

FOR LEASE

Flex/Cannabis/Cold Storage

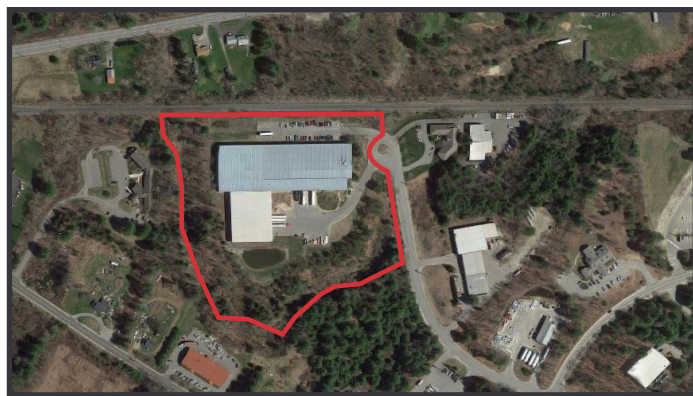
6,500 - 17,531± SF



43 Bibber Parkway, Brunswick

Property Highlights

- 24'± Ceiling Heights
- Shared Loading Dock Access
- Air Conditioned Space
- Cannabis Uses Possible



Property Description

We are pleased to offer up to 17,531± SF of industrial space for lease at 43 Bibber Parkway in Brunswick. This Class A industrial property is located in the Brunswick Industrial Park, which is adjacent to Route One and I-295, Exit 28. Landlord will do short-term deals. 11,031± SF can be made available for cold storage space.

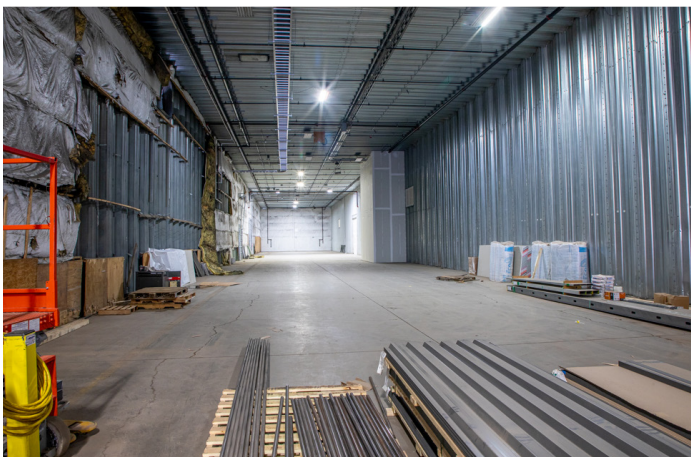
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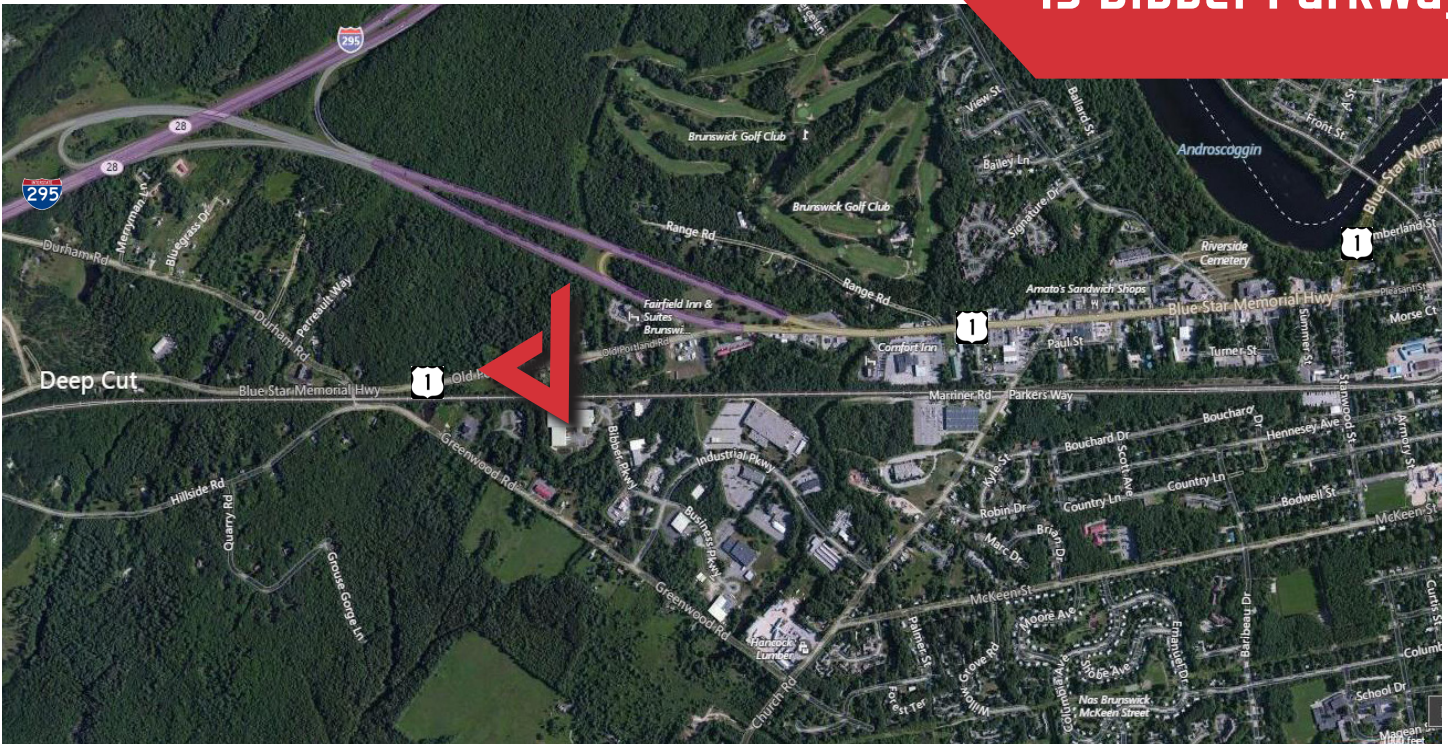
Property Overview

Building Size	102,00± SF
Lot Size	7.78± acres
Assessor's Reference	Map 17, Lot 59
Deed Reference	Book 24324, Page 19
Zoning	Business and Industrial (I-2)
Real Estate Taxes	\$86,671.21 (FY '21 - '22)
Available Space	17,531± SF; subdividable down to 6,500 SF 11,031± SF is available as cold storage space for lower lease rate
Year Built	2007
Building Construction	Metal framed
Roof	Metal
Floors	18" concrete
Ceiling Height	24'±
Loading Doors	Shared loading dock access
Lighting	Metal halide and fluorescent
Electrical	400 amps, 3-phase
Utilities	Municipal water and sewer, natural gas
HVAC	FHA throughout
Sprinkler System	Warehouse - dry system; Manufacturing - wet system
Bathrooms	One (1)

**FOR LEASE : \$7.25/SF NNN - \$12.00/SF NNN (cannabis)
Cold Storage (11,031 SF) \$5.00/SF NNN**

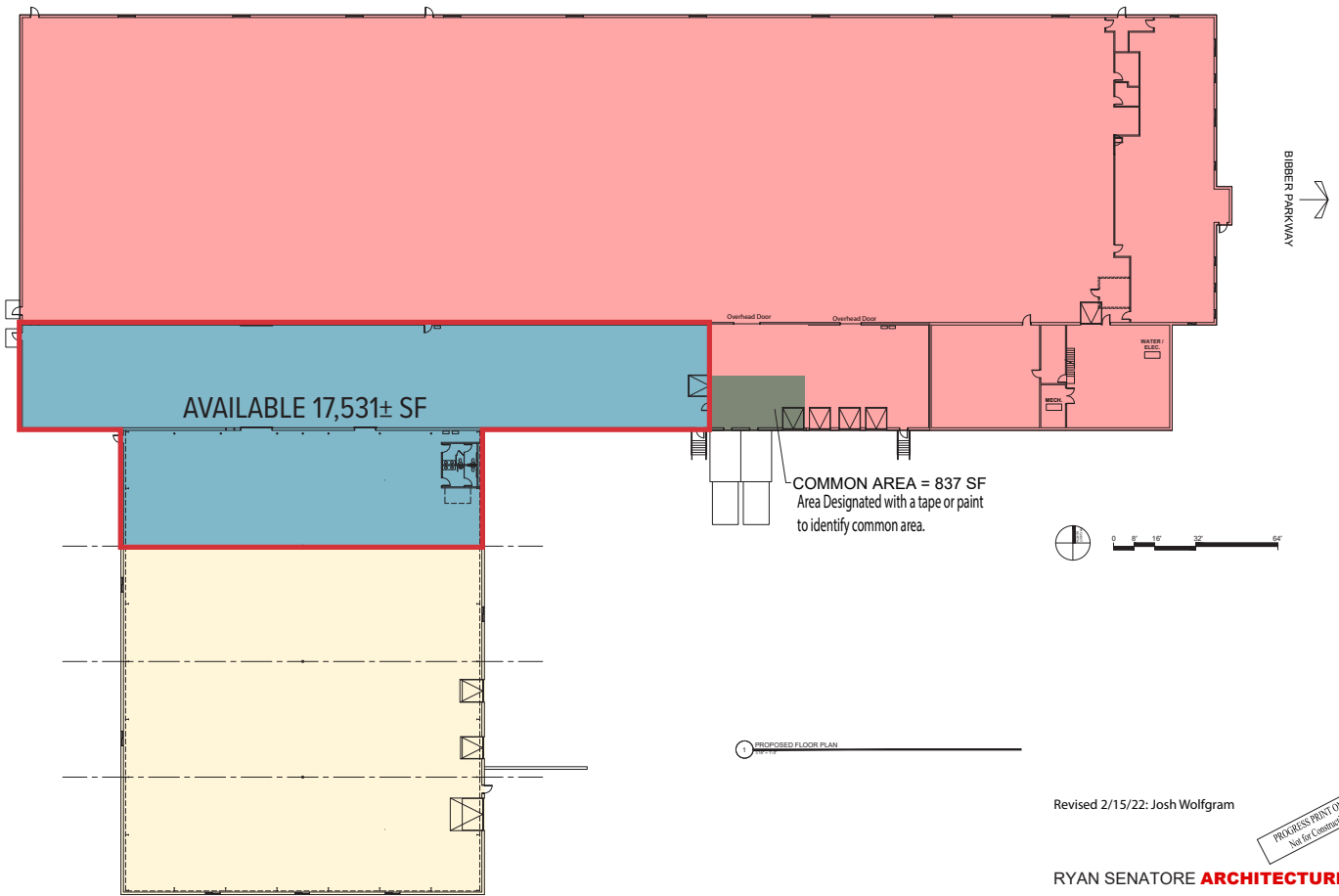


43 Bibber Parkway



43 BIBBER PARKWAY, BRUNSWICK MAINE

12-17-21



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.