

FOR LEASE

Industrial Build-To-Suit

25,000 - 75,000± SF



PHASE TWO
25,000 - 75,000± SF

955 Portland Road, Saco

Property Highlights

- 25,000 - 75,000± SF Build-to-suit Opportunity
- Easily accessible Route One location
- Multiple access points and a new signalized intersection



Property Description

We are pleased to offer a 25,000 - 75,000± SF industrial build-to-suit opportunity at 955 Portland Road in Saco. Phase Two of this development site has two options; one 75,000± SF building or two 25,000± SF buildings. The site has a new signalized intersection at the primary entrance, secondary access points, sufficient land for abundant parking/loading areas, and is all conveniently located less than 5 miles from I-95 on/off ramps. Join Pack Edge at this prime Route One location.

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Property Overview

Site Size	9± acres
Possible Building Size	25,000 - 75,000± SF
Assessor's Reference	Map 62, Lot 21
Zoning	MU3
Building Construction	To-be-built
Ceiling Height	28'± TBD
HVAC	Warehouse Areas - Thermo-cycler Office Areas - Roof top units for heating and cooling
Utilities	Municipal water and sewer, propane heat
Parking	Sufficient space to exceed city parking ratio requirements

SEE BROKER FOR PRICING

PHASE TWO OPTIONS



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.