



## CUMBERLAND BUSINESS PARK

ONLY ONE LOT REMAINING IN THIS PREMIUM ROUTE ONE LOCATION

Office Commercial  
Lot with High  
Visibility on US  
ROUTE ONE

FOR SALE

PUBLIC  
utilities available to site.  
Easy access to I-295.

PARAGONRE.COM



# CUMBERLAND BUSINESS PARK

ONLY ONE LOT REMAINING IN THIS PREMIUM ROUTE ONE LOCATION

6.1± ACRE LAND PARCEL



## 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  
ASSESSOR’S REFERENCE: RO2/D01  
LOT SIZE: 6.1± acres (Lot Five)  
5.7± acres (Lot Four - **SOLD**)  
SITE PLAN: See Insert  
FRONTAGE: 325 feet (for both lots)  
WATER/SEWER: Public  
UTILITIES: At US Route One  
ZONING: OC—Office Commercial (see listing broker for ordinances)

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)  
LANDMARKS: Toddle Inn Daycare, Cole Haan offices, Rockwood Condominiums, Norton Financial and Chebeague Island Transport parking lot  
**SALE PRICE:** \$360,000

TO INQUIRE:

DEBRA NAPOLITANO  
PARAGON COMMERCIAL REAL ESTATE  
2 MARKET STREET, 5TH FLOOR, PORTLAND, MAINE 04101  
207.775.7300 or PARAGONRE.COM

DEBRA NAPOLITANO, PRESIDENT  
PARAGON COMMERCIAL REAL ESTATE  
2 MARKET STREET, 5TH FLOOR  
PORTLAND, MAINE 04101  
207.775.7300

Find all the details online at [ParagonRE.com](http://ParagonRE.com)