

## 4 Stephan Drive Brunswick, Maine 04011

3,700 sqft of Retail Space



### Property Highlights

Building Size: 6,950 sqft

Available Space: 3,700 sqft

Lease Rate: \$27.00 per sqft (NNN)

Parking: 10 dedicated spaces

Priority is pleased to offer 3,700 sqft of prime retail space for lease in Cooks Corner. Join Sam's Italian Foods in the heart of Brunswick's retail district. This newly constructed building is awaiting your business .



### Property Details

Building Size: 6,950 Sqft

Available Space: 1,850 - 3,700sqft

Lease Rate: \$27.00 per sqft (NNN)

Annual Taxes: Pro-rata share (54.32%) \$9,940.56

Annual Insurance: Pro-rata share (54.32%) \$3,280.92

Built: New Construction (2018)

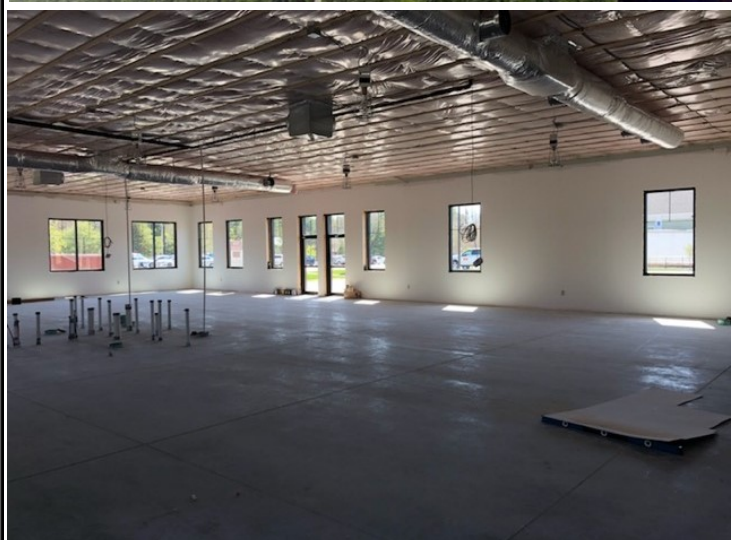
Floor: Poured concrete with slab

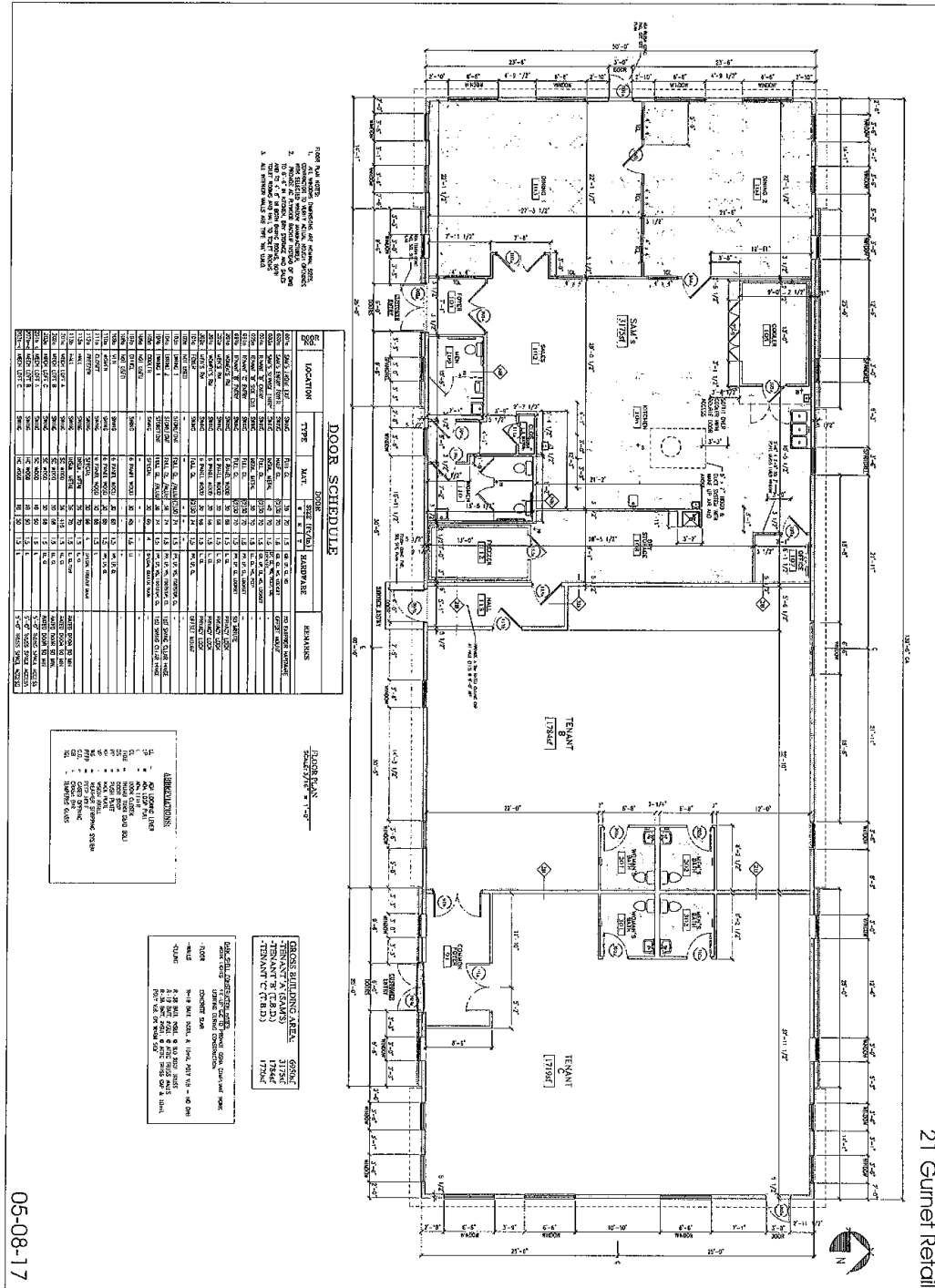
Water and Sewer: Municipal

Heat: Natural Gas, Central AC

Electrical: 400 amp 3 phase

Parking: 10 dedicated spaces and overflow spaces





**21 Gurnet Retail**  
21 Gurnet Road  
Brunswick, ME. 04011

**FOR  
CONSTRUCTION**

**ALPHACONTRACT**  
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