



CUMBERLAND BUSINESS PARK

ONLY TWO LOTS REMAINING IN THIS PREMIUM ROUTE ONE LOCATION



2 Office Commercial
Lots with high
visibility on US
ROUTE ONE

FOR SALE

Two building footprints
available per lot. Public
utilities available to site.
Easy access to I-295.

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5.7± and 6.1± ACRE LAND PARCELS



AN EXCELLENT OPPORTUNITY IN A DESIREABLE MARKET.

Cumberland Business Park offers nicely wooded sites ideal for a serene, yet conveniently located, office campus—or any of the many uses outlined in Cumberland’s Office Commercial northern zone. Health clubs, day care centers, senior housing, hotel/motels, self storage and municipal facilities are just a few of the many possibilities.

This new office park benefits from extremely high visibility from, and easy access to, heavily trafficked US Route One and Interstate 295’s Cumberland/Yarmouth exit. The town of Cumberland’s strong upscale demographics and beautiful scenery make it a particularly attractive place to live and work.

A business located in Cumberland Office Park is in good company. Your neighbors include Cole Haan’s corporate offices, Rockwood Condominiums (55+ years), Norton Financial, Toddle Inn Daycare and the Chebeague Island Transport parking lot. Only two lots remain, each with two building footprints per lot. Be a part of Cumberland’s dynamic growth.



TRAFFIC COUNTS (MDOT)

Interstate 295: 60,000 (2006)
US Route One: 6,040 (2005)

PROPERTY HIGHLIGHTS

- Tremendous location, featuring frontage on US Route One.
- Convenient access to Interstate 295 via the Cumberland/Yarmouth exit.
- Excellent opportunity in desirable market.
- Two building footprints available per lot. Engineering information available.
- Demographic of higher incomes and strong positive growth.

PROPERTY SUMMARY

OWNER:	Guidi Flash Holdings, LLC	PERMITTED USES:	Including, but not limited to: business and professional, duplex/multiplex buildings, health and recreation, residential care facilities, self storage, hotel/motel, municipal uses, daycare center, nursery schools, etc. (as described in the Town of Cumberland zoning ordinance)
ASSESSOR’S REFERENCE:	RO2/D01	LANDMARKS:	Toddle Inn Daycare, Cole Haan offices, Rockwood Condominiums, Norton Financial and Chebeague Island Transport parking lot
LOT SIZE:	5.7± acres (Lot Four) 6.1± acres (Lot Five)	SALE PRICE:	\$360,000 per lot
SITE PLAN:	See reverse		
FRONTAGE:	325 feet (for both lots)		
WATER/SEWER:	Public		
UTILITIES:	At US Route One		
ZONING:	OC—Office Commercial (see listing broker for ordinances)		

TO INQUIRE:

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Find all the details online at ParagonRE.com