

FOR LEASE | FLEX UNITS

992 Portland Road | Saco, ME



EIGHT UNITS RANGING FROM 600± - 1,800± SF

- 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



MIKE ANDERSON
207.358.7028 D
207.318.5969 C
mike@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com

PROPERTY SUMMARY

992 Portland Road | Saco, ME



OWNER: R&D Jipson, LLC

DEED: Book 19638, Page 372

ASSESSOR: Map 63, Lot 4

BUILDING SIZE: 7,800± SF

AVAILABLE UNITS: Unit 2: 1,200± SF
Units 3 -9: 600± - 1,800± SF

STORIES: One

YEAR BUILT: 2025 / 2026

LOADING: One (1) 10' x 12' Overhead Door per unit

ELECTRICAL: Unit 2: 200 amps
Unit 3-9: 100 amps per unit

CEILING HEIGHT: 16'±

HVAC: 1 mini-split system per unit for heat/cooling

UTILITIES: Public water and sewer

RESTROOMS: One (1) per unit

PARKING: Two parking spaces per unit

ZONING: Portland Road (PR) district

LEASE RATE: Unit 2: \$3,250 per month
Units 3-9: \$1,750 per unit per month

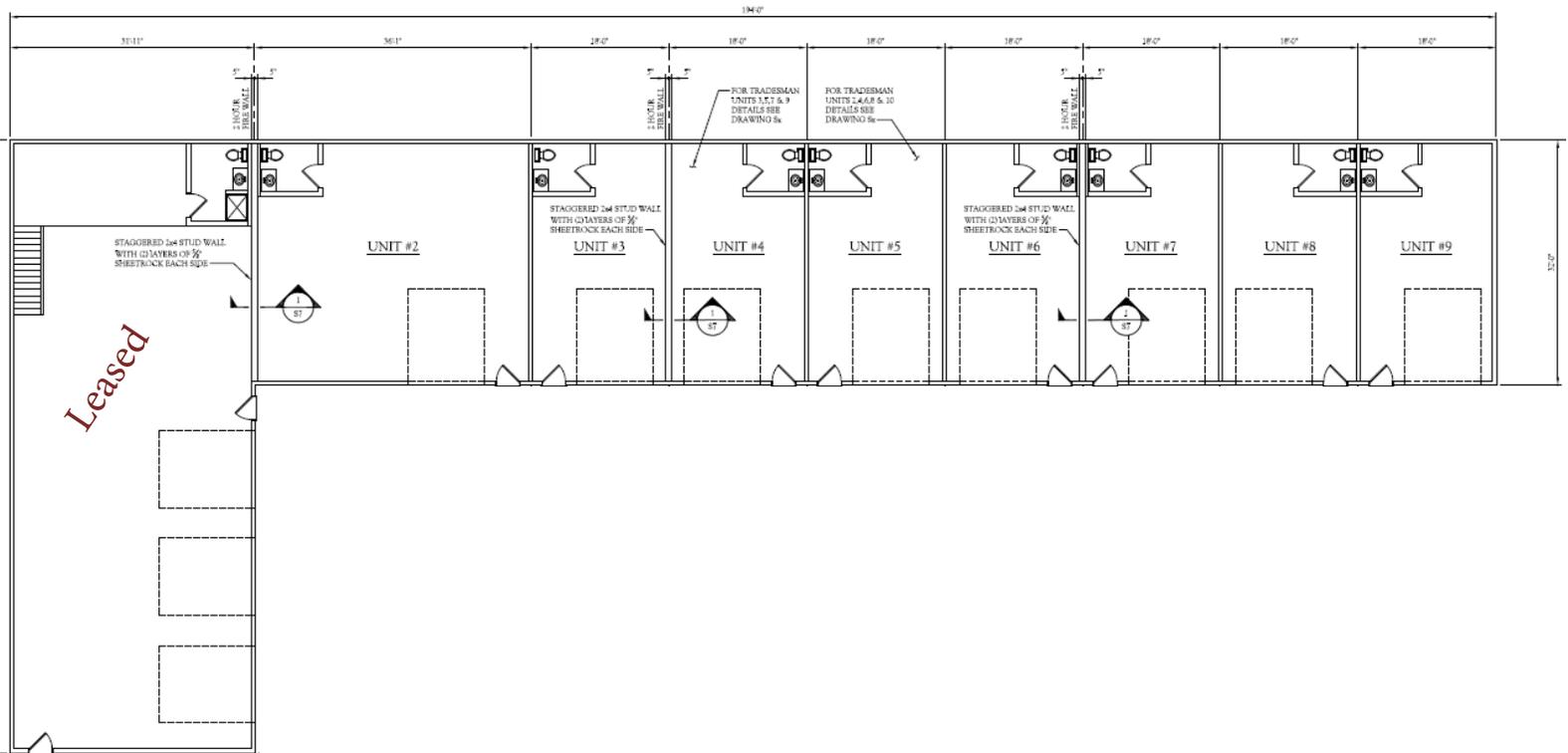


FLOOR PLAN

992 Portland Road | Saco, ME



Can be combined Can be combined Can be combined



TRADESMAN GARAGES FLOOR PLAN
SCALE: 1/4" = 1'-0"

FOR LEASE | FLEX UNITS

992 Portland Road | Saco, ME



SUBJECT PROPERTY



Portland Road (Route 1)

This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



MIKE ANDERSON

207.358.7028 D

207.318.5969 C

mike@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com