

FOR SALE/LEASE

PRIME COMMERCIAL OFFICE SPACE

12,250 SF | Single-story | 3.19 Acres



OFFERING MEMORANDUM



POULIOT
REAL ESTATE

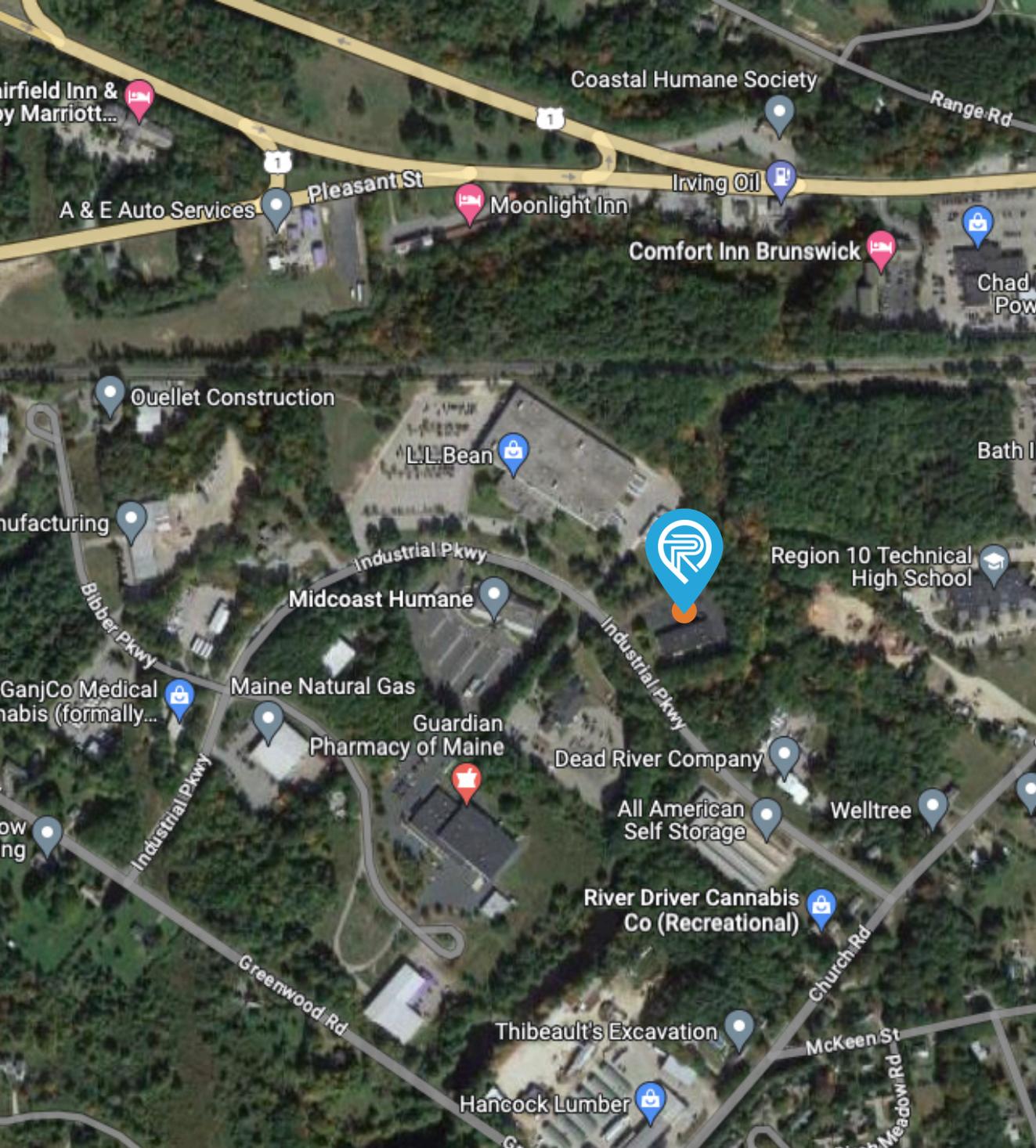
207.248.6044

4 INDUSTRIAL PARKWAY

BRUNSWICK, MAINE

MATT
POULIOT

matt@pouliotrealestate.com



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. Property offers opportunity for adaptive reuse with 12'7" ceiling height and minimal load bearing interior partitions.

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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 **POULIOT**
REAL ESTATE

Land Use/Zoning

Permitted Uses

Assisted/Congregate Living Facility, Day care facility, Municipal facility, Park or conservation area, Religious institution, School, Aquaculture, Plant nursery, Urban Agriculture, Veterinary office, Recreation facility, Theater, Hotel, Farmer's market, Neighborhood store, Office, Retail Class I, Retail, Class II, Service business Class I, Service business Class II, Aviation operations, Aviation-related business, Motor vehicle fueling station, Motor vehicle service or repair, Parking facility, Contractor's space, Industry Artisan, Industry Class I, Industry Class II, Marine activity, Mineral extraction, Recycling collection facility, Renewable energy generating facility, Utility facility major, Utility facility minor, Warehousing and storage, Accessory apartment, Bed and breakfast, Canopy Outdoor Service Area, Home occupation, Parking facility, Recreation facility, Renewable energy generating facility, Outdoor sales, Temporary construction office or yard, Temporary movable storage container, Temporary real estate sales office

Conditional Uses

Residence hall, Club or lodge, Community Center, Homeless shelter, Library, museum, or art gallery, Telecommunication tower, small-scale, Farm, Kennel, Restaurant or dining facility, Marijuana Cultivation Facility, Marijuana Products Mfg Facility, Marijuana Store, Marijuana Storefront Medical, Marijuana Testing Facility, Financial Institution, Marina or boat storage, Ultra-light airpark, Vehicle sales, rental, or storage, helipad



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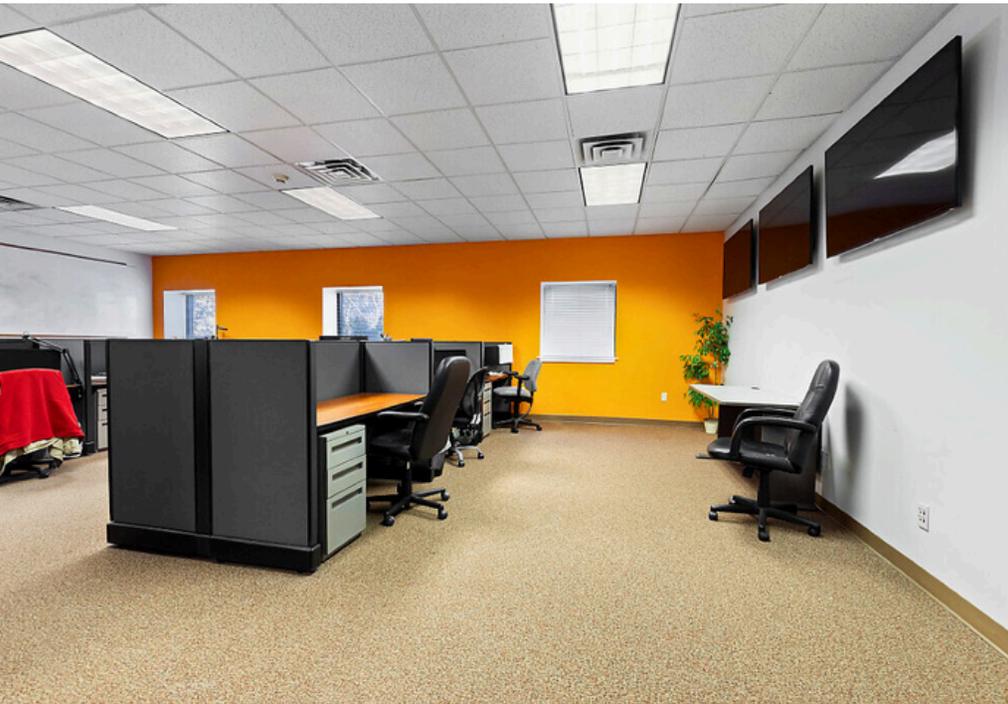
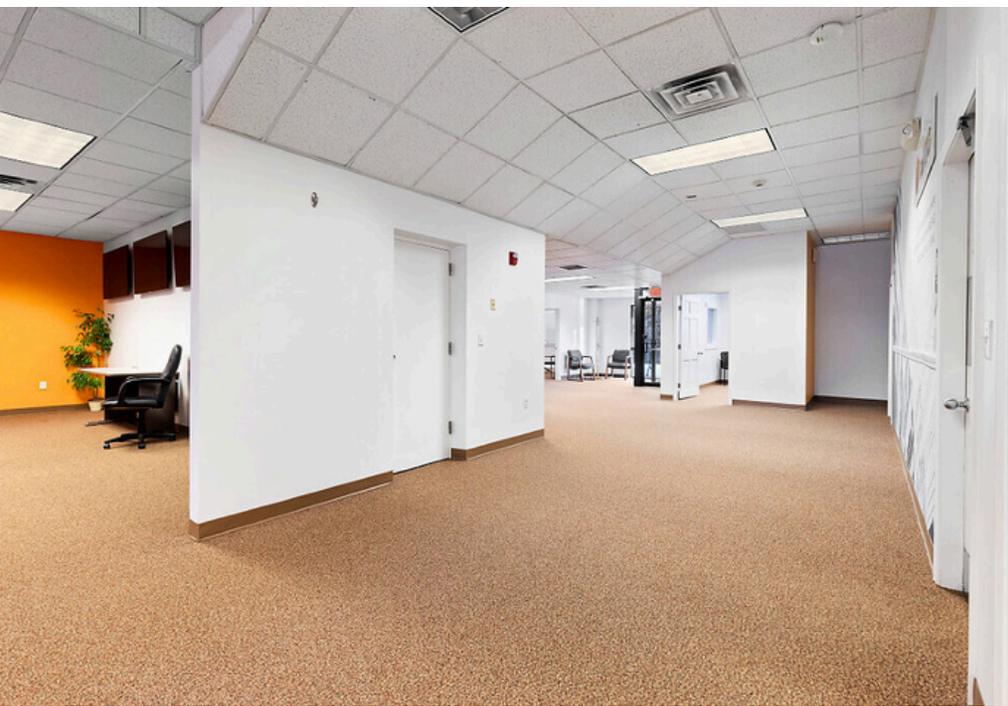


Lot Lines Drawn Are
For Illustrative
Purposes Only - Not
To Convey Actual
Boundaries



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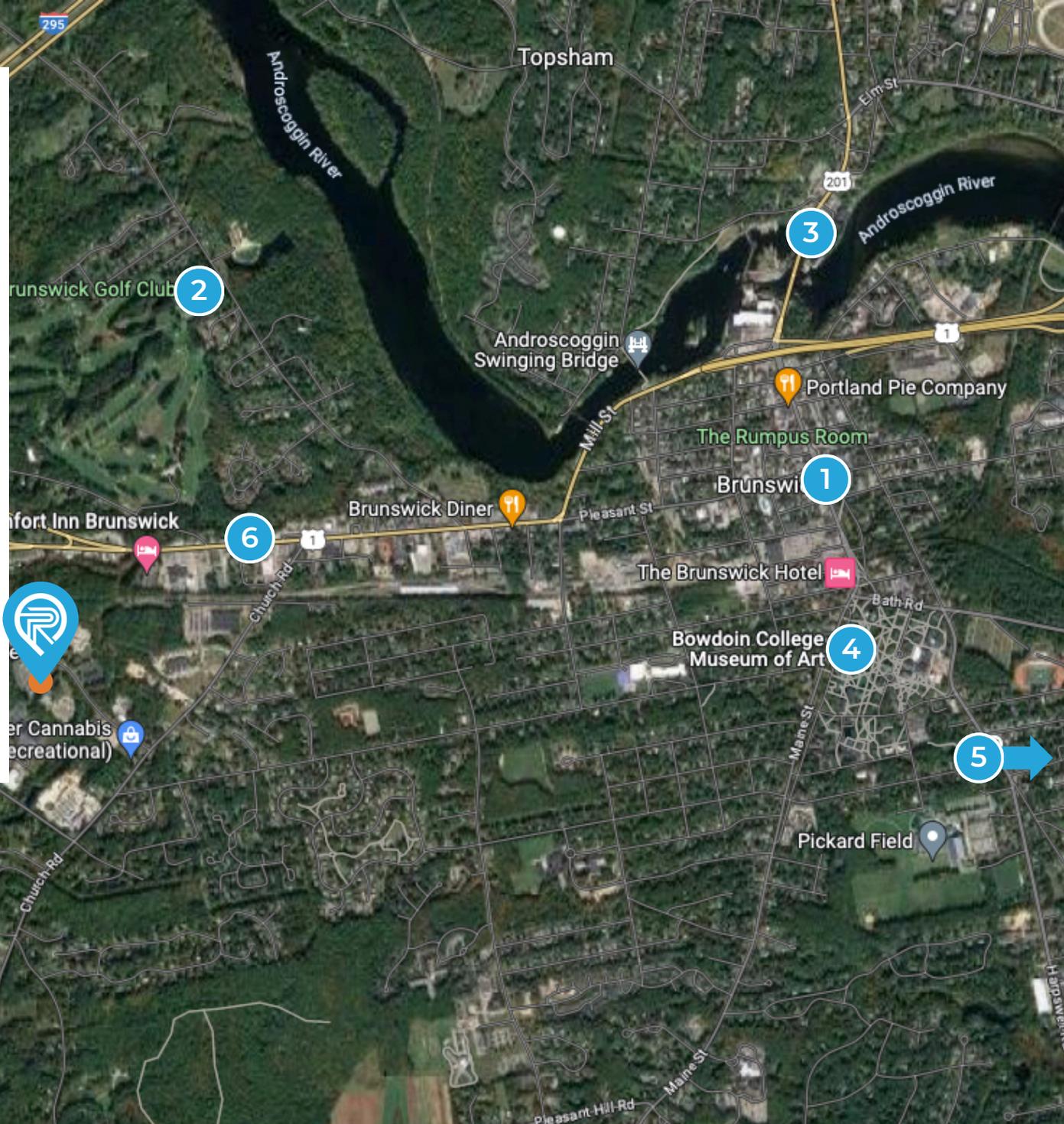


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AREA AMENITIES

- 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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