

FOR SALE/ LEASE



275 US ROUTE ONE, CUMBERLAND, ME 04110

PROPERTY HIGHLIGHTS

Office condominiums available for owner-users ranging from 4,000 - 16,168± SF. Unit sizes to be tailored to buyer's space requirements.

- 16,168± SF flawlessly designed and maintained Class A office building offering condo units sub-dividable down to 4,000± SF, 6,000± SF, 8,000± SF, etc.
- Beautifully landscaped with a patio and garden area that offers an unmatched office setting.
- Situated on 9.6± acres, providing potential for expansion or future development.
- Situated one mile from Exit 15 of Interstate 295 (I-295).

**SALE PRICE:
\$225/SF**

**LEASE RATE:
See broker for details.**

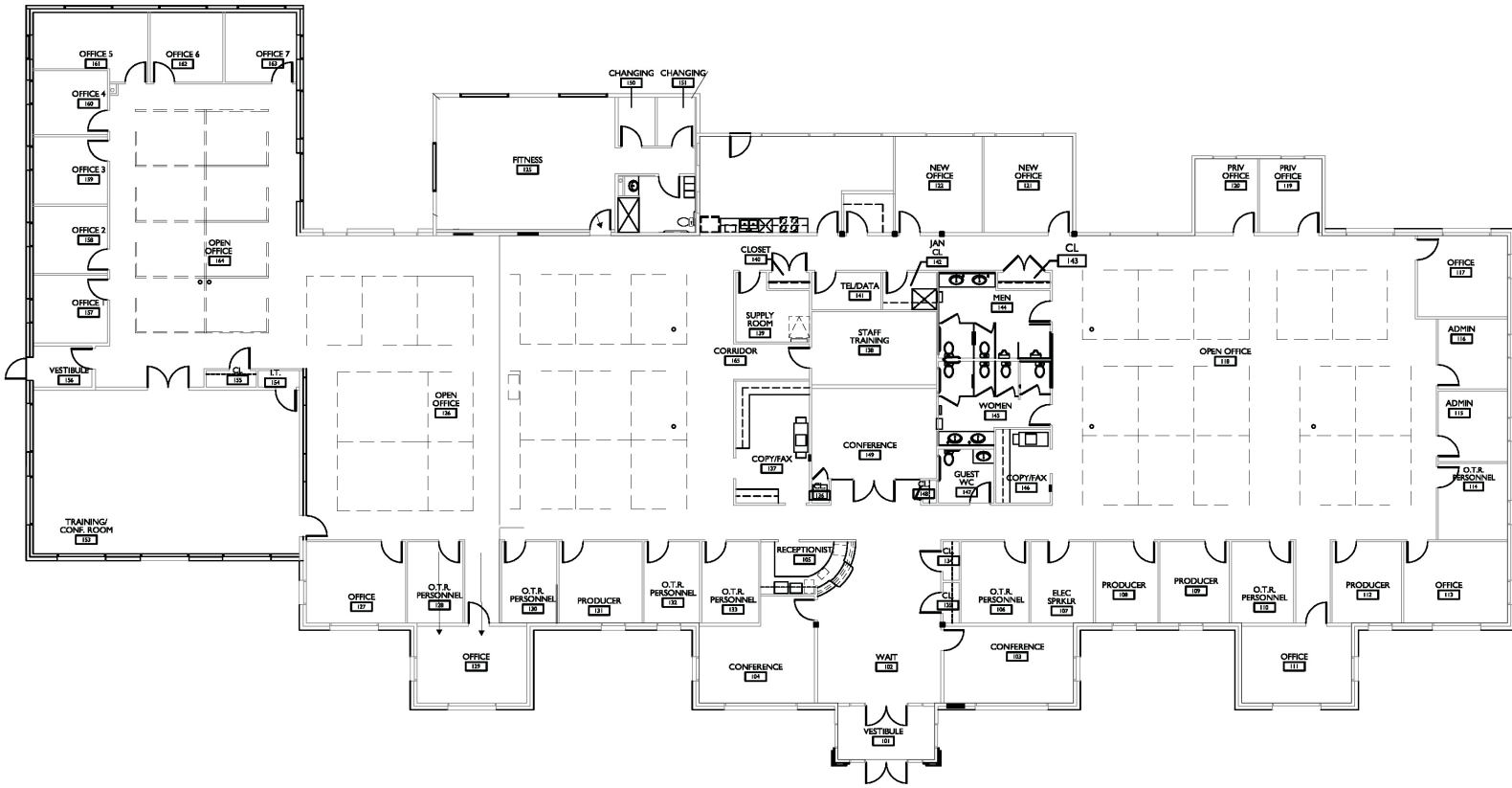
**THE BOULOS
COMPANY**

PROPERTY HIGHLIGHTS

OWNER	INS REALTY, LLC
ASSESSOR'S REFERENCE	MAP R02, LOT D1
BUILDING SIZE	16,168± SF
LAND AREA	9.60± AC
ZONING	OC - OFFICE COMMERCIAL
YEAR BUILT	2005, WITH AN ADDITION IN 2015
CONSTRUCTION	WOODFRAME
HEATING	GAS-FIRED, FORCED AIR-DUCT
COOLING	CENTRAL HVAC
SPRINKLERS	100% WET SYSTEM
UTILITIES	PROPANE GAS & MUNICIPAL WATER AND SEWER
PARKING	74± PARKING SPACES
TAX INCREMENT FINANCING (TIF)	50% REIMBURSEMENT OF ANNUAL REAL ESTATE TAXES THROUGH JUNE 30, 2027.
SPACE AVAILABLE	4,000 - 16,168± SF
SALE PRICE	\$225/SF
LEASE RATE	SEE BROKER FOR DETAILS.
EST. NNN EXPENSES	\$7.07/SF

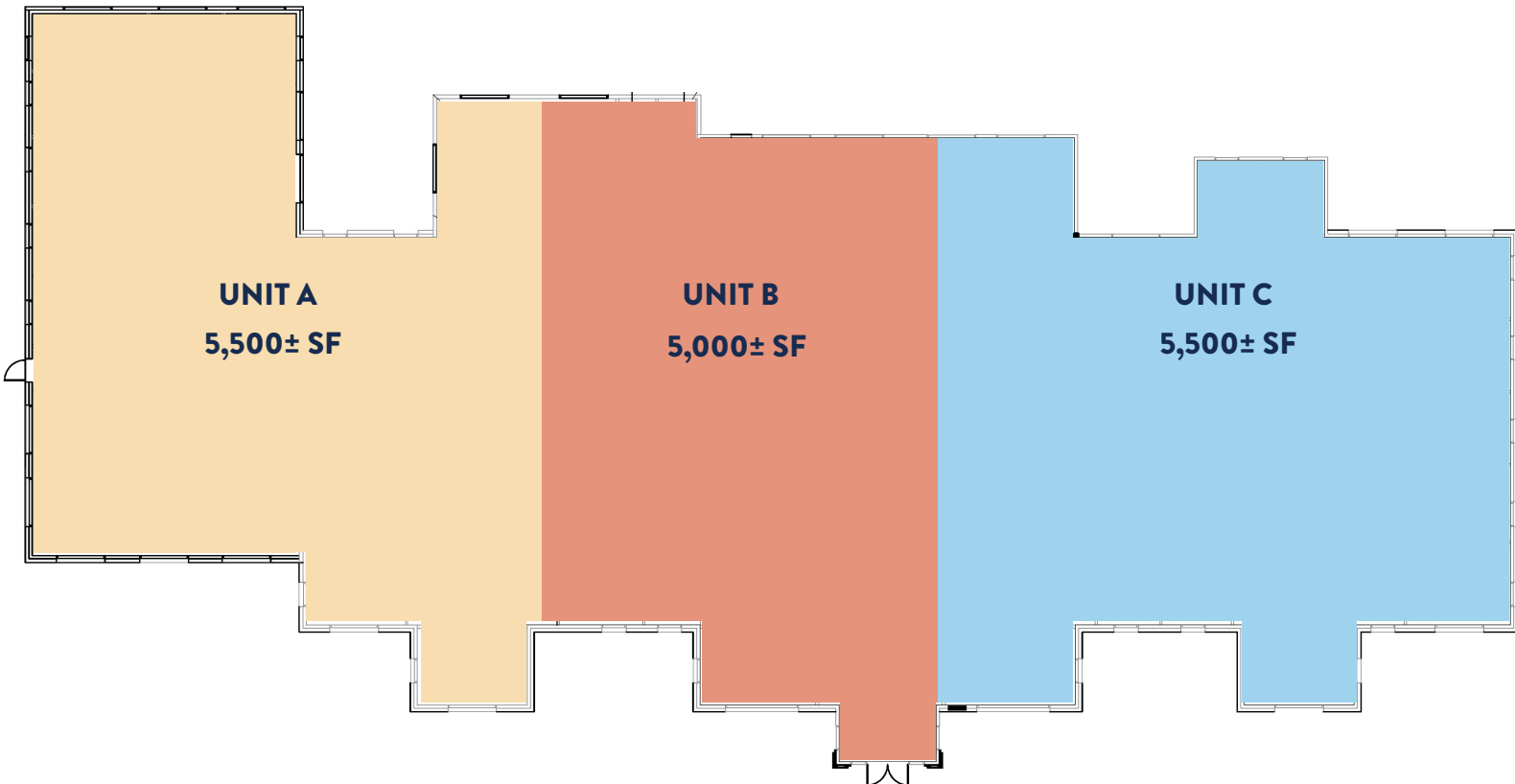


FULL BUILDING FLOORPLAN



CONDO CONCEPT PLAN

Unit sizes can be combined or adjusted to accommodate user's needs ranging from 4,000 - 16,138± SF.



*Unit sizes are subject to finalized architectural plans



1 MILE TO EXIT 15



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