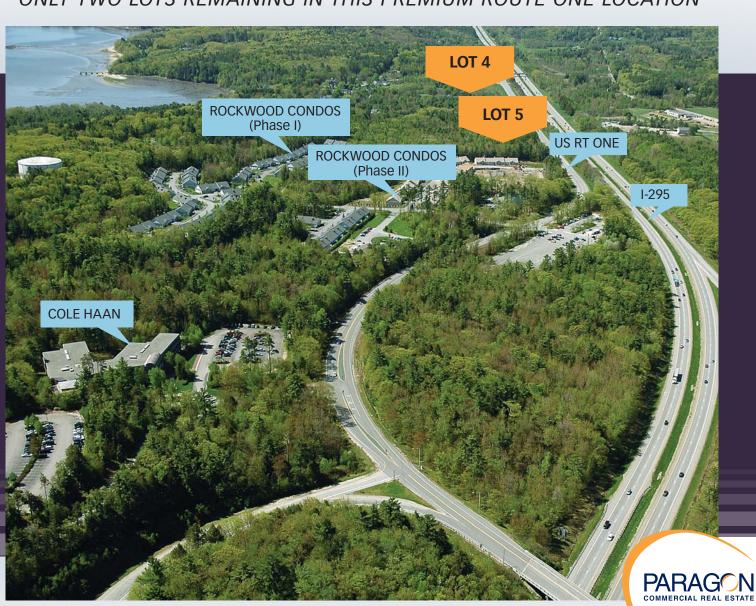


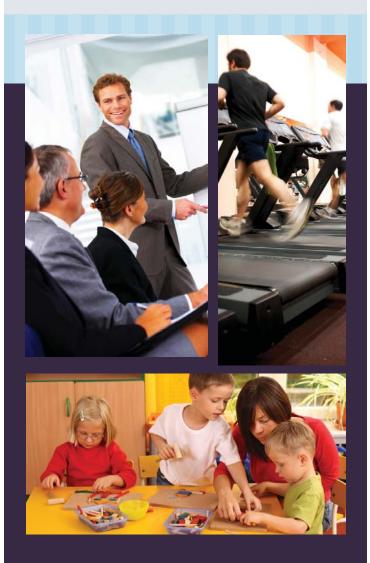
# **CUMBERLAND BUSINESS PARK**

ONLY TWO LOTS REMAINING IN THIS PREMIUM ROUTE ONE LOCATION





#### 5.7± and 6.1± ACRE LAND PARCELS

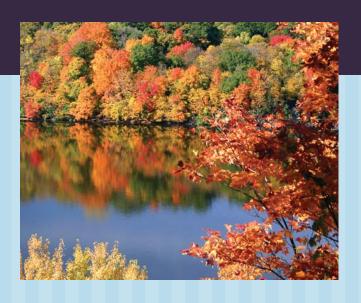


## AN EXCELLENT OPPORTUNITY IN A DESIREABLE MARKET.

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.



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

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## 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 desireable 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: 5.7± acres (Lot Four) 6.1± acres (Lot Five)

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)

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

\$360,000 per lot

#### TO INQUIRE:

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

Find all the details online at ParagonRE.com