

FOR LEASE • FLEX UNITS
992 Portland Road • Saco, ME



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600-1,800± SF FLEX SPACE

- 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

LEASE RATE: UNIT 2 - \$3,250/MO
UNITS 3 & 5 - \$1,500/MO



PROPERTY SUMMARY

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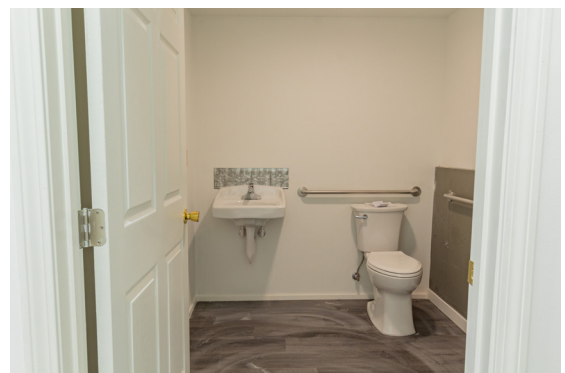
Site Info

OWNER:	R&D Jipson, LLC
DEED:	Book 19638, Page 372
ASSESSOR:	Map 63, Lot 4
PARKING:	Two parking spaces per unit
ZONING:	Portland Road District (PR)



Building Info

BUILDING SIZE:	7,800± SF
AVAILABLE SPACE:	Unit 2 - 1,200± SF Unit 3 - 600± SF Unit 5 - 600± SF (Unit 2&3 can be combined for up to 1,800± SF)
YEAR BUILT:	2025/2026
CEILING HEIGHT:	16'±
ELECTRICITY:	Unit 2 - 200 amps Unit 3 & 5 - 100 amps per unit
HVAC:	One mini-split system per unit for heat/cooling
UTILITIES:	Municipal water/sewer
LOADING:	One 10' x 12' overhead door per unit
RESTROOM:	One per unit

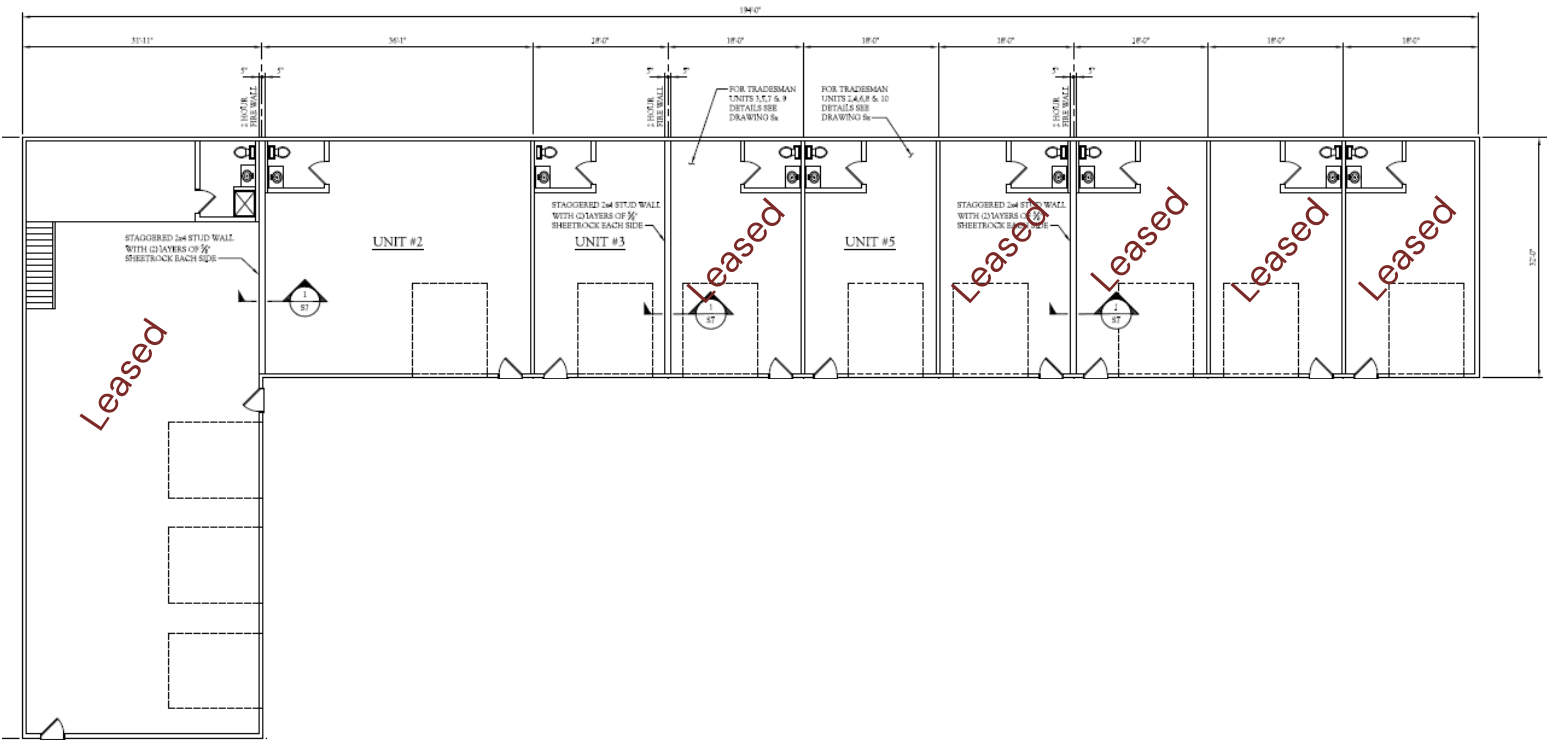


FLOOR PLAN

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Can be combined

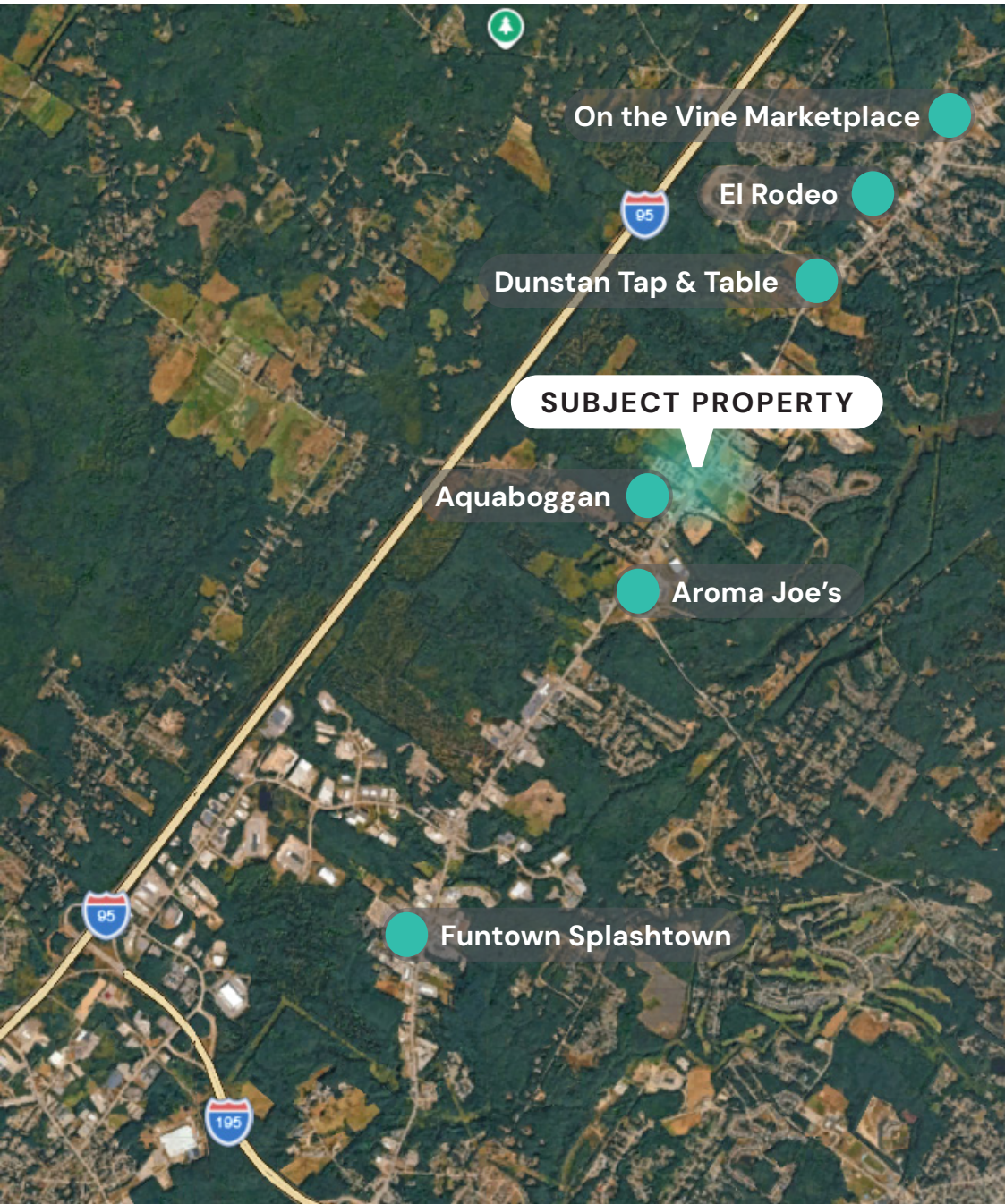


TRADESMAN GARAGES FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOCATION MAP

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NEARBY

A collection of logos for nearby businesses. From top to bottom: Aquaboggan Water Park (a bear in a blue circle), Aroma Joe's (red script), Funtown Splashtown (colorful letters), Dunstan Tap & Table (a shield-shaped logo with 'RTE 1' and 'SCARBOROUGH, ME'), El Rodeo Mexican Restaurant (red text with a green underline), and On The Vine Market Place (a red square with white text and 'FRESH IS BEST' above).

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