

FOR LEASE

Retail Building

4,964± SF | \$14.00/SF NNN



381 Bath Road, Brunswick

Property Highlights

- *GI Zoning - allows for marijuana retail and cultivation as a conditional use*
- *Great visibility with high daily traffic counts*



Property Description

We are pleased to offer this highly visible retail building for lease. Located adjacent to one of BIW's main facilities, this site enjoys high traffic counts. Zoned Growth Industry, it is one of a few locations that allows for cannabis retail or cultivation. The owner is in the process of rehabbing the building and is willing to provide a TI allowance to certain tenants.



Broker Contact

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Property Overview

Owner	Blue Hubbard LLC
Assessor's Reference	Map 45, Lot 44
Building Size	4,964± SF
Lot Size	1.45± acres
Year Built	1900
Restroom	Two (2)
HVAC	TBD
Zoning	Growth Industrial

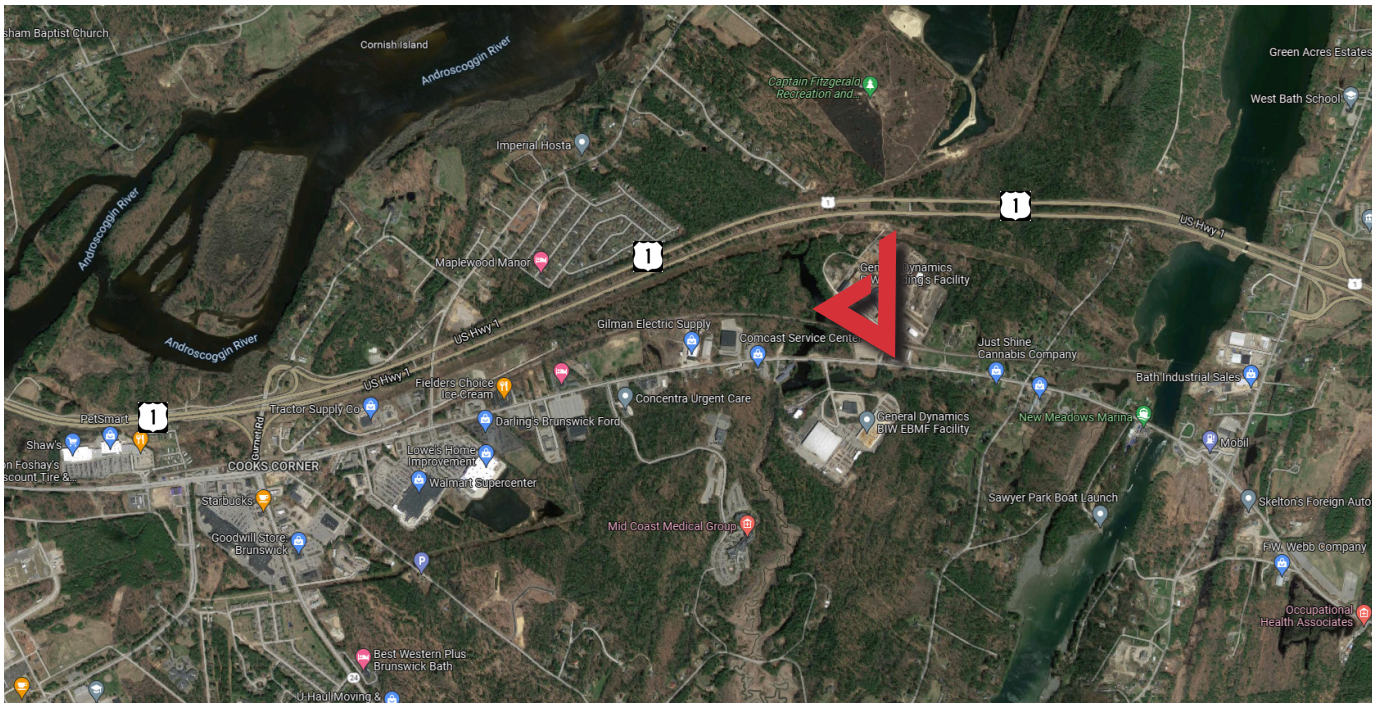
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Marijuana Zoning Conditional Uses

Table 3.2: Permitted Use Table for Growth Area Zoning Districts

P = Permitted C = Allowed Only with a Conditional Use Permit X = Prohibited
A = Allowed Only as an Accessory Use

Land Use	CURRENT ZONE	GR1	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GC5	GA	GI	GO	GN	Supple- mentary Use Standards
	1997 ZONING DISTRICT	RR	R1& 8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4, I1, I4	MU1, CC	HC1 & 2	TC1, 2, 3	RCMU	MUOZ	CU1& 3	CU5 & 6	CU4 & 7	CU/TC	CU2	R-AR	I2, I3, RBTI	R-R&OS	BCN	
Principal Uses																												
Commercial Uses																												
Marijuana Uses																												
Marijuana caregiver		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	3.4.1.W
Marijuana cultivation facility		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	3.4.1.W
Marijuana store		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	3.4.1.W
Medical marijuana storefront		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	3.4.1.W
Marijuana products manufacturing facility		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	3.4.1.W
Marijuana testing facility		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	3.4.1.W



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.