

FOR LEASE • FLEX UNITS

992 Portland Road • Saco, ME



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600-1,200± 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 109 - \$3,000/MO
UNIT 106 - \$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)



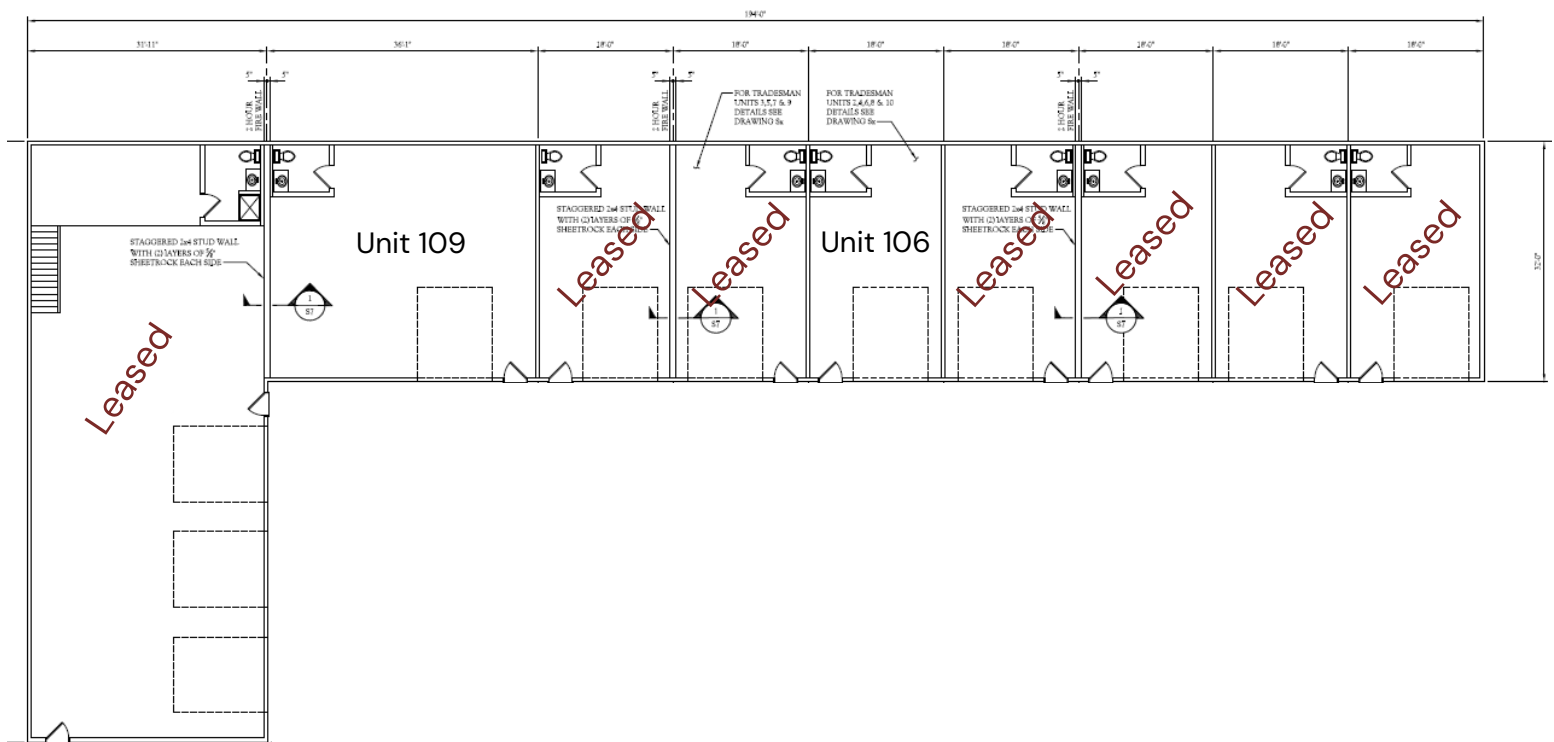
Building Info

BUILDING SIZE:	7,800± SF
AVAILABLE SPACE:	Unit 109 – 1,200± SF Unit 106 – 600± SF
YEAR BUILT:	2025/2026
CEILING HEIGHT:	16'±
ELECTRICITY:	Unit 109 – 200 amps Unit 106 – 100 amps
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

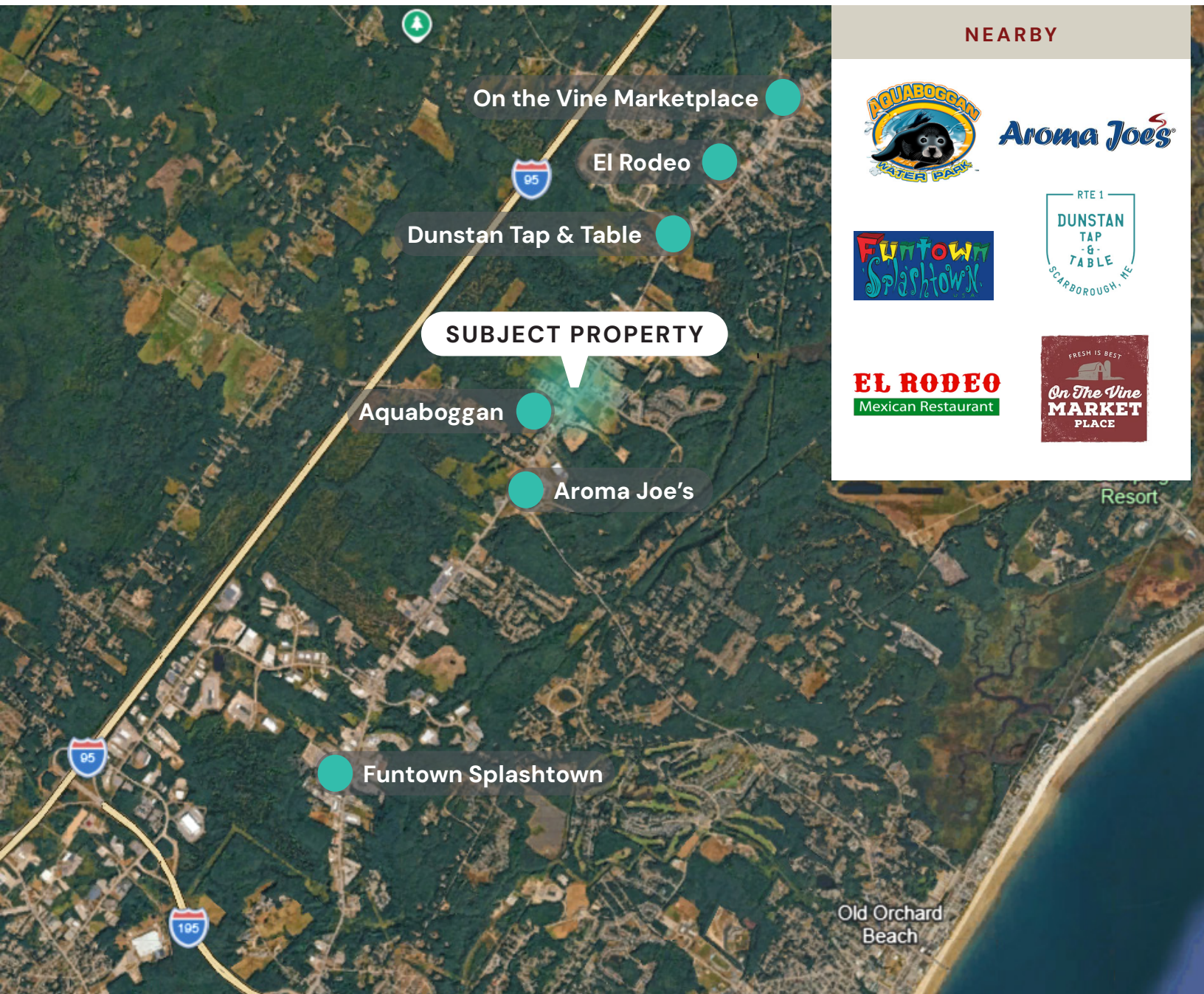
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TRADESMAN GARAGES FLOOR PLAN
SCALE: 3/8" = 1'-0"

LOCATION MAP

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NEARBY



Aroma Joe's



EL RODEO
Mexican Restaurant



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