

FOR LEASE | FLEX UNITS

992 Portland Road | Saco, ME



FOUR 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



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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 3-6: 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 3-6: 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 3-6: \$1,750 per unit per month

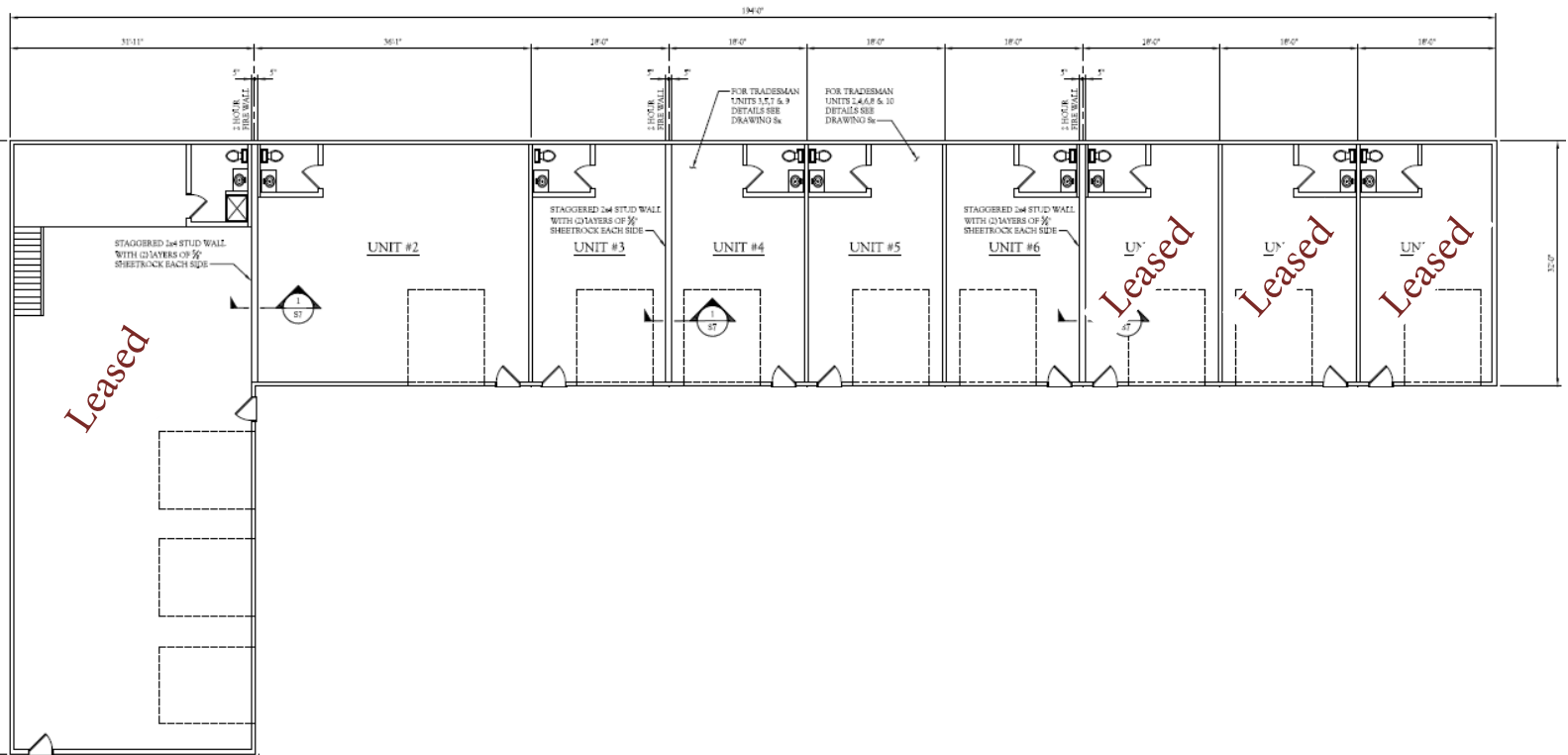


FLOOR PLAN

992 Portland Road | Saco, ME



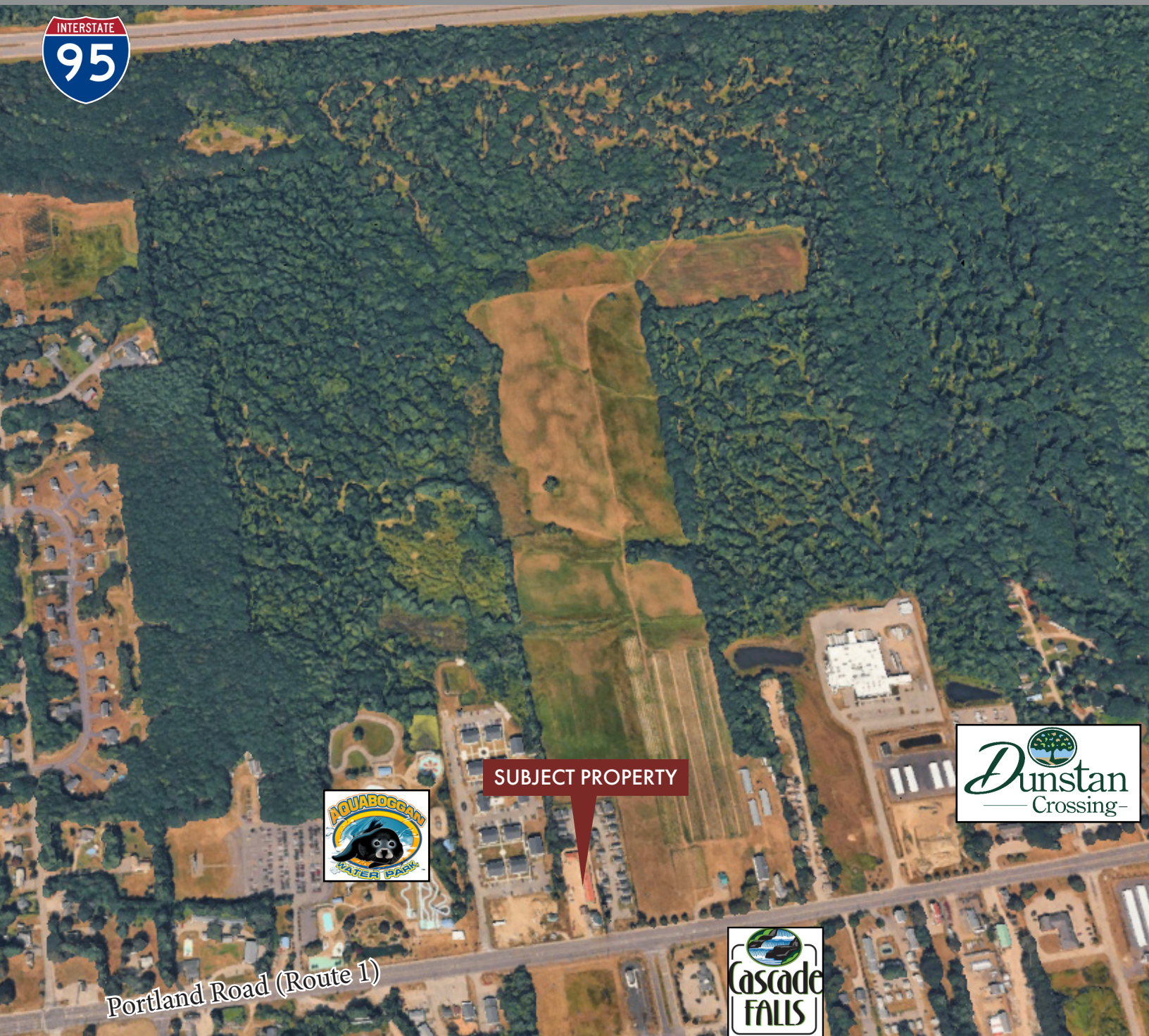
Can be combined Can be combined



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

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SUBJECT PROPERTY



Portland Road (Route 1)

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