

FOR LEASE

**BUILD-TO-SUIT
AVAILABLE**



SIMILAR BUILDING CAN BE CONSTRUCTED

**0 KATAHDIN DRIVE
BRUNSWICK, ME 04011**

- 40,000 - 100,000 SF build-to-suit
- Located in the heart of Brunswick Landing
- Ideal for distribution, logistics, and warehousing
- 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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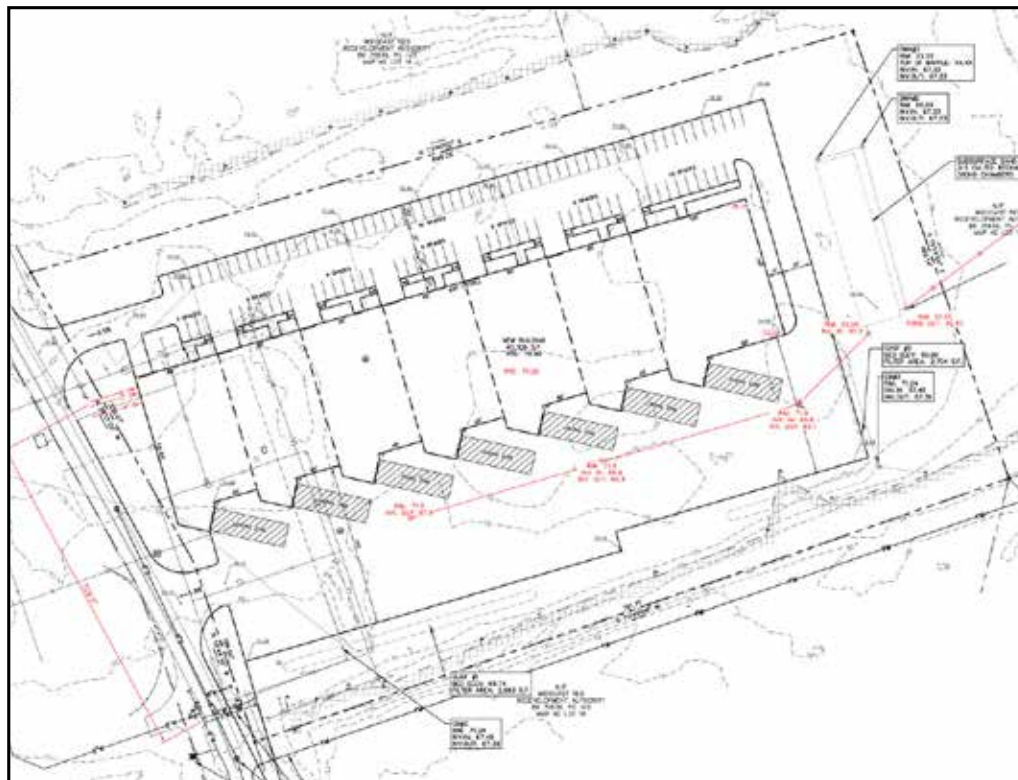
PROPERTY DETAILS

OWNER	Brunswick Real Estate Holdings, LLC
ASSESSOR	Map 40, Lot 66
BOOK/PAGE	39543/0045
AVAILABLE SPACE	40,000 - 100,000± SF
LOT SIZE	9.09± AC
OVERHEAD DOORS/DOCKS	Option A - Seven (7) overhead doors and fourteen (14) loading docks Option B - Two (2) overhead doors and two (2) loading docks
UTILITIES	Water\sewer\electric on-site
ZONING	GM7 - Growth Mixed-Use
LEASE RATE	See Broker For Details
AVAILABILITY	Eighteen (18) months from lease signing



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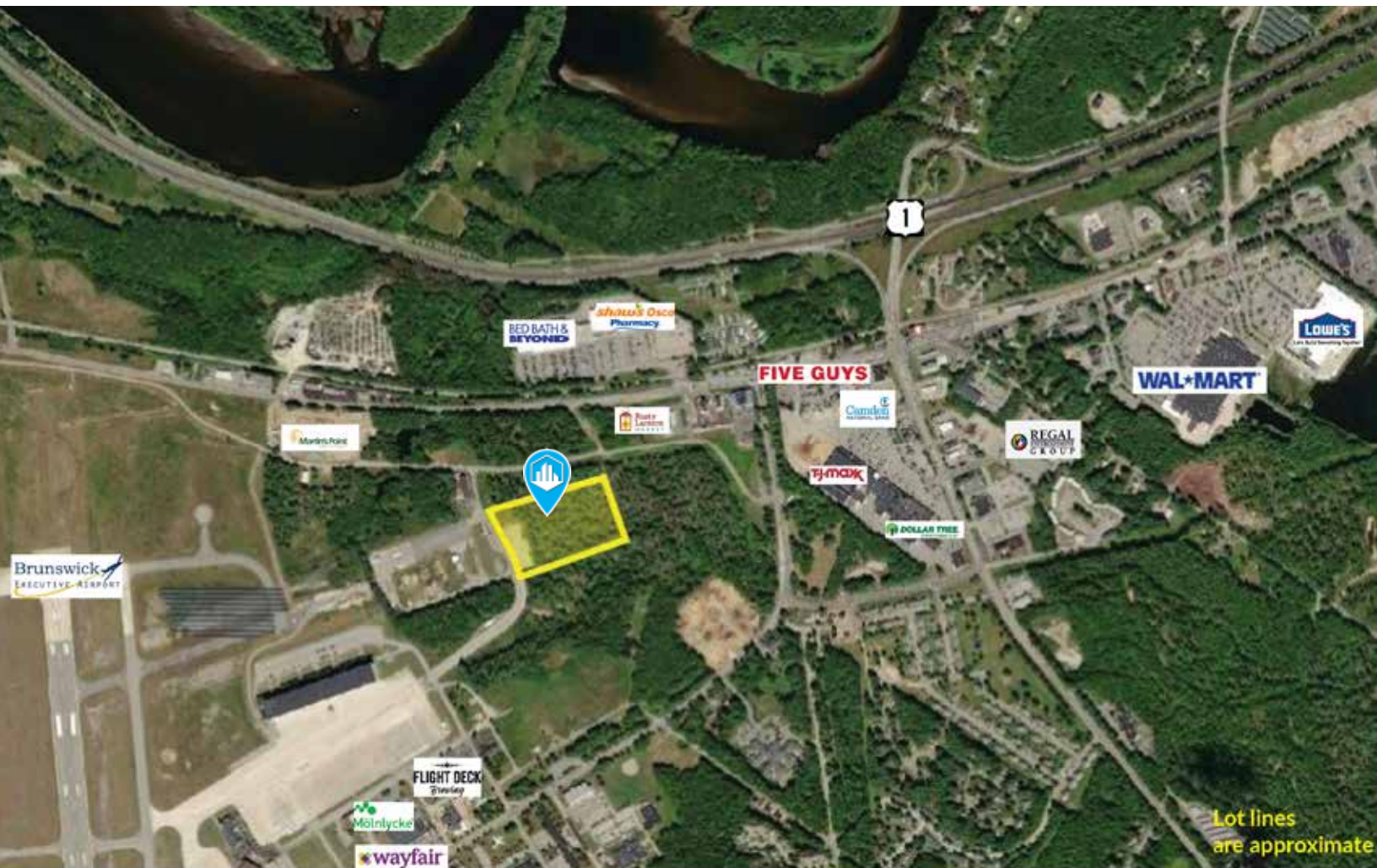
OPTION A



The site plan illustrates the proposed development at 14000 Highway 101. The main building is a large, rectangular structure with a central section labeled "FACTORY 2ND & 3RD FLOOR 14 PARKING SPACES". To the left of the factory is an "OFFICE 40' x 50' 5,000 SF". To the right of the factory is a "DRIVE-IN FRONT" and a "LOADING DOCK". The building is surrounded by a parking area with 14 parking spaces. The site is bounded by Highway 101 to the west and Highway 101 to the east. The plan also shows the location of the "14000 HIGHWAY 101" and the "14000 HIGHWAY 101" intersection. The plan includes a north arrow and a scale bar. The plan is titled "PROPOSED DEVELOPMENT" and "14000 HIGHWAY 101".

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