

# FOR LEASE

Industrial/Retail

5,100± SF | \$14.00/SF NNN



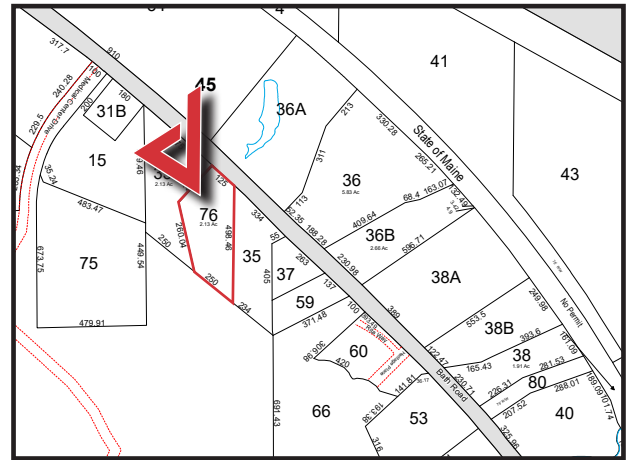
## 316 Bath Road, Brunswick

### Property Highlights

- 5,100sf flex building with overhead door
- Abundant parking and laydown area.
- Close proximity to major employers including BIW, Midcoast Hospital, and Sweetser.
- Great visibility along Old Bath Rd.

### Property Description

The Dunham Group is pleased to offer 316 Bath Rd. for lease. The building is comprised of approximately 2,500± SF of open industrial space and 2,600± SF of retail space. Situated on 2.13 acres along the Old Bath Rd. in Brunswick, this property offers great visibility and abundant parking/laydown area. Neighboring employers include Midcoast Hospital, Bath Iron Works, Morong Volkswagen, and Sweetser.



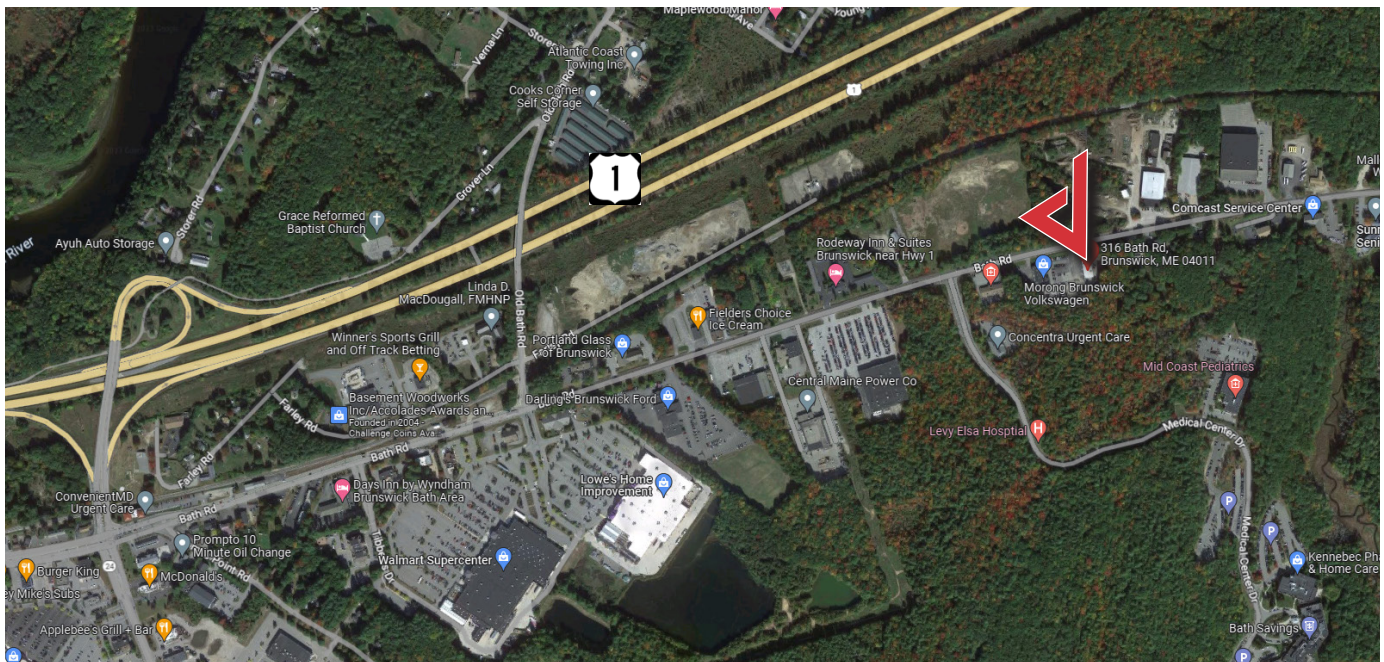
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## Property Overview

Owner	Sowles Real Estate, LLC
Assessor's Reference	Map 45, Lot 76
Deed Reference	Book 35643, Page 247
Annual Taxes	\$10,612.92 (FY '23 - '24)
Zoning	GM4
Lot Size	2.13± acres
Building Size	5,100± SF
Year Built	1976
Building Construction	Steel Frame
Roof	Pitched metal standing seam
Siding	Metal and glass storefront
Flooring	Concrete and tile
Heat	FHA, heating and cooling in showroom, just heating in warehouse
Utilities	Public water and sewer
Parking	50-100 on-site. Paved and unpaved
Bathroom	2 single stall
Traffic Counts	698± average vehicles per day
Road Frontage	125ft. on Bath Road
Miscellaneous	Air compressor

**FOR LEASE : \$14.00/SF NNN**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.