



## Property Highlights

- Three (3) pad sites ready for development
- Conveniently located on the corner of Rt. 26 and Rt. 11
- Significant recent traffic upgrades have increased safety and flow on this corridor
- Just minutes from the Oxford Casino, Oxbow Beer Garden, Hannaford, Poland Regional High School, and more
- Well travelled winter ski route to Sunday River

# Property Details

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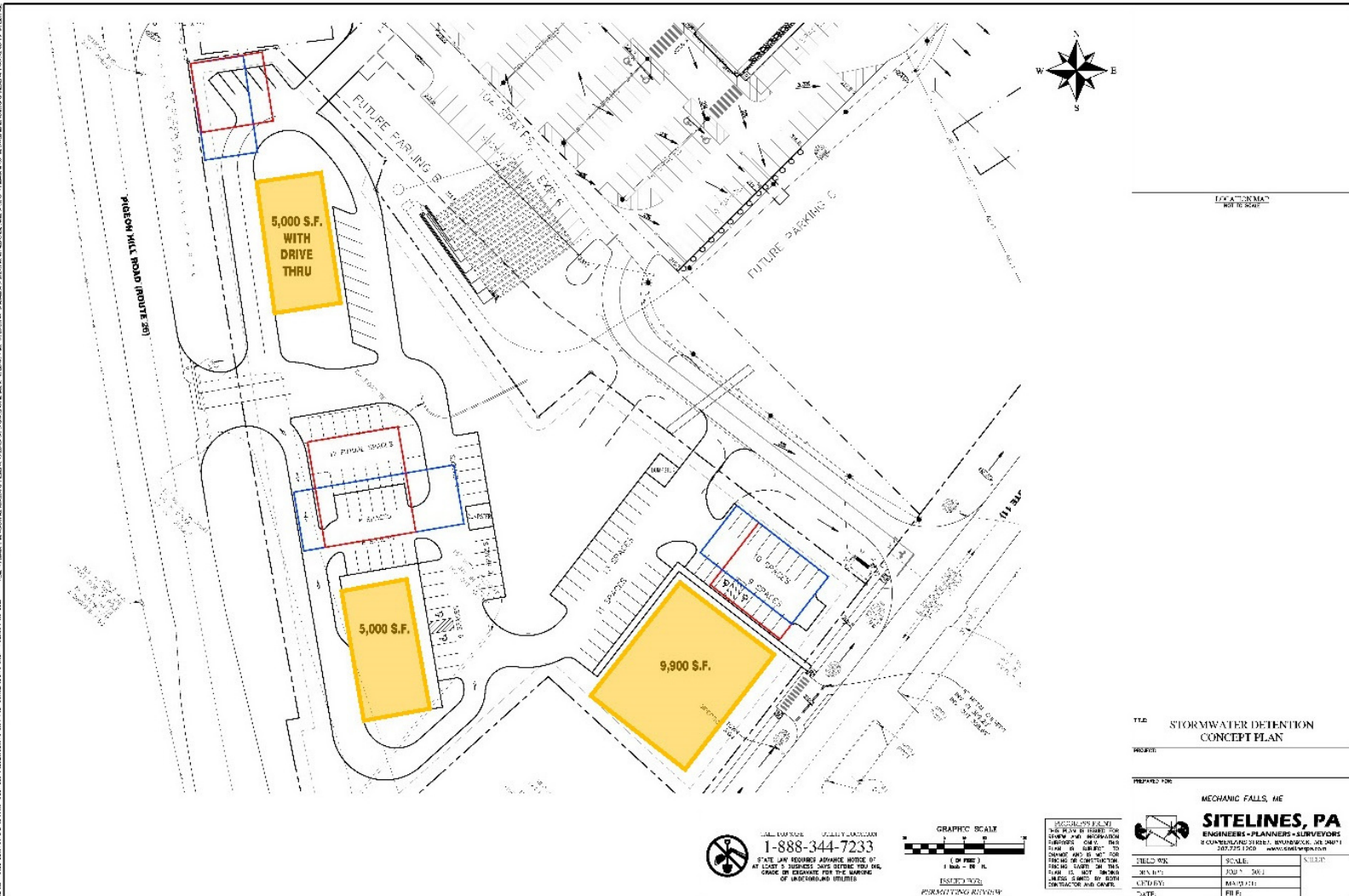
Route 11 & 26, Mechanic Falls, Maine 04274

**Total SF Available** 19,000± SF  
**Pad Site A** Pad Site A: 5,000 SF with Drive-Thru  
**Pad Site B** Pad Site B: 5,000 SF Building  
**Pad Site C** Pad Site C: 9,000 SF Standalone Building

**Availability** Immediately

**Traffic Count** 10,000 ADV

**Lease Rate** Contact Broker for more information



# Aerial

Route 11 & 26, Mechanic Falls, Maine 04274

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## CONTACT



**Tim Millett**

Broker

C: 207-713-6995

O: 207-558-0893

[tmillett@portacompany.com](mailto:tmillett@portacompany.com)

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**PORTA & CO.** | 30 Milk Street, Second Floor | Portland, ME 04101 | (207)-747-1515

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