

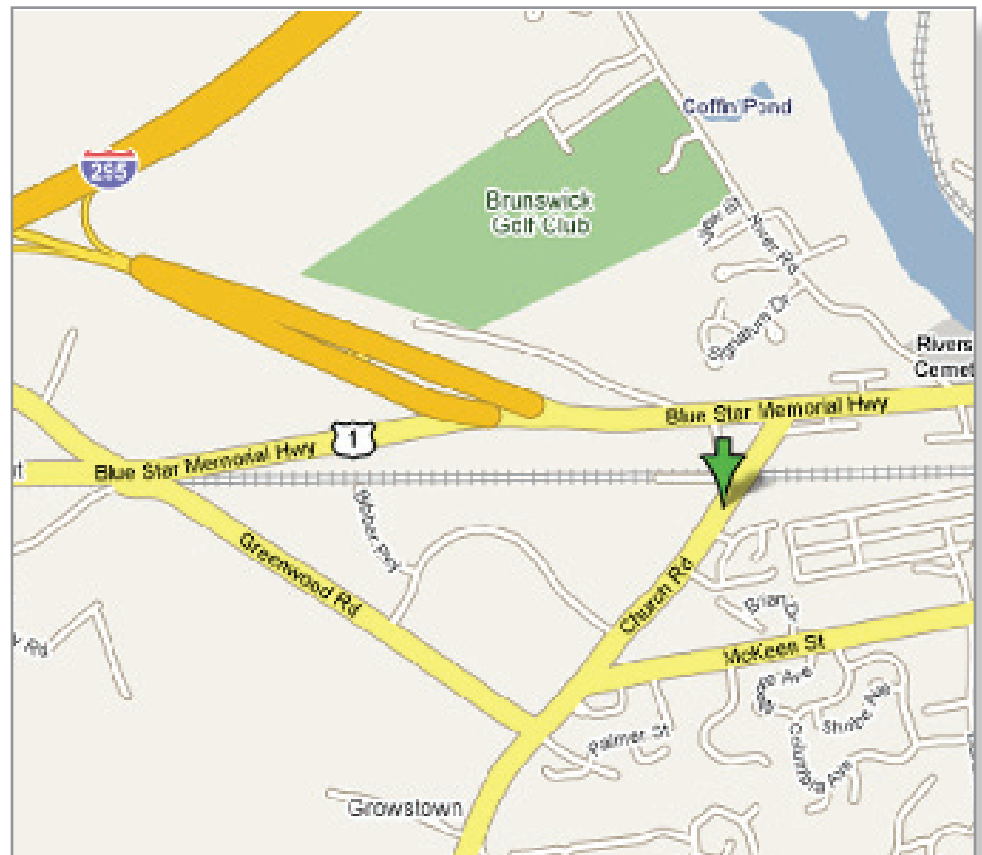
46 Church Road

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Brunswick, ME 04011

Use	Office
Building Area	72,386 SF
Land Area	19.8 Acres
Parking Spaces	428
Distance from Interstate	1.5 mi.



Built in 1965 as a textile factory, this building was totally refurbished and is now a modern and efficient office facility with easy access to Rt 1 and I-295. Opportunities for expansion and a generous parking ratio enhance the desirability of this site.



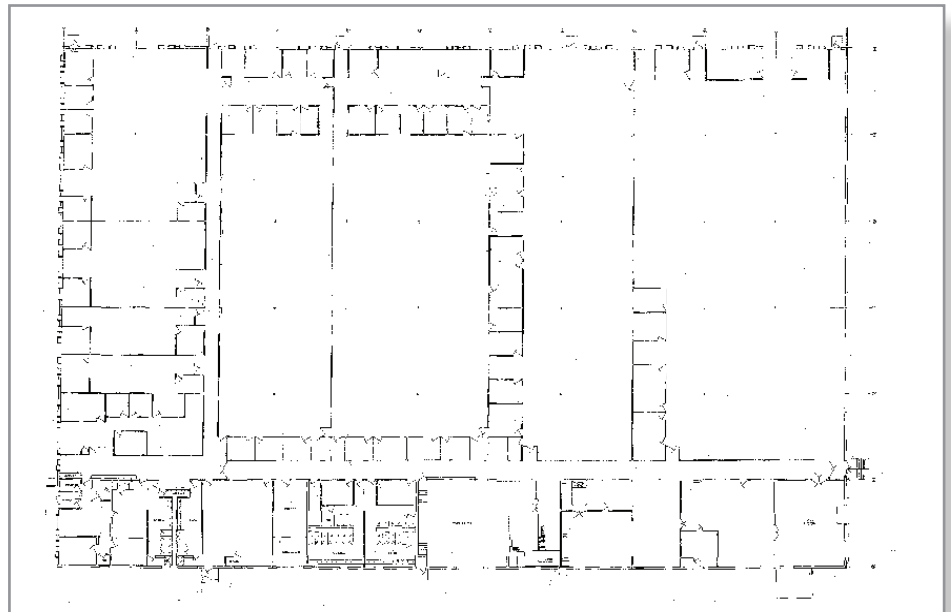
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Property Info

Year Built	1965
Year Acquired	1987
No. of stories	1
Truck Docks and pads	2
Sprinklers	Yes
Zoning	I-2. The west half of the site is in the Pine Tree Zone (Midcoast Military Redevelopment Zone) and is eligible for economic development incentives for manufacturing-related jobs.
Electric Service	1200A 3 phase 480V main
Phone/Data/T-1	All available
HVAC overview	Hi Efficiency common cooling tower and oil fired boiler serving zoned water source heat pumps. Tenant controlled programmable thermostats provide zoning control and setbacks.

Floor Plan



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