



# FOR SALE or BUILD-TO-SUIT

305 CUMMINGS ROAD, SOUTH PORTLAND, ME 04106

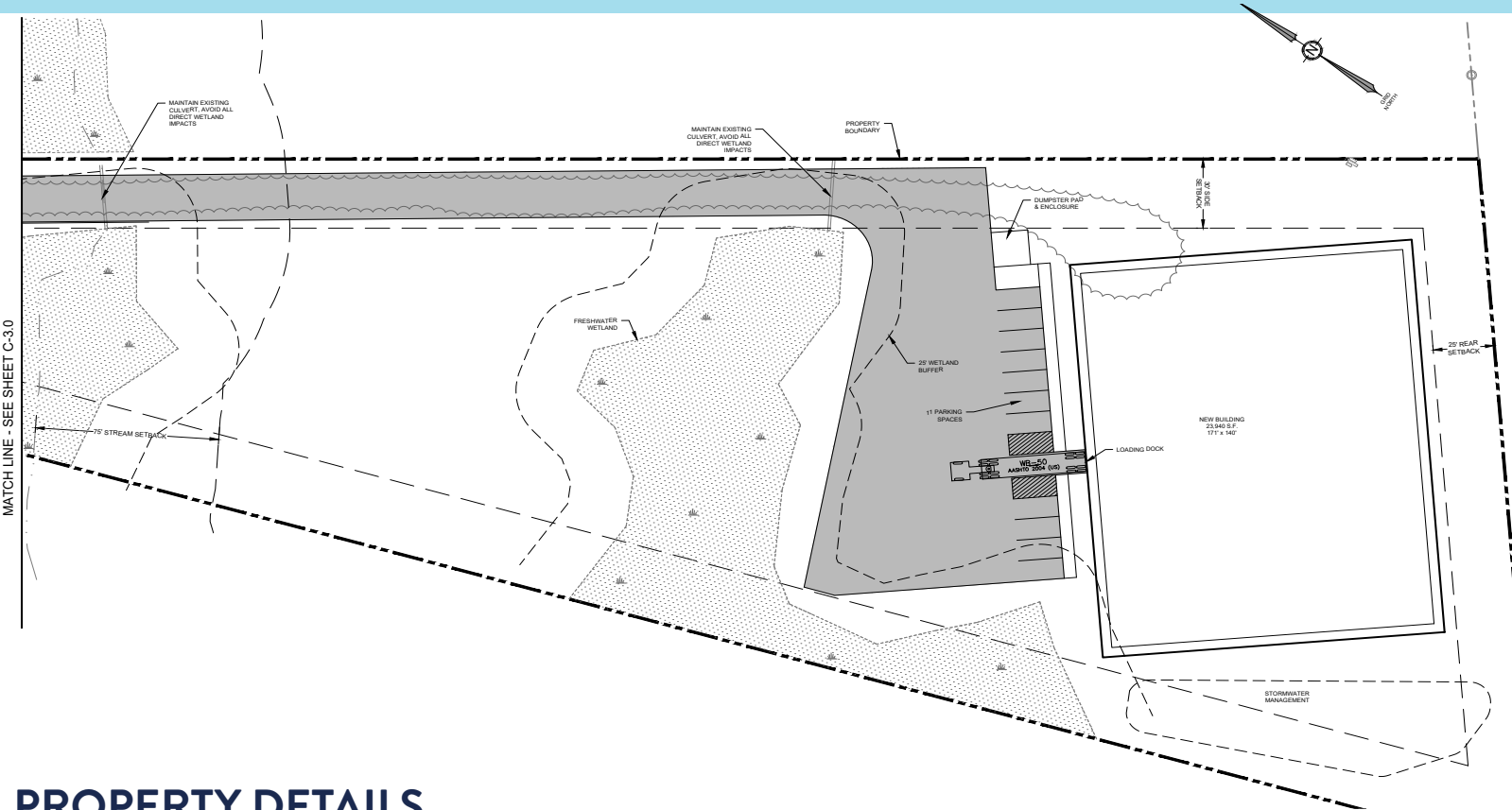
## OPPORTUNITY ZONE

- 4.14± acres located at the intersection of Cummings Road and Gannett Drive in South Portland (3.20 ± buildable acres).
- Previous site plan approval for a 23,940 SF commercial building
- Quick and easy access to both I-95 & I-295
- Located in an Opportunity Zone
- Potential build-to-suit opportunity. See broker for details!

## SEE BROKER FOR PRICING

# FOR SALE OR BUILD-TO-SUIT | 4.14± ACRES

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## PROPERTY DETAILS

OWNER	Royal River Development Company	BOOK / PAGE	39139/106
ASSESSORS REF	Map 72, Lot 7	ZONING	PO - Professional Office District *Opportunity Zone
BUILDING SIZE	10,000 - 25,000± SF Conceptual Plans	UTILITES	Water, sewer, and gas along Cummings Road
LOT SIZE	4.14± Acres (3.2± buildable acres (est.))	RE TAXES (\$13.20 Mill Rate)	\$5,600.76 (FY 2024/2025)
SPACE AVAILABLE	10,000 - 25,000± SF (Conceptual Plans)	SALE PRICE	Contact Broker for pricing.

## CONTACT US



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