

# 43 Bibber Parkway | Brunswick, ME

## OFFERING MEMORANDUM



MULTI-TENANTED INDUSTRIAL BUILDING | 102,000 SF



## DISCLAIMER

---

The information contained herein was obtained from sources deemed reliable, but is not guaranteed by The Dunham Group. The Dunham Group makes no guarantees, warranties or representations as to the completeness and accuracy thereof. The Dunham Group assumes no responsibility for matters legal in character, nor does it render an opinion as to the title, which is assumed to be good. The presentation of property is subject to errors, omissions, change of price, conditions prior to sale or lease, or withdrawal without notice.



# Table of Contents

## Executive Summary

- Asset Summary . . . . . 6
- Investment Highlights . . . . . 7

## Property Overview

- Building Specifications . . . . . 10
- Photographs . . . . . 11
- Floorplan . . . . . 12
- Site Plan . . . . . 13

## Tenant Overview

- Identity Group . . . . . 16
- Silver Therapeutics Cultivation . . . . . 18

## Market Overview

- Industrial Market Review . . . . . 22
- Sale Comparables & Map . . . . . 23
- Location Overview. . . . . 24
- Area Map & Drive Times . . . . . 26

### Broker Contact

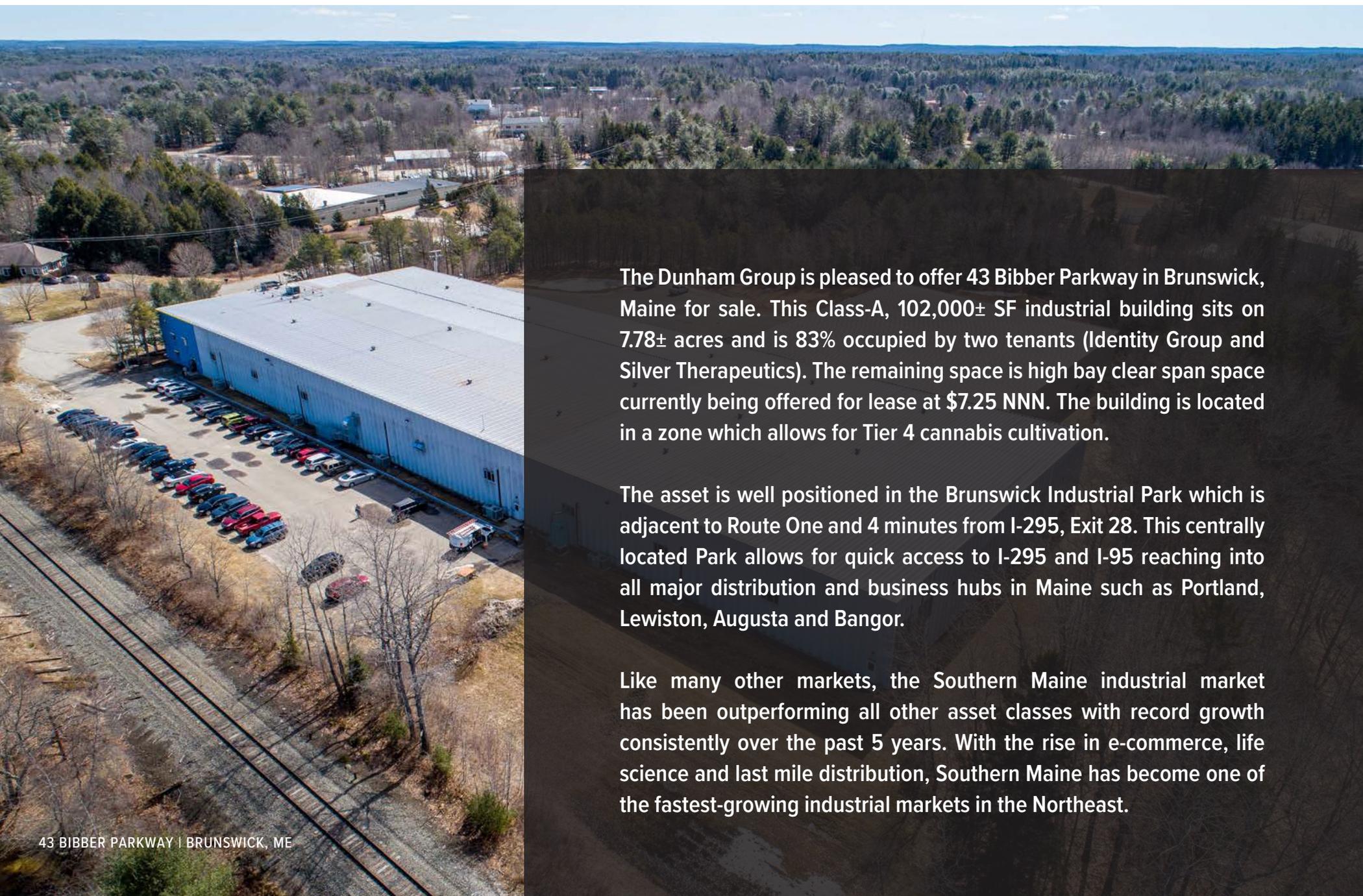
Frank O'Connor, CCIM, SIOR  
Broker | Partner  
foconnor@dunhamgroup.com

TC Haffenreffer  
Broker | Partner  
tc@dunhamgroup.com

207.773.7100

# EXECUTIVE SUMMARY





The Dunham Group is pleased to offer 43 Bibber Parkway in Brunswick, Maine for sale. This Class-A, 102,000± SF industrial building sits on 7.78± acres and is 83% occupied by two tenants (Identity Group and Silver Therapeutics). The remaining space is high bay clear span space currently being offered for lease at \$7.25 NNN. The building is located in a zone which allows for Tier 4 cannabis cultivation.

The asset is well positioned in the Brunswick Industrial Park which is adjacent to Route One and 4 minutes from I-295, Exit 28. This centrally located Park allows for quick access to I-295 and I-95 reaching into all major distribution and business hubs in Maine such as Portland, Lewiston, Augusta and Bangor.

Like many other markets, the Southern Maine industrial market has been outperforming all other asset classes with record growth consistently over the past 5 years. With the rise in e-commerce, life science and last mile distribution, Southern Maine has become one of the fastest-growing industrial markets in the Northeast.

## VALUE-ADD OPPORTUNITY

With ultra-low vacancy and strong demand, the 17,531 square feet of vacancy is a direct path to increasing revenue. A new owner would be able to realize this upside with minimal capital expenditures by leasing up the current vacant 17,531 Square feet. Based on a market rent of \$7.25 owners could boost their income by \$127,099 by filling vacancy day one. Low basis buy offers buyers the ability to under-cut market rents.

## EXPANSION POTENTIAL

Other potential upside includes the potential for an additional 20,286 expansion allows for another direct path for future income, see site plan on page 13.



# PROPERTY OVERVIEW

SALE PRICE : \$7,995,000

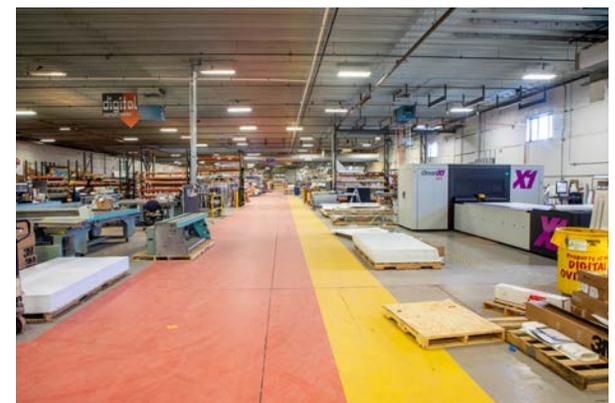
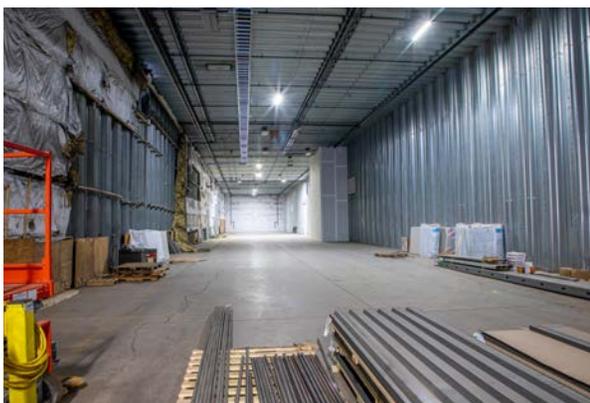
**IDENTITY  
GROUP**





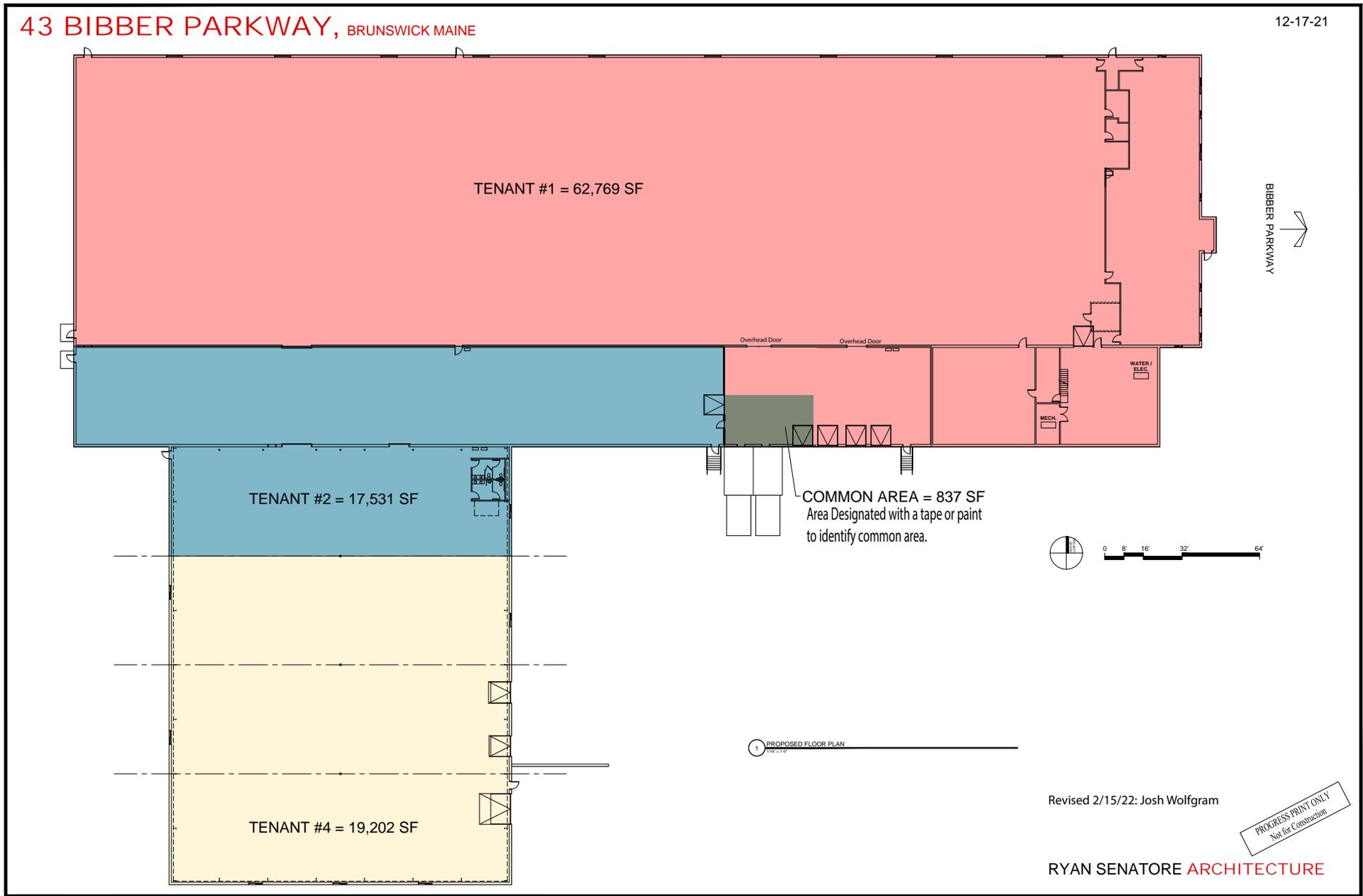
Building Size	102,000± SF
Lot Size	7.78± acres
Assessor's Reference	Map 17, Lot 59
Deed Reference	Book 24324, Page 19
Zoning	Business and Industrial (I-2)
Real Estate Taxes	\$98,237.82 (2025-2026)
Available Space	17,531± SF
Building Age	2007
Building Construction	Metal framed
Roof	Metal
Floors	18" Concrete
Ceiling Height	24'
Loading Doors & Docks	One (1) drive-in and Six (6) loading docks
Lighting	Metal halide and fluorescent
Electrical	500 KVA, 1200 amp, 480 volt, 3-phase
Utilities	Municipal water and sewer, natural gas
HVAC	FHA heat & air-conditioning throughout entire building. Radiant heat floors.
Sprinkler System	Warehouse - dry system; Manufacturing - wet system
Bathrooms	Five (5)

**SALE PRICE : \$7,995,000**



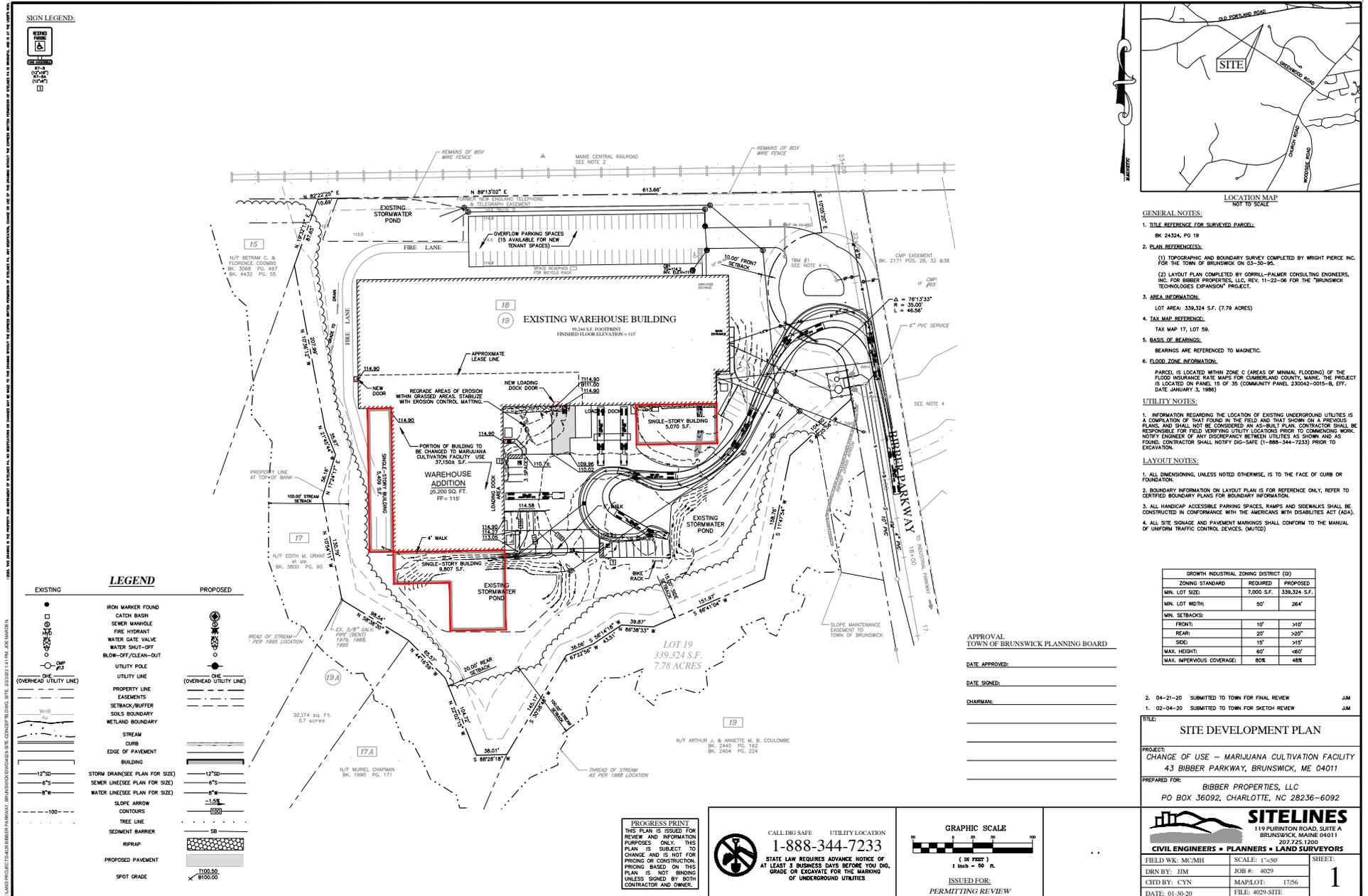
43 BIBBER PARKWAY, BRUNSWICK MAINE

12-17-21



# Site Plan with Potential Expansion

# 43 Bibber Parkway



# TENANT OVERVIEW

SCREEN  
PRINTING  
DEPARTMENT



# IDENTITY GROUP

## TENANT PROFILE

At Identity Group, we've been creating and manufacturing interior signs for over 67 years. Founded in the 1950s, we spent decades perfecting our process and forming partnerships with some of the biggest brands in the industry; cementing ourselves as the largest interior sign manufacturer in the United States. Today we have more than 200,000 square feet of manufacturing space spanning across the nation, including our original space in Cookeville, TN, and additional campuses in Brunswick, ME, and Wichita, KS. Our unique approach to sign creation makes us an invaluable partner for some of the most iconic brands, such as Marriott Bonvoy, Amazon, and the NFL. In an industry that's rapidly evolving, our team is committed to creating innovative and timeless solutions for our clients. Let's build something great together.

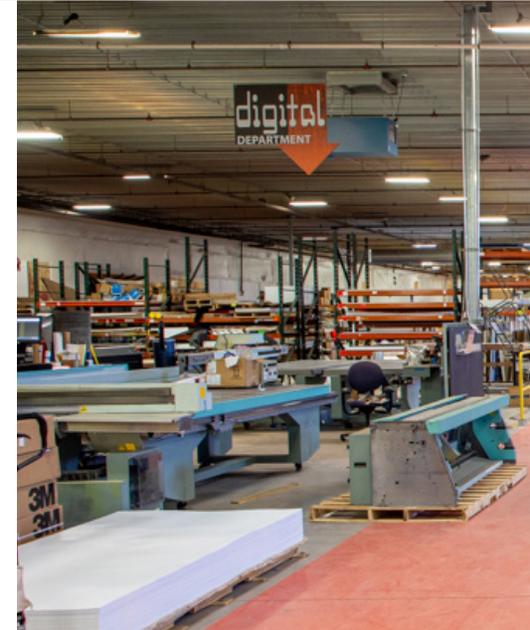
**67 YEARS**  
of experience

**10+ MILLION**  
signs sold



## SERVICES

- Hotel Signs
- ADA Signs
- Visual Décor





## LEASE ABSTRACT

<b>Tenant</b>	Identity Group Holdings Corp.
<b>Rentable Area</b>	62,000 SF
<b>Lease Commencement Date</b>	August 1, 2018
<b>Rent Commencement Date</b>	August 1, 2018
<b>Lease Term</b>	Nine (9) years and eleven (11) months
<b>Base Rent</b>	\$5.00/SF NNN
<b>Escalations</b>	Two percent (2%)
<b>Expense Reimbursements</b>	NNN

## RENT SCHEDULE

Effective Date	Rent PSF	Annual Rent	Monthly Rent
8/1/2025	\$5.94	\$368,492.58	\$30,707.72
8/1/2026	\$6.09	\$377,704.90	\$31,475.41
8/1/2027	\$6.24	\$387,147.52	\$32,262.29



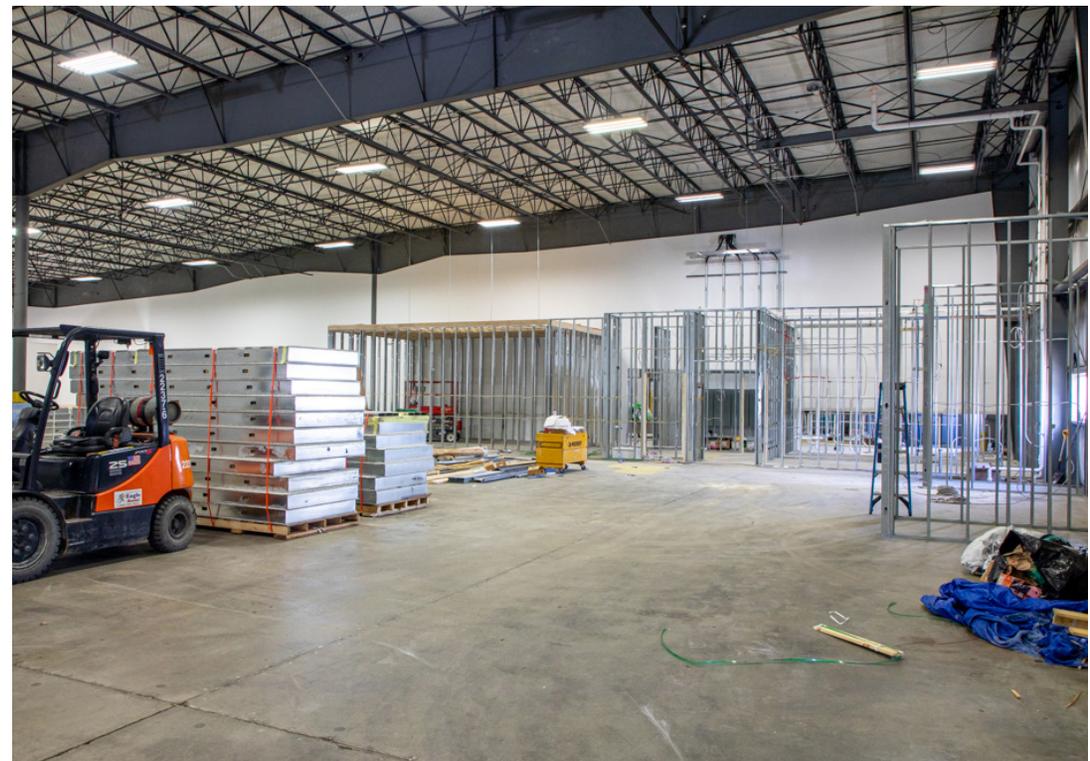
# SILVER THERAPEUTICS CULTIVATION

## TENANT PROFILE

Silver Therapeutics is a locally owned and operated business on a mission to help communities achieve their wellness and enjoyment goals through the use of high quality cannabis.

Silver Therapeutics is a multi-state operator with multiple retail locations in Maine and Massachusetts. Their customer base also includes Vermont, New Hampshire, and New York.

The space at 43 Bibber Parkway is the cultivation operation for their Maine locations.



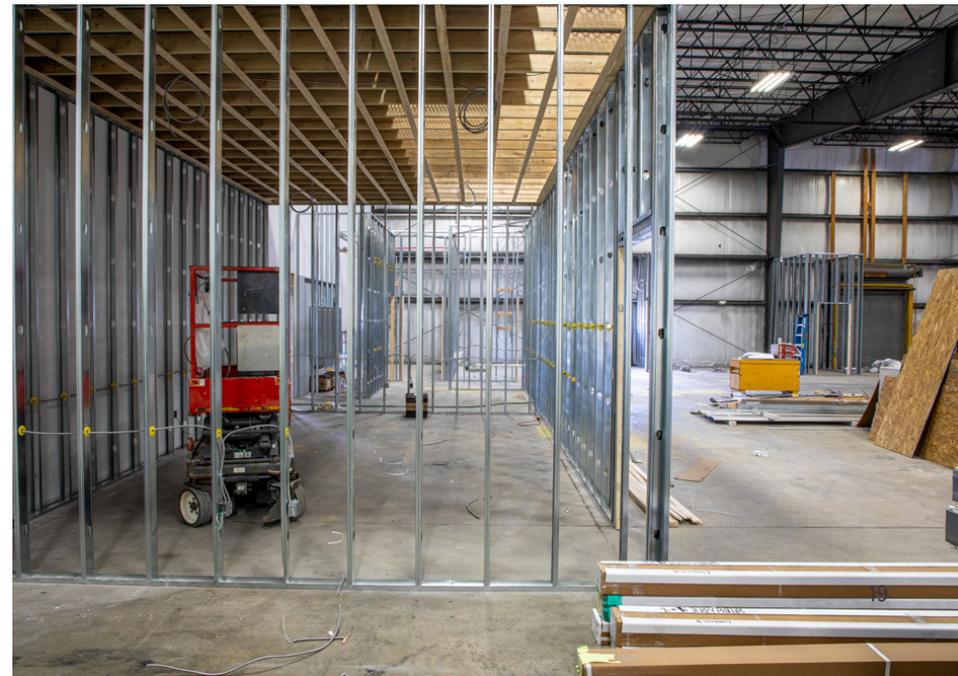


## LEASE ABSTRACT

<b>Tenant</b>	Silver Therapeutics Cultivation LLC
<b>Rentable Area</b>	19,202 SF
<b>Lease Term</b>	Ten (10) years
<b>Base Rent</b>	\$11.50/SF NNN
<b>Escalations</b>	Three percent (3%)
<b>Expense Reimbursements</b>	NNN

## RENT SCHEDULE

Effective Date	Rent PSF	Annual Rent	Monthly Rent
6/1/2025	\$12.57	\$241,299.25	\$20,108.27
6/1/2026	\$12.94	\$248,538.23	\$20,711.52
6/1/2027	\$13.33	\$255,994.38	\$21,332.86
6/1/2028	\$13.73	\$263,674.21	\$21,972.85
6/1/2029	\$14.14	\$271,584.44	\$22,632.04
6/1/2030	\$14.57	\$279,731.97	\$23,311.00
6/1/2031	\$15.00	\$288,123.93	\$24,010.33



# MARKET OVERVIEW



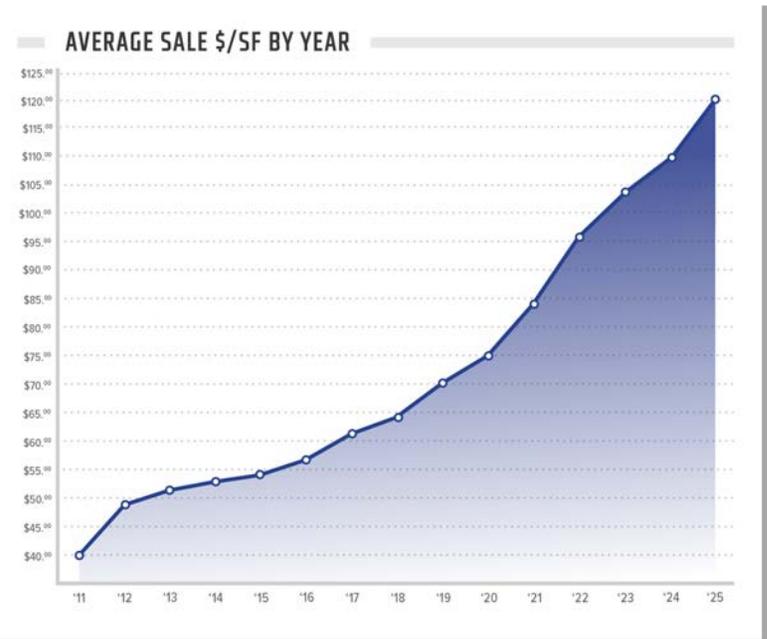
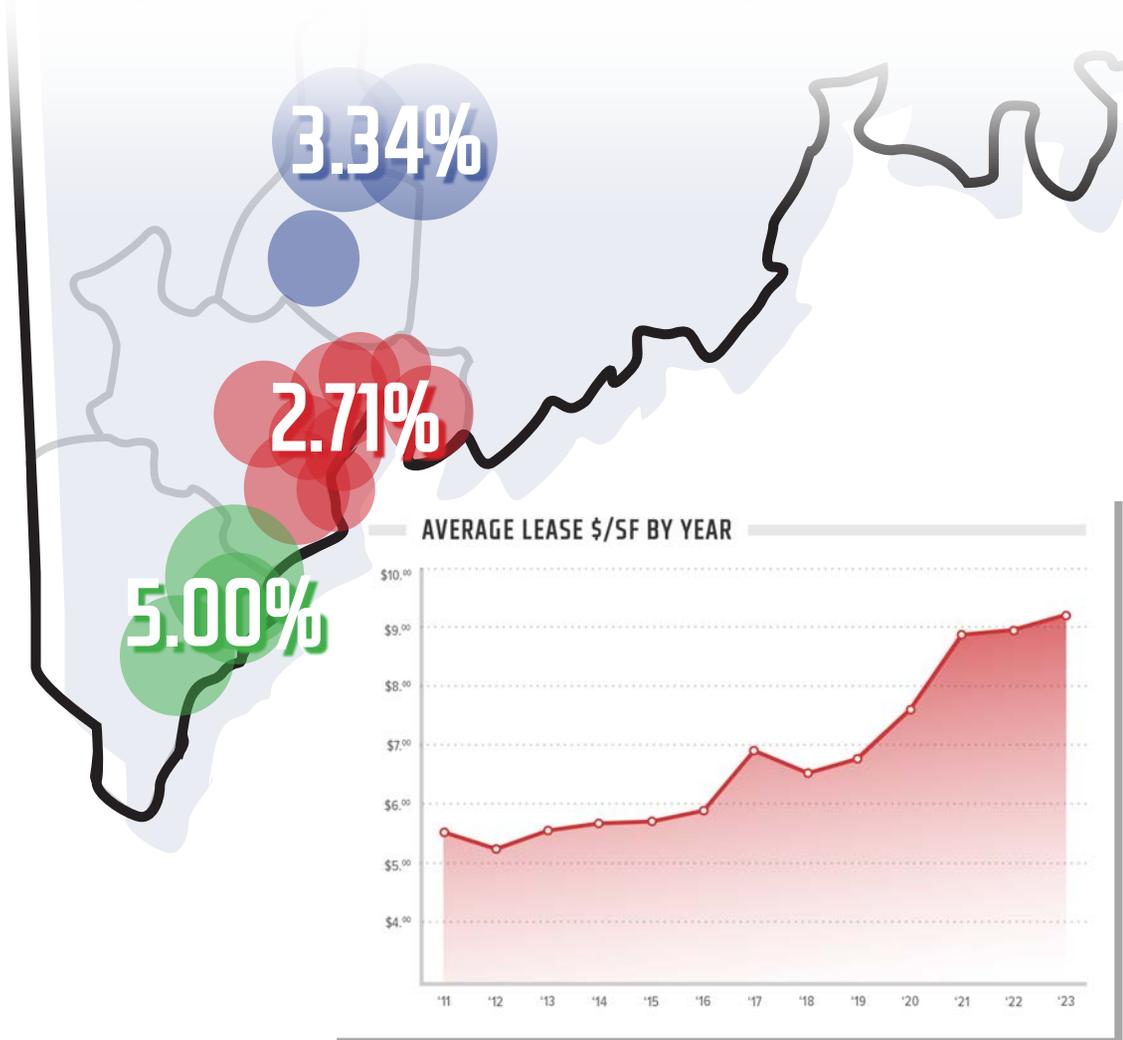
## 2026 SOUTHERN MAINE INDUSTRIAL MARKET SURVEY

This year, our study has grown to over 36,000,000 SF of industrial inventory in Southern Maine. We continue to emphasize the importance of understanding the “sub-regions” within the Southern Maine industrial market. This detailed approach helps us uncover the unique niches, nuances, and opportunities within each sub-region. Our commitment is to further expand the annual report to cover the remainder of York County, the Mid-Coast region, and areas north to Gardiner, Augusta, Waterville, and Bangor.

TOTAL # OF BUILDINGS	1,054
TOTAL MARKET SIZE	36,152,262± SF <sup>1</sup>
DIRECT VACANCY	1,200,586± SF <sup>2</sup>
TOTAL VACANCY RATE	3.32%

LEWISTON/AUBURN/GRAY	3.34%
GREATER PORTLAND	2.71%
NORTHERN YORK COUNTY	5.00%

1: Totals as of 12/2025 per The Dunham Group Industrial Market Survey 2: Totals as of 12/2025 per New England Commercial Property Exchange



	Address	Size	Sale Price	Price/SF	Sale Date	Buyer	Seller
	203 Read Street, Portland	160,608	\$10,000,000	\$62.26	7/1/20	187-209 Read Street, LLC	Brockway-Smith Company
	5 Bradley Drive, Westbrook	126,072	\$22,750,000	\$180.45	11/1/20	North River Roque, LLC	Calare Properties, LLC
	20 Morin Street, Biddeford	52,000	\$4,975,000	\$95.67	2/12/21	20 Morin Street, LLC	Veridis, LLC
	8 Morin Street, Biddeford	129,000	\$10,500,000	\$81.40	12/26/25	Fiber Material, Inc.	Old Castle APG
	48 Spiller Drive, Westbrook	134,000	\$13,000,000	\$97.01	7/30/25	NRTI	Spiller Drive, LLC
	75 Pine Tree, Portland	42,918	\$7,230,000	\$168.46	5/1/25	CCRE 75 Pine, LLC	75 Pine Tree, LLC



Rich in tradition, history, and natural beauty, Brunswick is a community of talented, innovative and involved citizens. Brunswick's residents are fortunate to have access to beautiful recreational areas, high quality educational and medical resources, and growing employment opportunities.

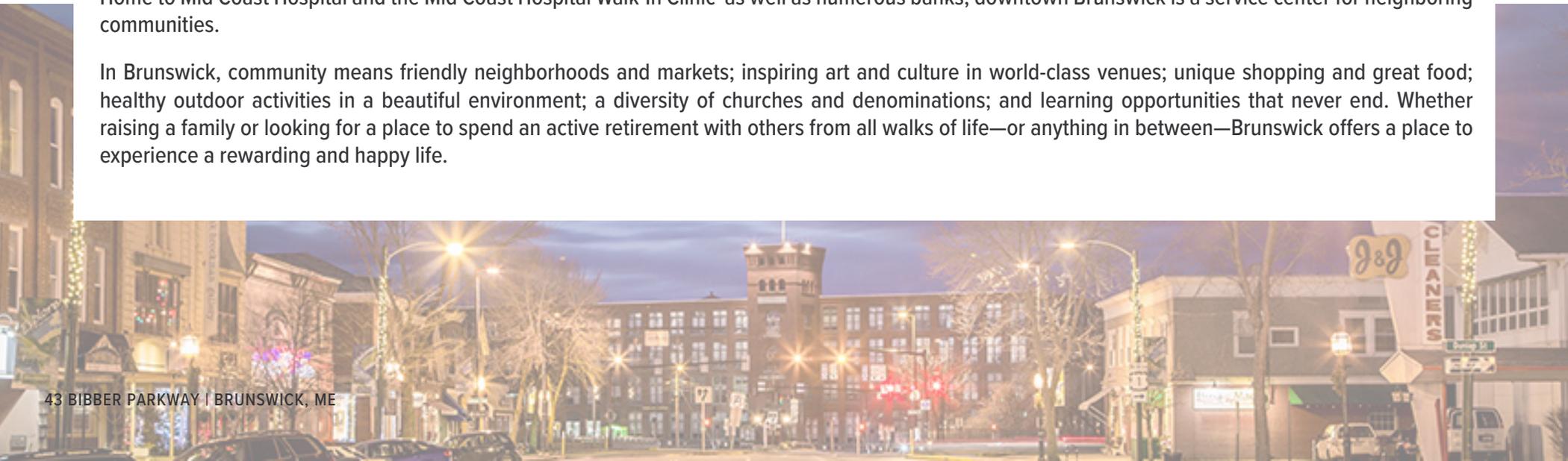
Bordered by the Androscoggin River and Atlantic Ocean with its 67 miles of coastline, Brunswick is a coastal community, offering residents and visitors an array of recreational opportunities. With convenient access to I-295 and Route 1, Brunswick is located 30 miles north of Portland and the Portland International Jetport (PWM), and adjacent to Freeport. Brunswick's strategic location is enhanced by the Brunswick Executive Airport and the Amtrak Downeaster, connecting Brunswick to Boston (130 miles) and beyond by passenger rail service.

Settled in 1628 and incorporated in 1738, Brunswick is a historic and picturesque New England town in the heart of the Midcoast Region of Maine. The town, designated as a Main Street Community in 2012, offers a balanced mix of retail, professional and arts-related businesses, along with light to medium industry and traditional farming, foresting, and commercial fishing. Downtown Brunswick's distinctive broad Maine Street combines village flavor and city flair. Dotted with specialty shops, open spaces, and restaurants to satisfy every mood and palate, Brunswick's pedestrian-friendly downtown attracts shoppers, sightseers, and foodies alike.

Brunswick is a college town offering rich and diverse arts and cultural resources, anchored by Bowdoin College's noted museums, theater, and concert hall. Established in 1794, Bowdoin was the first college in the state of Maine, and it remains an important influence in Brunswick's continued development.

Brunswick is home to world-class businesses. With its proximity to boat builders and to her marine trades along the Maine coast, advanced technology training resources and innovative businesses, Brunswick has positioned itself as the epicenter of the state's emerging composites manufacturing cluster. Home to Mid Coast Hospital and the Mid Coast Hospital Walk-In Clinic as well as numerous banks, downtown Brunswick is a service center for neighboring communities.

In Brunswick, community means friendly neighborhoods and markets; inspiring art and culture in world-class venues; unique shopping and great food; healthy outdoor activities in a beautiful environment; a diversity of churches and denominations; and learning opportunities that never end. Whether raising a family or looking for a place to spend an active retirement with others from all walks of life—or anything in between—Brunswick offers a place to experience a rewarding and happy life.



## Quick Demographics

Population	14,994±
Median Household Income	\$54,083

## Bowdoin College



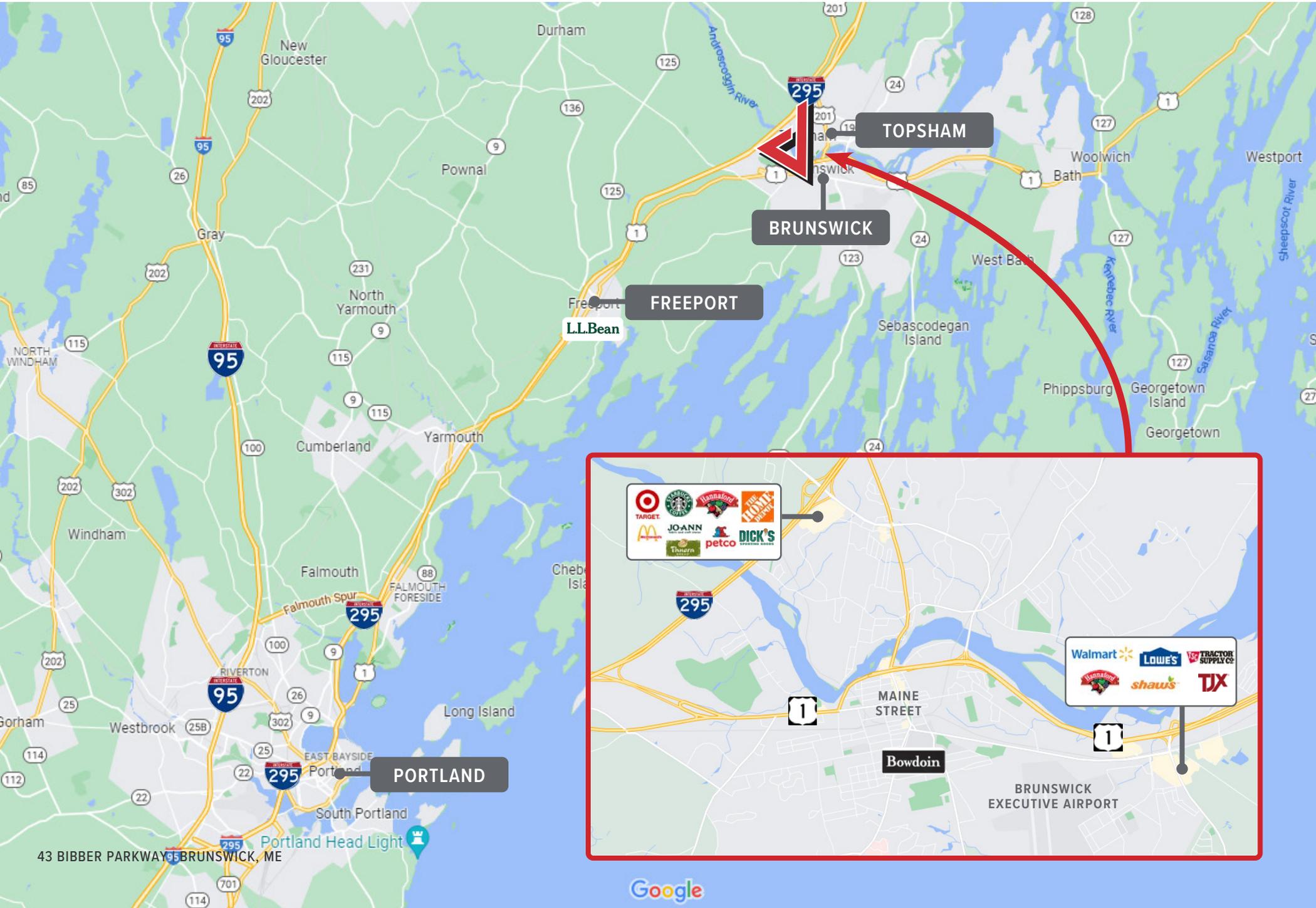
Bowdoin College is a private liberal arts college in Brunswick, Maine. At the time Bowdoin was chartered, in 1794, Maine was still a part of the Commonwealth of Massachusetts. The college offers 34 majors and 36 minors, as well as several joint engineering programs with Columbia, Caltech, Dartmouth College, and the University of Maine.

## Major Employers



# 43 Bibber Parkway

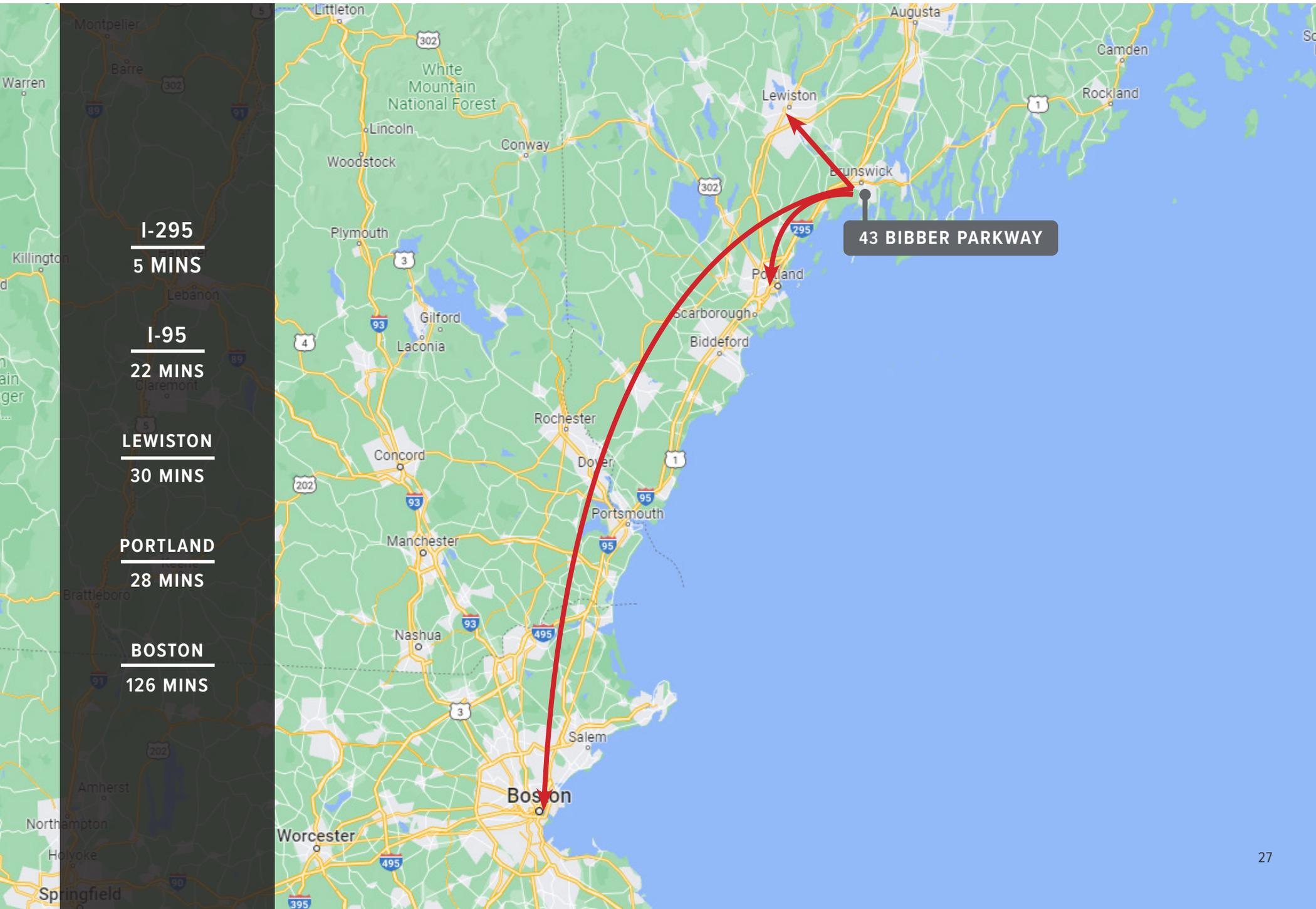
## Area Map



43 BIBBER PARKWAY BRUNSWICK, ME

# Drive Times

# 43 Bibber Parkway





**The Dunham Group**

2 Monument Square, Suite 602

Portland, ME 04101

[www.dunhamgroup.com](http://www.dunhamgroup.com)

207.773.7100