

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: \$1,500 per unit per month

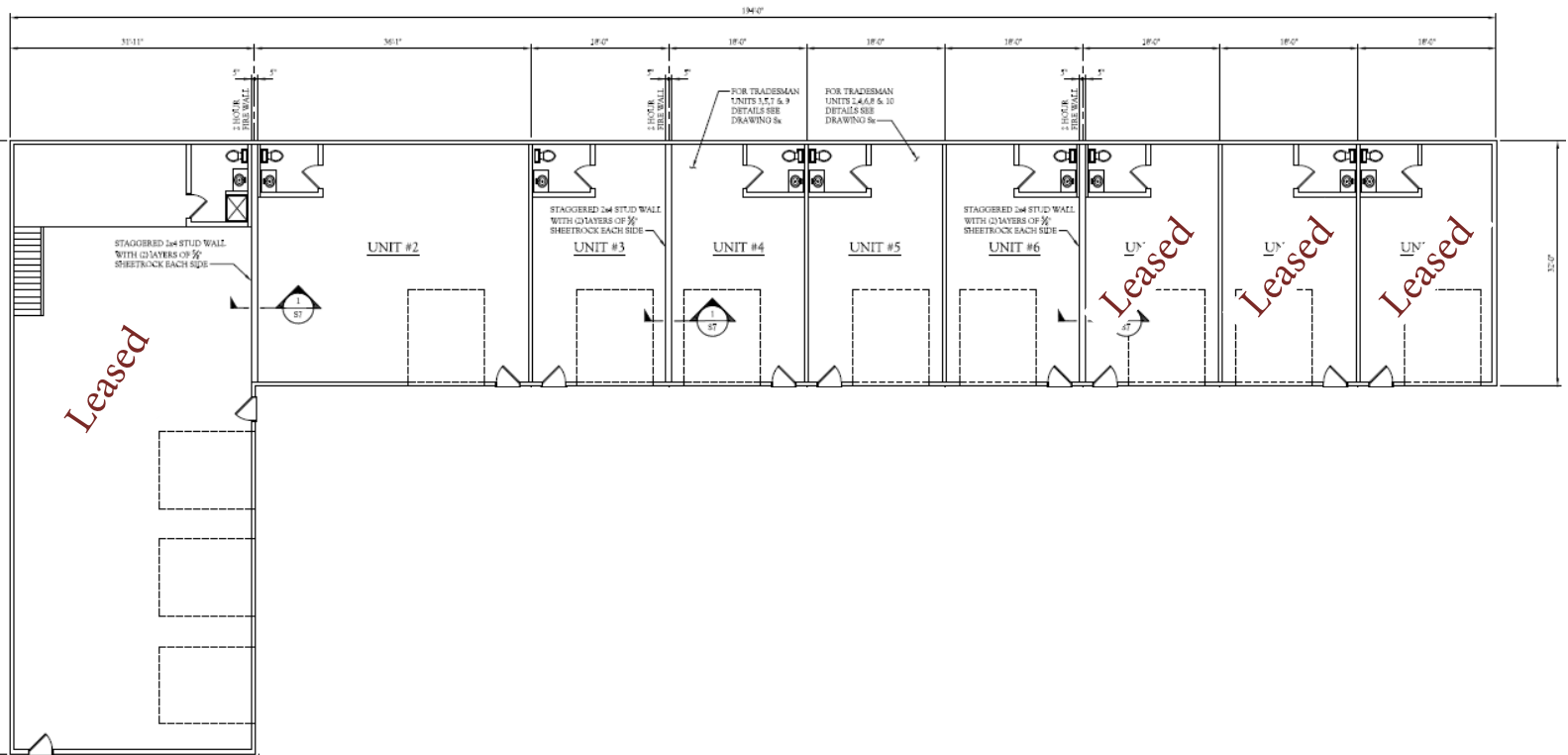


# FLOOR PLAN

992 Portland Road | Saco, ME



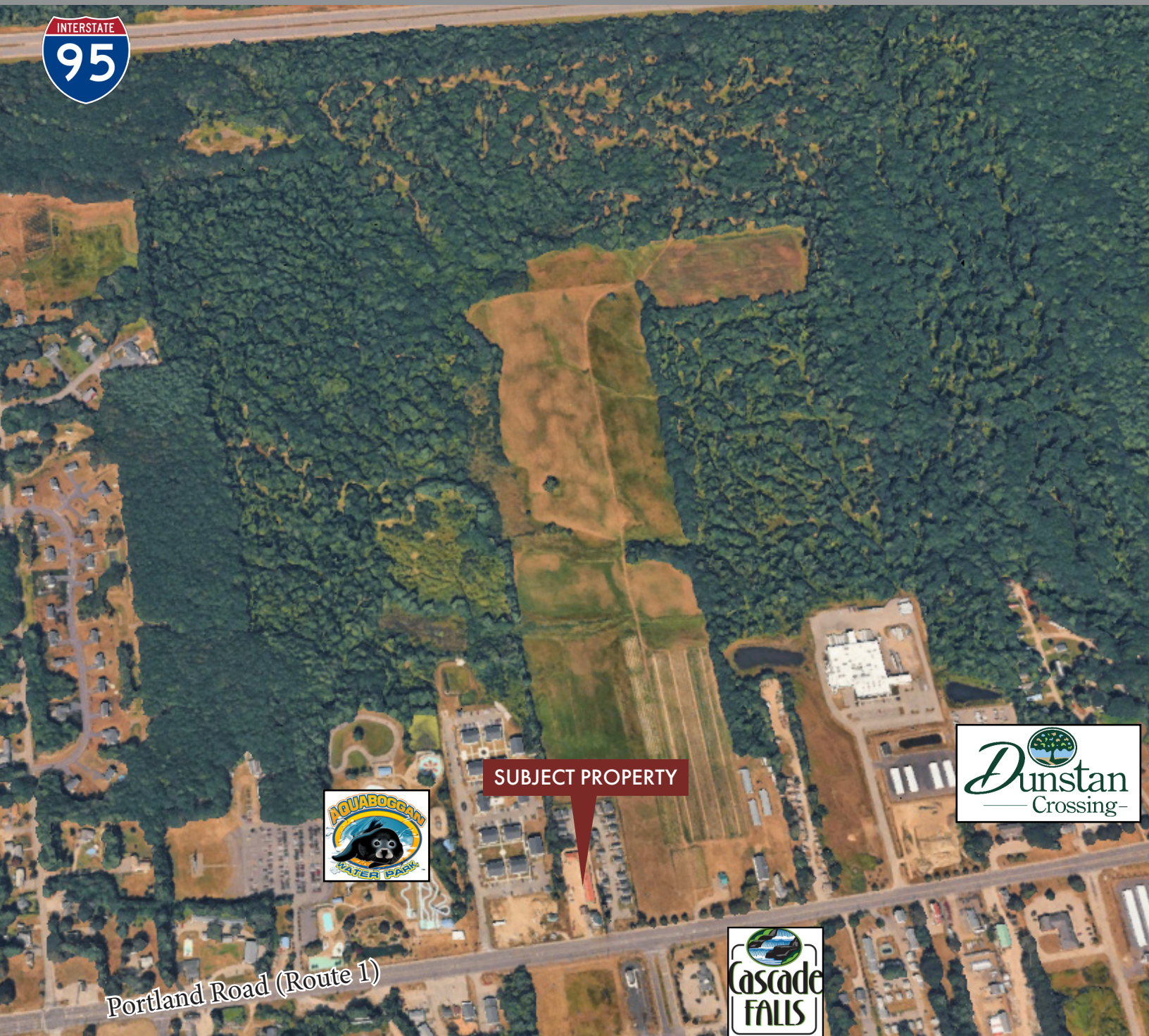
Can be combined      Can be combined



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

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SUBJECT PROPERTY



Portland Road (Route 1)

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