

# FOR LEASE • MIXED USE BUILD-TO-SUIT

Cousins River Ridge • US Route One • Freeport, ME



## 37.9± ACRE NEW COMMERCIAL DEVELOPMENT

- Build-to-suit sites to accommodate businesses from 2,500± up to 40,000± SF
- Public water and sewer; underground power, cable and telephone utilities
- Commercial campus concept suitable for a wide range of tenant needs
- Prime location between I-295 Exits 17 and 20 with traffic counts of 9,550± cars/day on US Route One and 25,000± cars/day on I-295

**LEASE RATE: See Broker for details**



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# PROPERTY SUMMARY

Cousins River Ridge • US Route One • Freeport, ME

## Site Info

<b>OWNER:</b>	CF Cousins River LLC
<b>ASSESSOR:</b>	Map 25, Lot 2
<b>LOT SIZE:</b>	37.9± AC
<b>UTILITIES:</b>	Power, cable and telephone will be installed underground; Natural gas available along the property frontage
<b>WATER/SEWER:</b>	Municipal
<b>ROAD FRONTAGE:</b>	1,400'± on US Route One
<b>ZONING:</b>	Gen Comm MDL-00, Land Use 390V

## Concept Plan Potential Uses & Sizes\*

<b>RETAIL:</b>	3 Buildings - with a minimum 2,500 SF
<b>RESTAURANT/ RETAIL:</b>	2 Buildings - with a minimum 2,500 SF
<b>OFFICE:</b>	2 Buildings - with a minimum 5,000 SF
<b>WAREHOUSE:</b>	1 Building - with a minimum 3,000 SF
<b>LIGHT INDUSTRIAL:</b>	1 Building - with a minimum 3,000 SF

\*See Broker for details on square footage ranges

Proposed development creates nine (9) lots ranging in size from 1 to 10 acres for development. The conceptual development plan pictured in this brochure represents a concept of how a potential, full buildout may look upon completion over the proposed lots.

This plan has been developed to minimize environmental impacts and utilize the property in the most effective manner. The concept plan is currently pending permitting with the Town of Freeport.

The development plan can/will be tailored to meet the needs of the market and prospective tenants.



# SUBDIVISION PLAN

## Cousins River Ridge • US Route One • Freeport, ME



# RETAIL CONCEPT PLAN

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**Retail Concept Plan**

**AVAILABLE SF:** 2,500-12,000± SF

**USES:** Retail, restaurant, car dealership, service, etc.

# OFFICE CONCEPT PLAN

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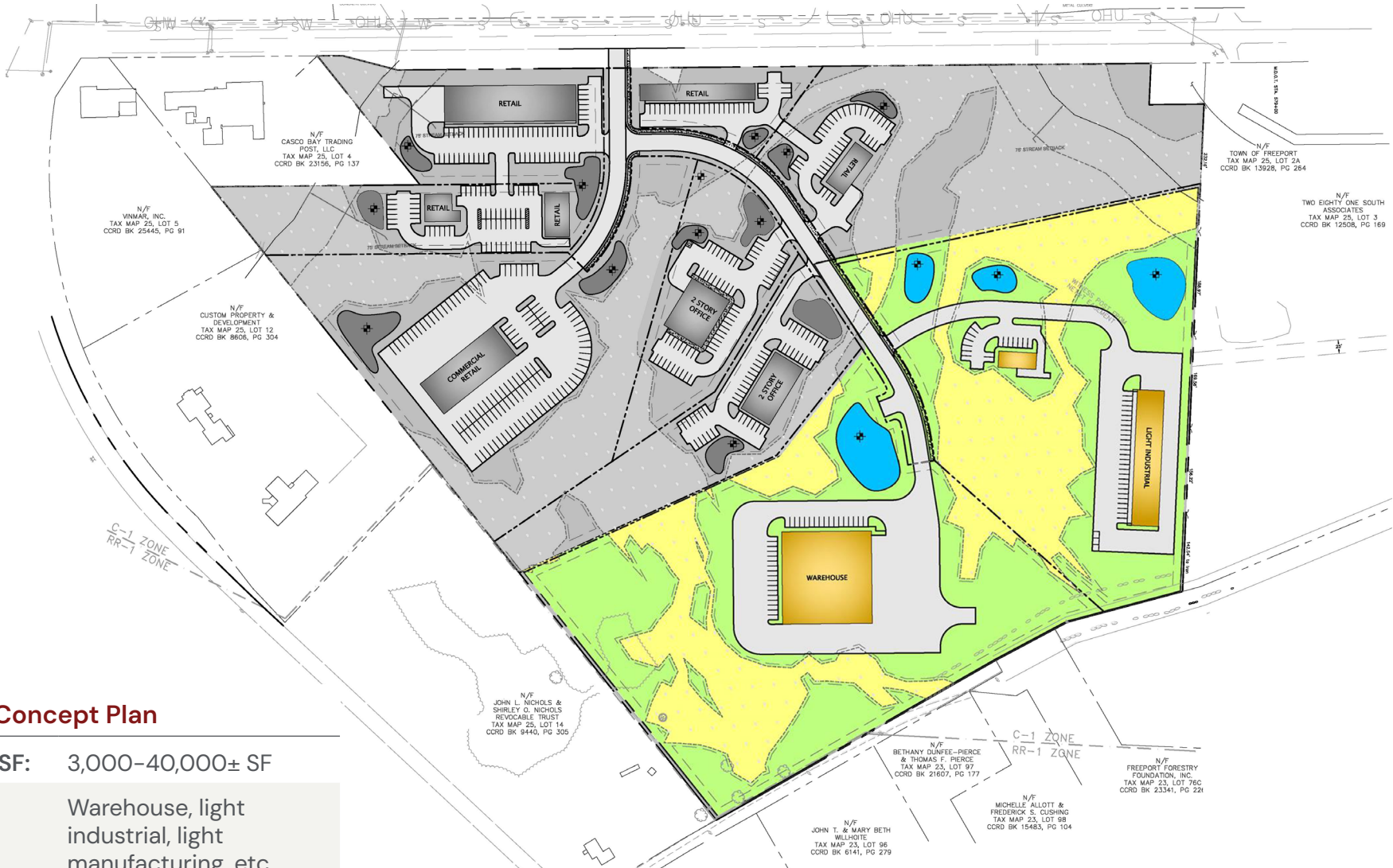
**Office Concept Plan**

**AVAILABLE SF:** 5,000-30,000± SF

**USES:** Office, medical office, service, etc.

# INDUSTRIAL CONCEPT PLAN

Cousins River Ridge • US Route One • Freeport, ME



**Industrial Concept Plan**

**AVAILABLE SF:** 3,000-40,000± SF

**USES:** Warehouse, light industrial, light manufacturing, etc.

# LOCATION MAP

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## NEARBY

### STAY



### DINE



GOODFIRE  
— BREWERY CO. —



Hannaford

Binga's

Pat's Pizza

Mainely Custard

SUBJECT PROPERTY

Goodfire Brewing Co.

Casco Bay Inn

Freeport Cafe

Best Western



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