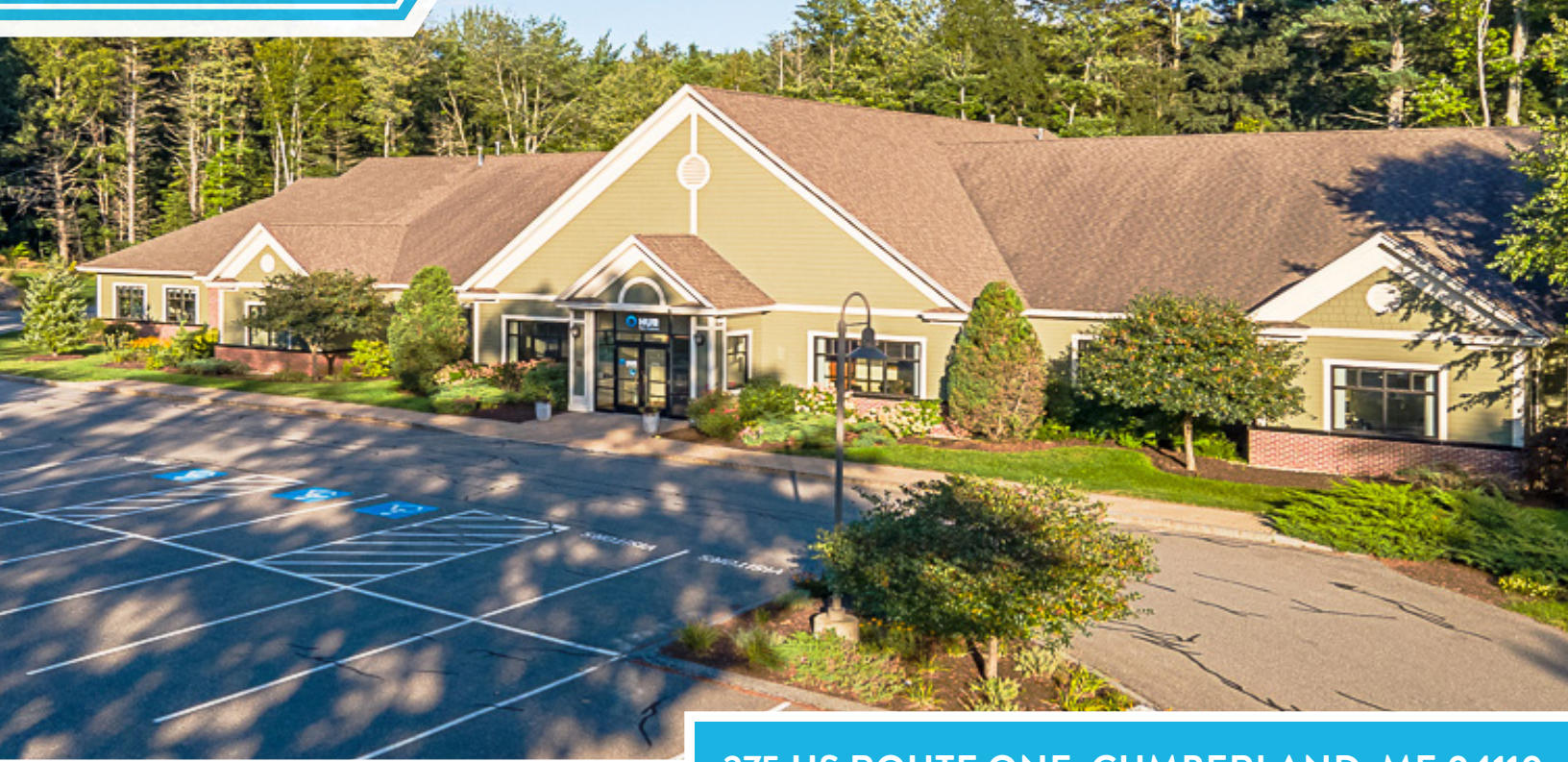


FOR SALE/ LEASE



275 US ROUTE ONE, CUMBERLAND, ME 04110

PROPERTY HIGHLIGHTS

- 16,168± SF flawlessly designed and maintained Class A office building with high-end finishes throughout.
- 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).
- Additional property amenities include a fitness center with locker room and showers, and a 55KW pad mounted generator.

SALE PRICE:
\$3,350,000

LEASE RATE:
\$17.00/SF NNN

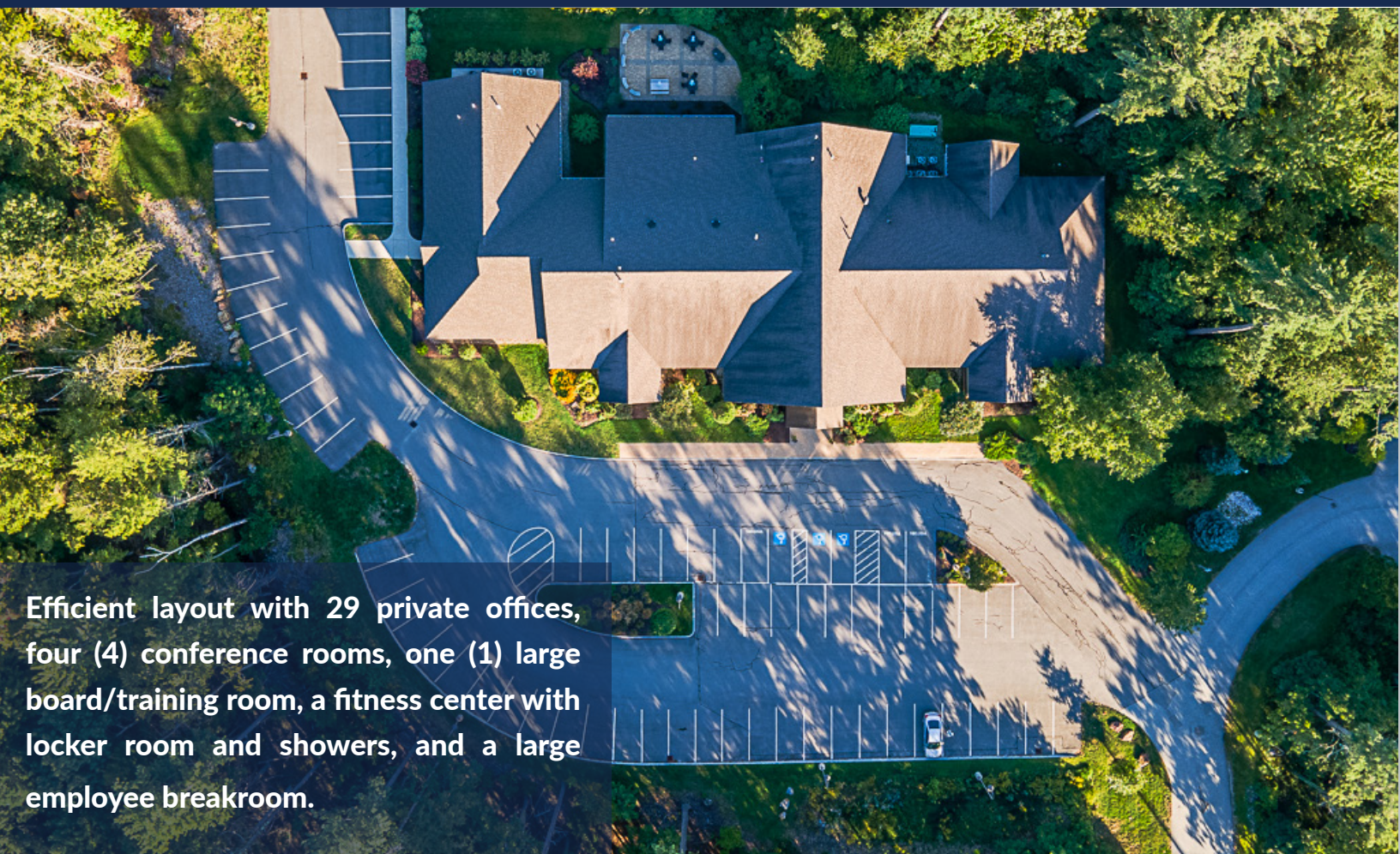
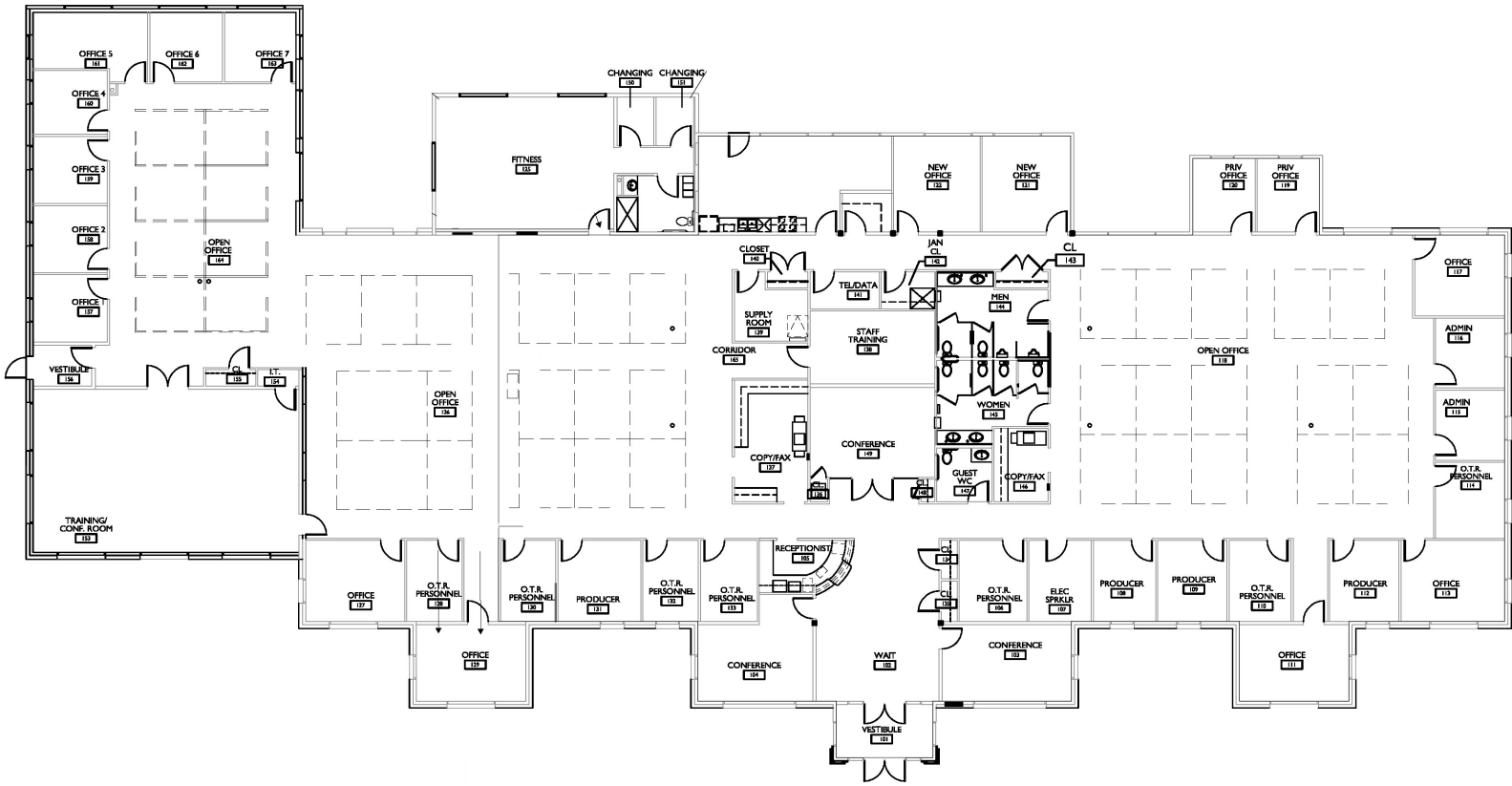
**THE BOULOS
COMPANY**

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.
DATE AVAILABLE	FULLY LEASED TO HUB INTERNATIONAL UNTIL 09/30/24. SEE BROKER FOR LEASING DETAILS!
SALE PRICE	\$3,350,000
LEASE RATE	\$17.00/SF NNN
EST. NNN EXPENSES	\$7.07/SF



FOR SALE/LEASE 275 US ROUTE ONE
CUMBERLAND, ME 04110



Efficient layout with 29 private offices, four (4) conference rooms, one (1) large board/training room, a fitness center with locker room and showers, and a large employee breakroom.



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