



Birch Park Business Center

Portland Road (Rt 1), Arundel, ME
(near Kennebunk town line)

- (7) New Business Condominiums located in two commercial warehouse buildings:
 - Building 1 (50'x100' footprint) - 4 units of 1250 sf each unit **(available for lease)**
 - Building 2 (75'x60' footprint) – 3 units of 1500 sf each unit (already sold or leased)
- Clear height interior of up to 24'
- Roof & Wall Insulation per current energy codes
- Each unit has (1) 14' high x 12' wide overhead door with row of glass, (2) entry doors
- Each unit has an office and bathroom.
- Includes propane heating system in warehouse and electric mini split for heating and cooling of office/bathroom
- Customizable i.e. mezzanine build out and other options available
- Fire Protection system
- 3 Phase power
- LED Lighting
- Future display for your Business Name at Pylon Sign located on Rt 1
- Ample parking
- Low Condo Fee
- Completed Winter 2025.

DB-2 district – Permitted Business Uses by Town of Arundel:

- Artist and Craftsman studios
- Automobile, watercraft, and recreational vehicle sales
- Breweries and Wineries
- Catering & Food preparation
- Commercial services
- Contractor Yards
- Day care facilities
- Low Impact Manufacturing
- Personal services
- Recording Studios and Radio Stations
- Recreational rentals, sales, supplies
- Recreational Facility, Passive
- Retail
- Warehousing
- Conditional Uses with Town Approval