



OFFICE SPACE FOR LEASE

3 INDUSTRIAL PARKWAY
BRUNSWICK, ME 04011

Executive Summary



OFFERING SUMMARY

Available SF:	3,500 - 21,000 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	5.85 Acres
Building Class:	B
Building Size:	21,000
Year Built:	1990

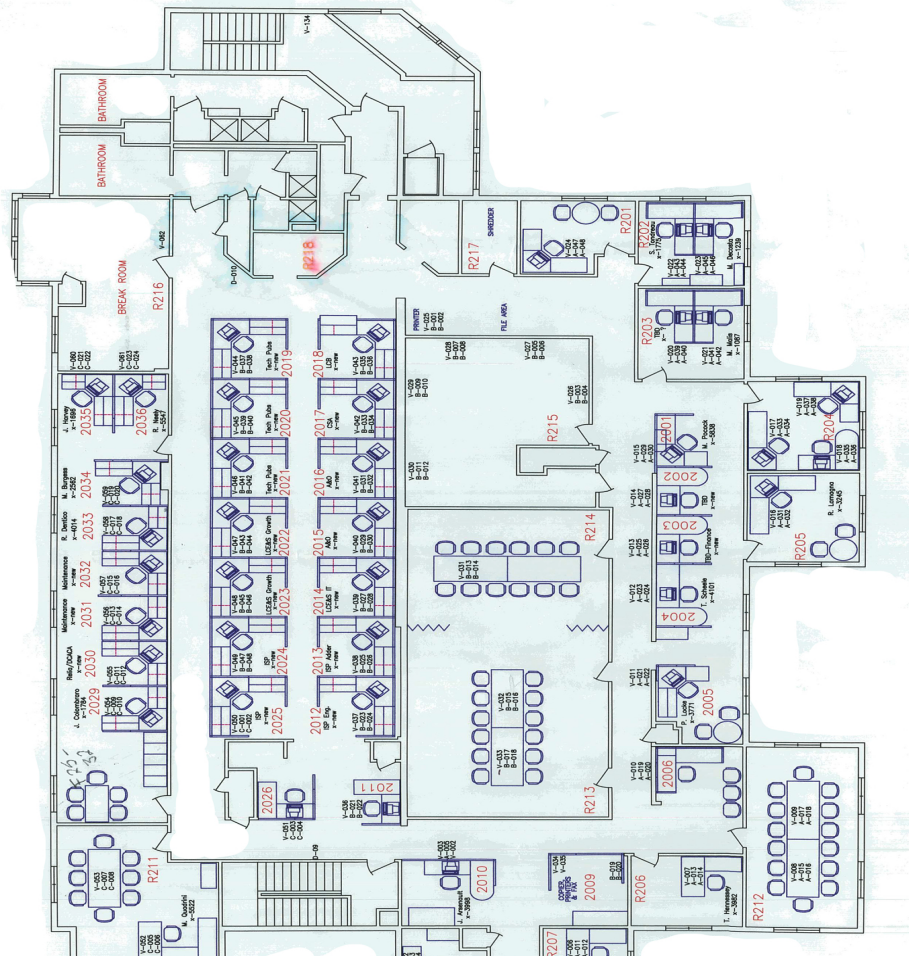
PROPERTY OVERVIEW

Beautiful two story office building; great opportunity for a growing business. Located in the Brunswick Industrial Park with easy access to Route 1, I-295 and the Brunswick Executive Airport. Office is situated in a very well maintained, campus-like setting making this ideal for any professional firm.

PROPERTY HIGHLIGHTS

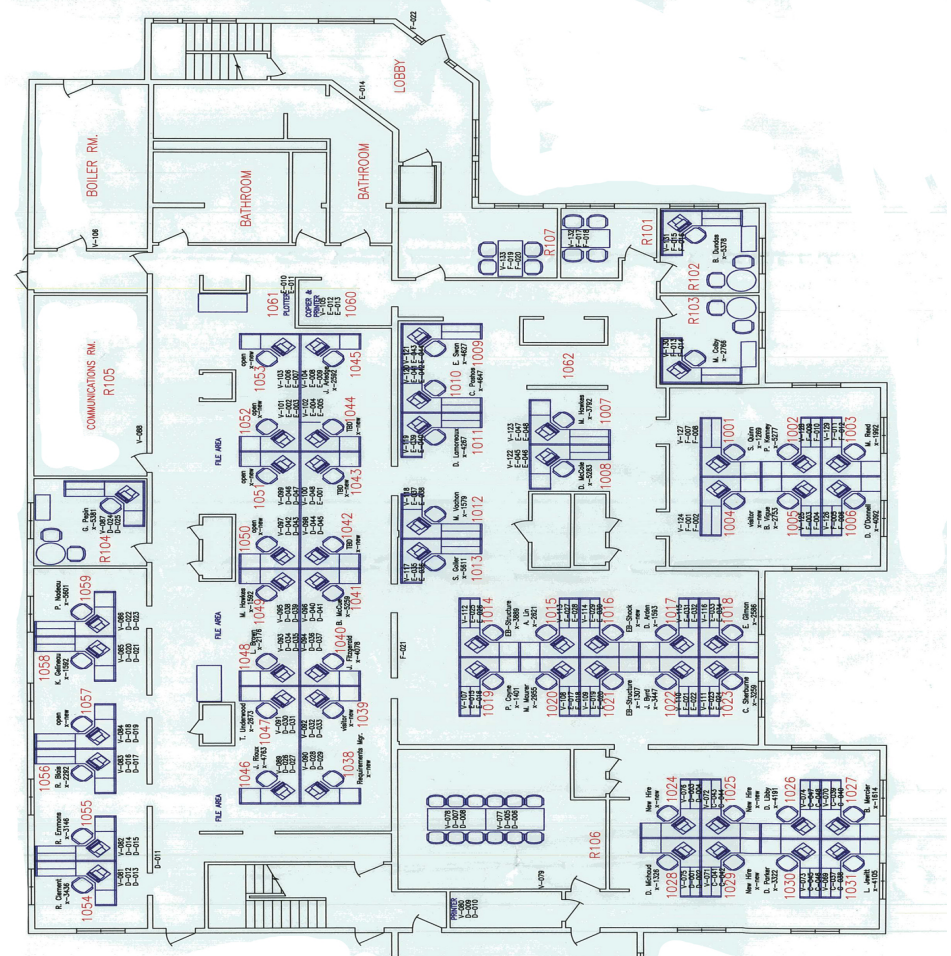
- Can accommodate up to 160 work stations
- 400+ paved parking spaces on site; ADA accessible.
- Office furniture is included in the lease rate.
- Recently renovated natural gas fired HVAC system with multiple zones.
- 400 Kilowatt diesel powered back up generator.
- Also includes a 9000 +/- SF structure suitable for storage.
- Also available for sale; see broker for details

Floor Plans



1

SECOND FLOOR



2

FIRST FLOOR

(NOT TO SCALE)

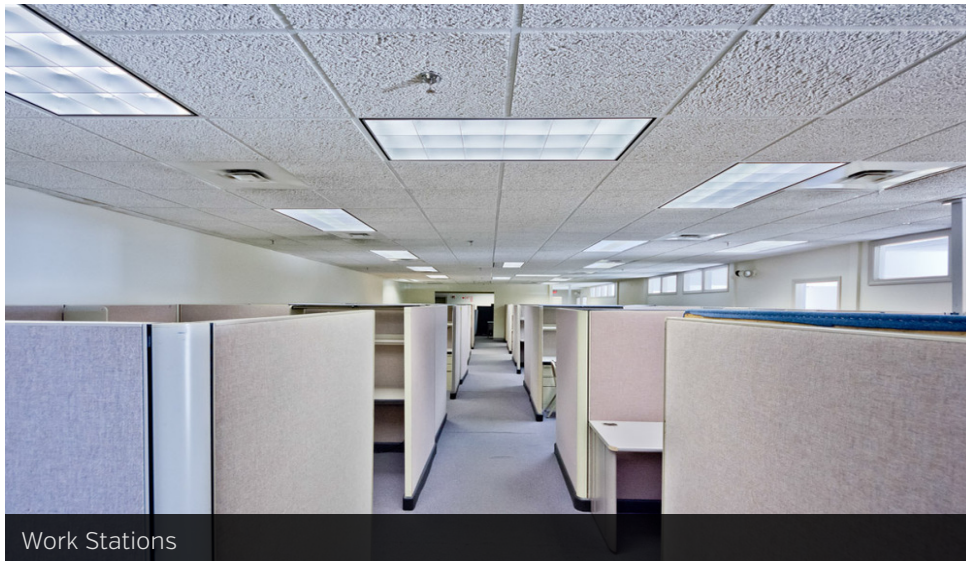
Additional Photos



Storage Space



Office

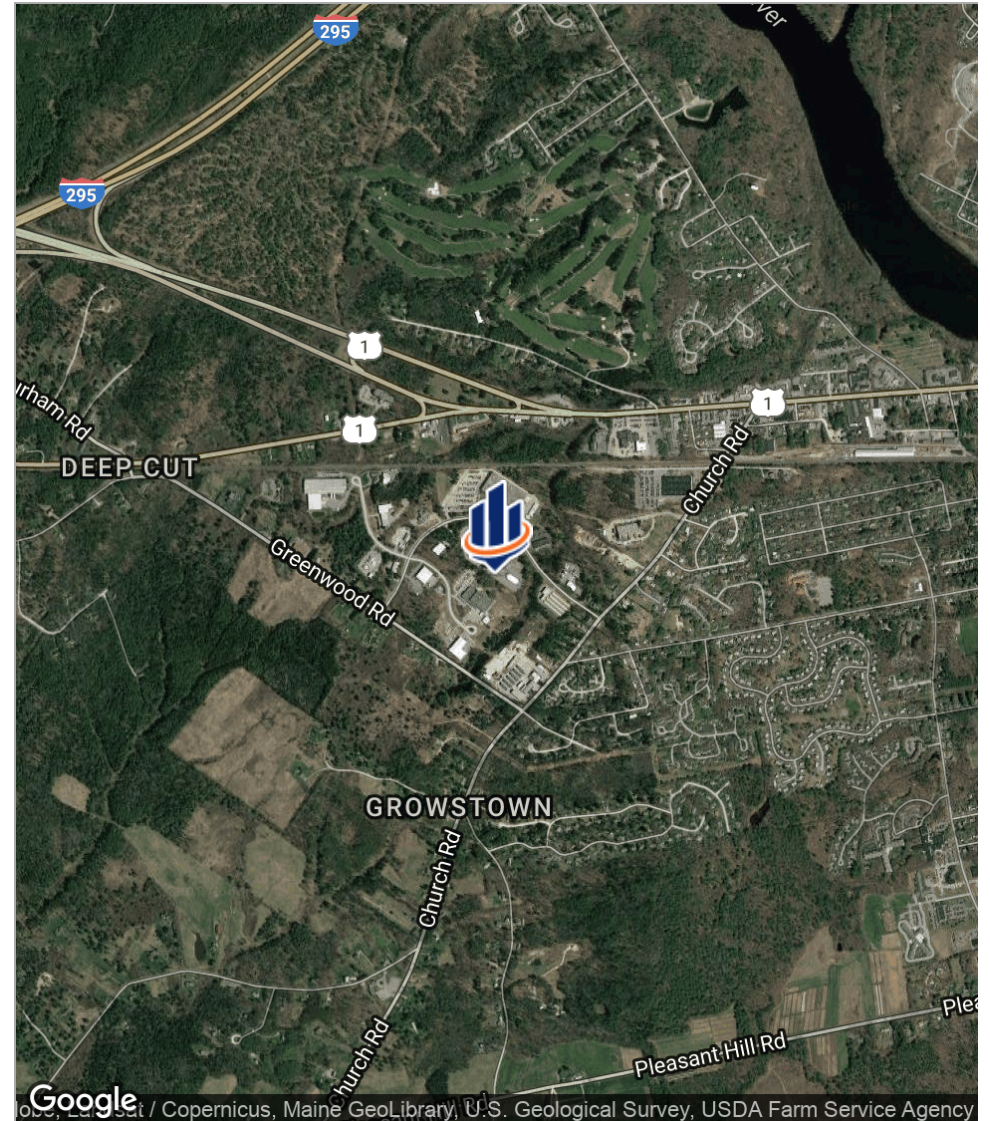
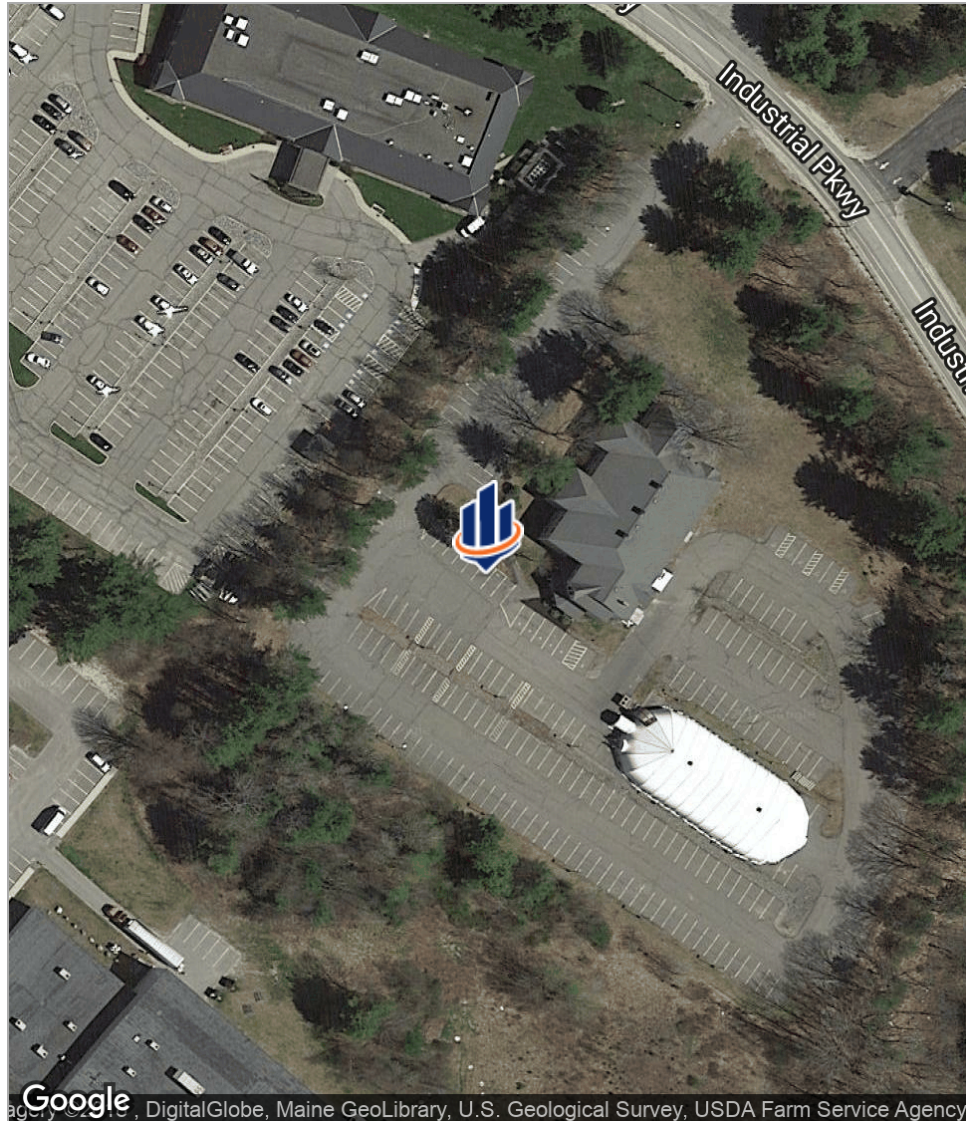


Work Stations

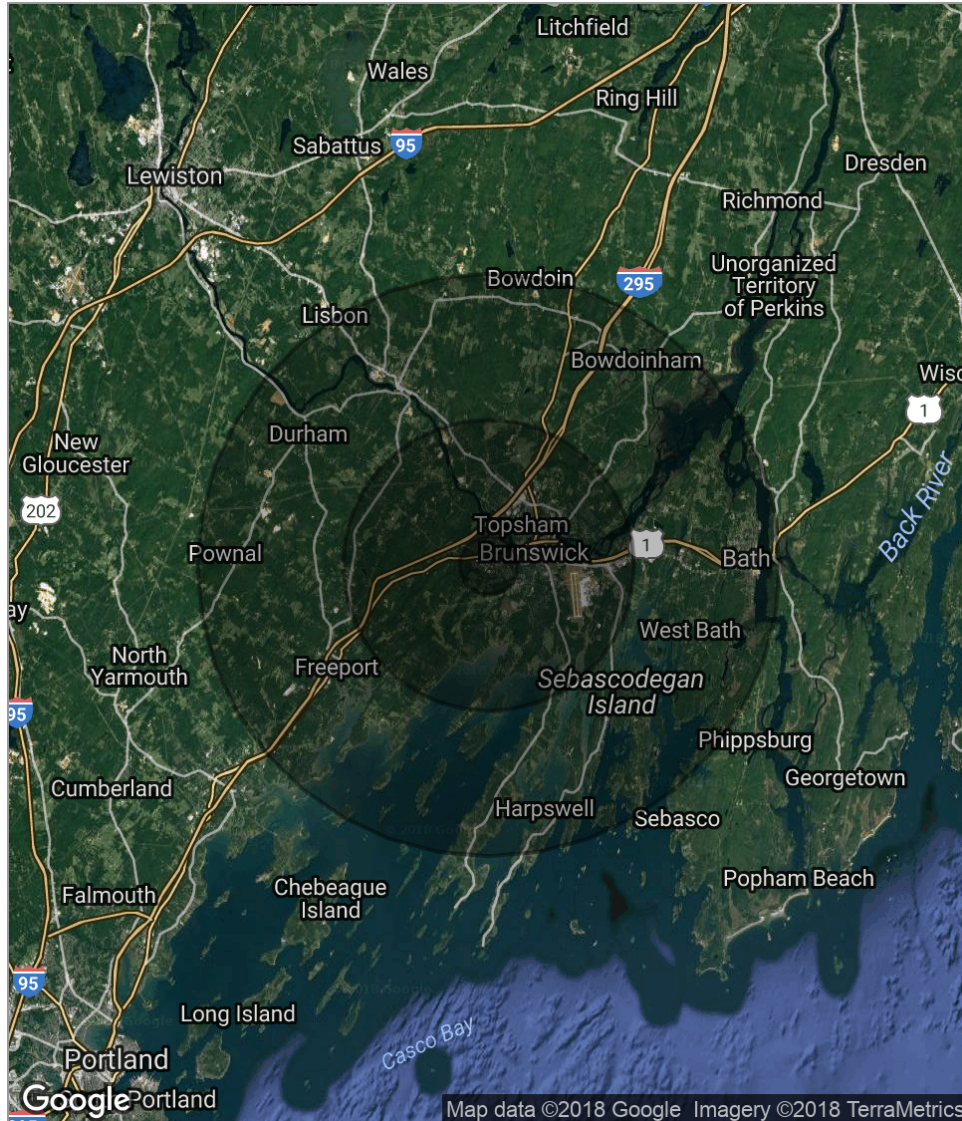


Conference Room

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,167	26,192	59,817
Median age	48.7	39.8	40.3
Median age [male]	44.9	37.1	38.4
Median age [Female]	50.8	43.2	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	518	10,783	24,438
# of persons per HH	2.3	2.4	2.4
Average HH income	\$80,044	\$67,780	\$68,870
Average house value		\$235,198	\$238,582

* Demographic data derived from 2010 US Census