ACCESS

- Brunswick Landing
- Direct access to US Route 1
- Minutes from the I-295 interchange
- Portland: approx. 25 miles south
- Cooks Corner & downtown nearby

LEASE INFORMATION

Building Size	Approx. 15,000 SF
Lease Rate	\$16 - \$18 / SF / Yr
Lease Type	NNN
Delivery	Build-to-Suit
Overhead Doors	(2) Grade-Level Drive-In
Loading Dock	1 Dock
Parking	46 Spaces On-Site

PROPERTY DETAILS

Address	6 Schooner Drive
Development	Brunswick Landing
Lot / Map	Lot 15 · Map 40 Lot 32
Lot Size	1.85 Acres (80,477 SF)
Zoning	Growth Mixed-Use (GM7)
Property Type	Office / Flex / Industrial

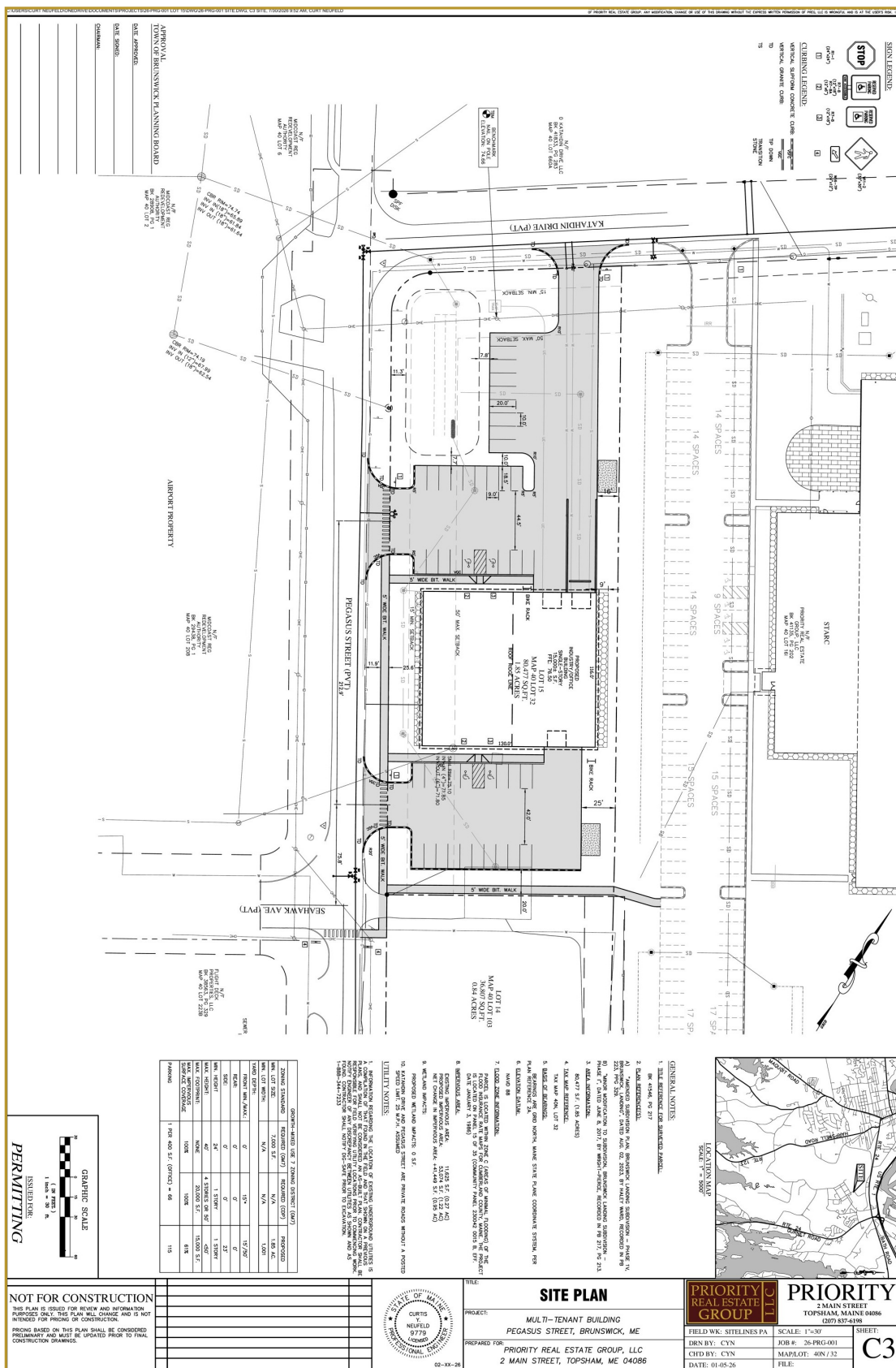
COLOR SITE PLAN



Preliminary colored site plan - not for construction. Subject to change and municipal approval.

Proposed Site Plan

6 SCHOONER DRIVE • BRUNSWICK LANDING



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