

FOR LEASE • FLEX UNITS

992 Portland Road • Saco, ME



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600-1,800± SF FLEX SPACE

- High-quality contractor / flex units
- Newly constructed in 2025 / 2026. Clean, move-in condition
- Located immediately on Route 1 along a stretch experiencing an abundance of new development
- Mezzanine space could be constructed

LEASE RATE: UNIT 2 - \$3,250/MO
UNITS 3-6 - \$1,500/MO



PROPERTY SUMMARY

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Site Info

OWNER:	R&D Jipson, LLC
DEED:	Book 19638, Page 372
ASSESSOR:	Map 63, Lot 4
PARKING:	Two parking spaces per unit
ZONING:	Portland Road District (PR)



Building Info

BUILDING SIZE:	7,800± SF
AVAILABLE SPACE:	Unit 2 - 1,200± SF Units 3-6 - 600-1,800± SF
YEAR BUILT:	2025/2026
CEILING HEIGHT:	16'±
ELECTRICITY:	Unit 2 - 200 amps Unit 3-6 - 100 amps per unit
HVAC:	One mini-split system per unit for heat/cooling
UTILITIES:	Municipal water/sewer
LOADING:	One 10' x 12' overhead door per unit
RESTROOM:	One per unit

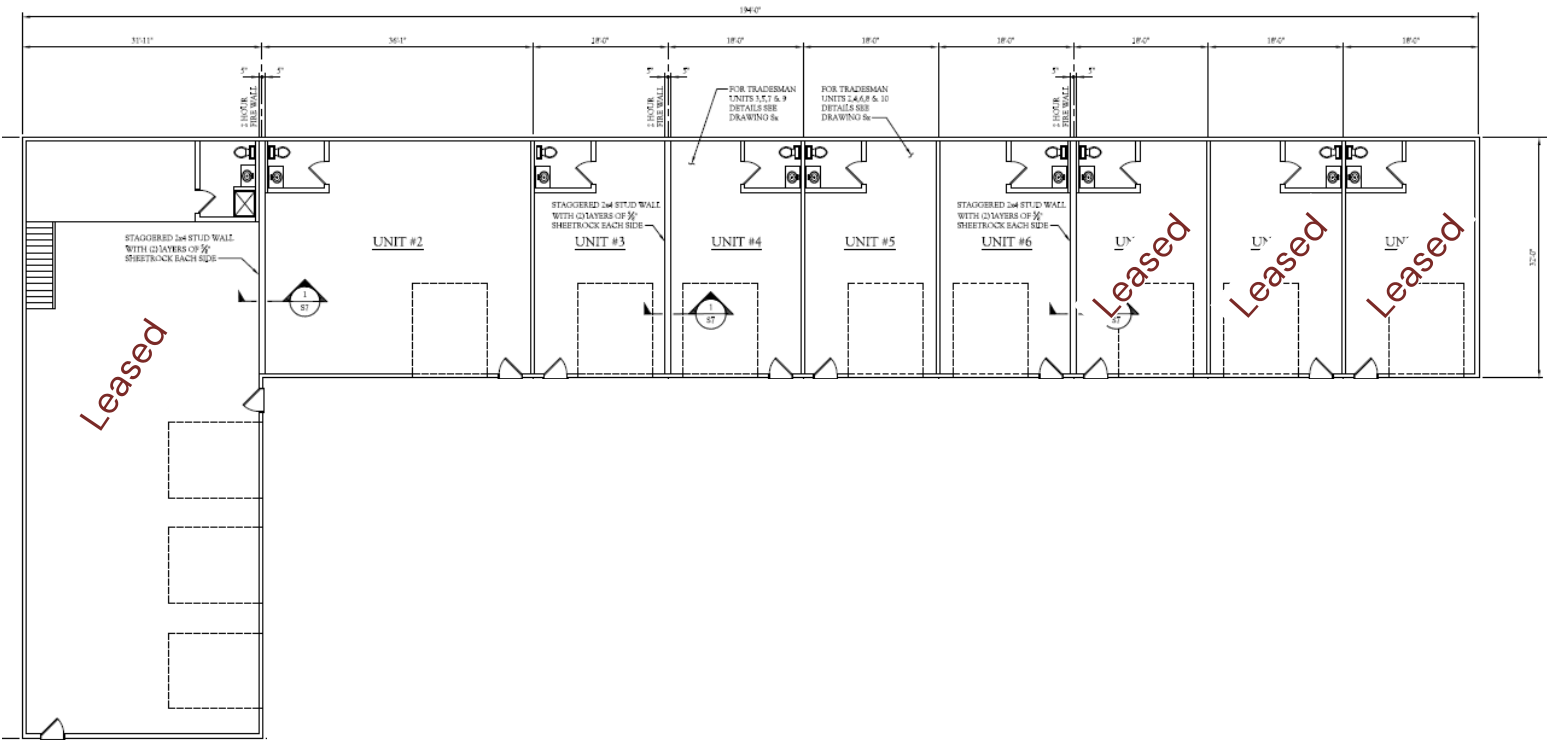


FLOOR PLAN

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Can be combined Can be combined

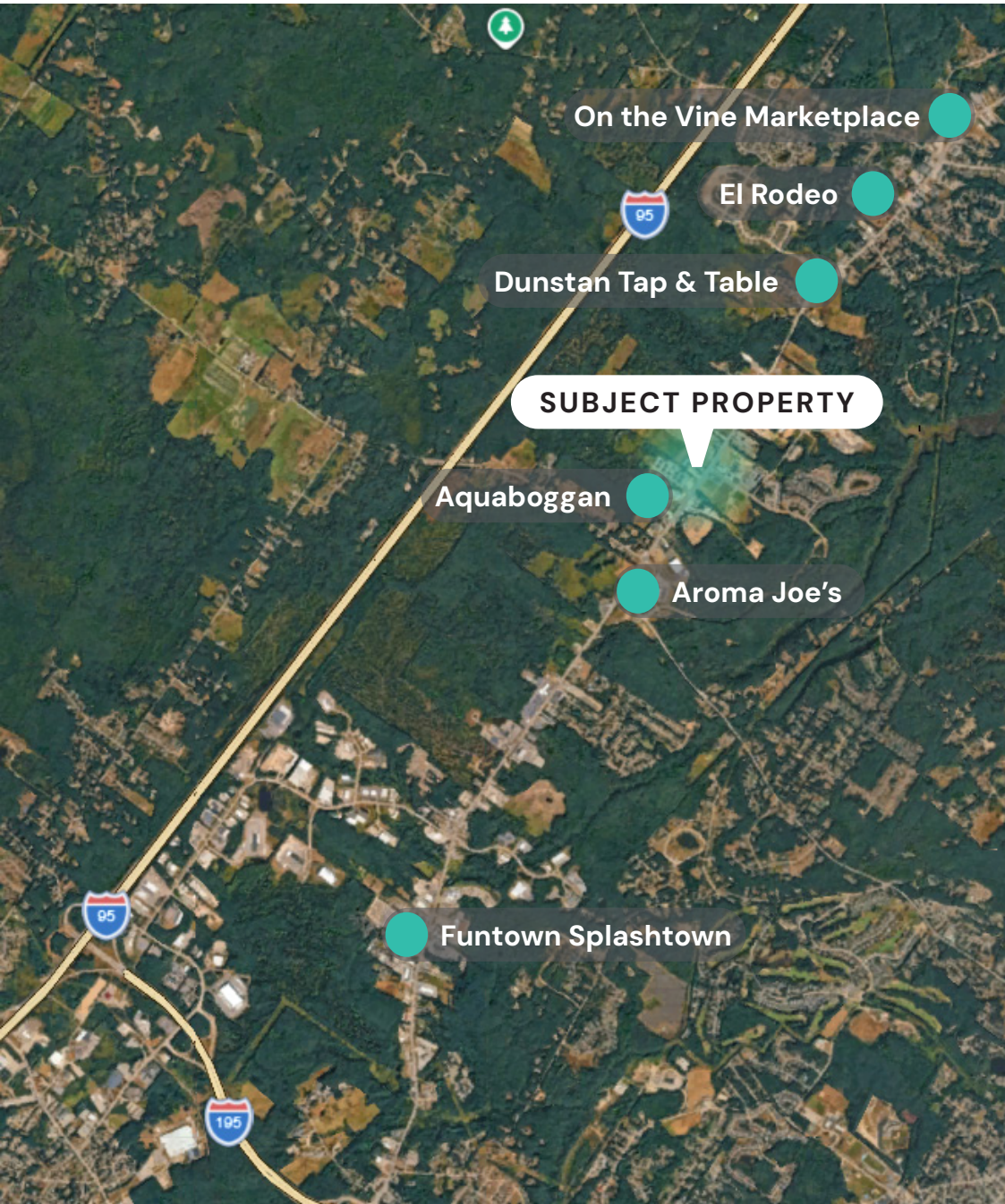


TRADESMAN GARAGES FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOCATION MAP

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NEARBY

AQUABOGGAN WATER PARK

Aroma Joe's

FUNTOWN Splashtown

RTE 1
DUNSTAN TAP & TABLE
SCARBOROUGH, ME

EL RODEO
Mexican Restaurant

FRESH IS BEST
On The Vine MARKET PLACE

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