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## **Malone Commercial lists 28.2 acre industrial land site for development in Kennebunk, ME**

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Kennebunk, ME Along the southern coast of Maine is the quaint town of Kennebunk, located in York County. Kennebunk seamlessly blends natural beauty with economic potential. It's not just a haven for tourists but also a growing hub for businesses, particularly those seeking prime industrial land for development. The 28.2-acre parcel at Factory Pasture Ln., listed by Malone Commercial Brokers, exemplifies the town's potential as a strategic location for various enterprises.

One of Factory Pasture Lane's most significant advantages is its location. It is situated at the crossroads of major transportation routes, including I-95 and U.S. Rte. 1. This connectivity ensures that businesses can easily access major markets in New England and beyond. Additionally, the proximity to railway lines and ports enhances the logistical convenience for industries reliant on efficient transportation of goods. The site is bordered by a nature preserve, B&M Railways, and other industrial users, positioning it perfectly for companies seeking to establish or expand their operations in a well-connected area.

Kennebunk has a strong economic environment, sustained by a mix of local businesses and larger corporations. The local government has implemented policies that foster business growth while maintaining the town's unique character and environmental integrity.

The industrial zoning of the site allows for a wide range of uses, including resource protection, recreation and marine, manufacturing, research facilities, commercial services and more. This flexibility makes the property an attractive option for various types of companies looking to capitalize on the town's business-friendly atmosphere.

A community that values education, innovation, and sustainability, Kennebunk is home to excellent schools and is within close proximity to higher education institutions, providing a well-educated and skilled workforce. The community's commitment to sustainability is reflected in local initiatives that promote green practices and environmental stewardship. For businesses, this means access to a motivated and capable workforce that can drive innovation and efficiency.

The land at Factory Pasture Ln. represents a significant opportunity for growth and development. The availability of wetland/vernal pool and density studies ensures that prospective buyers have all the necessary information to make informed decisions about the land's potential uses.

This versatility, combined with the strategic location and supportive community, makes the property

a prime investment for businesses looking to establish a strong presence in Kennebunk.

For more information on this property and to explore the possibilities that Kennebunk has to offer, contact Joe or Luke Malone at Malone Commercial Brokers. Whether you're looking to expand your business or start a new venture, Kennebunk provides the perfect backdrop for success.

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