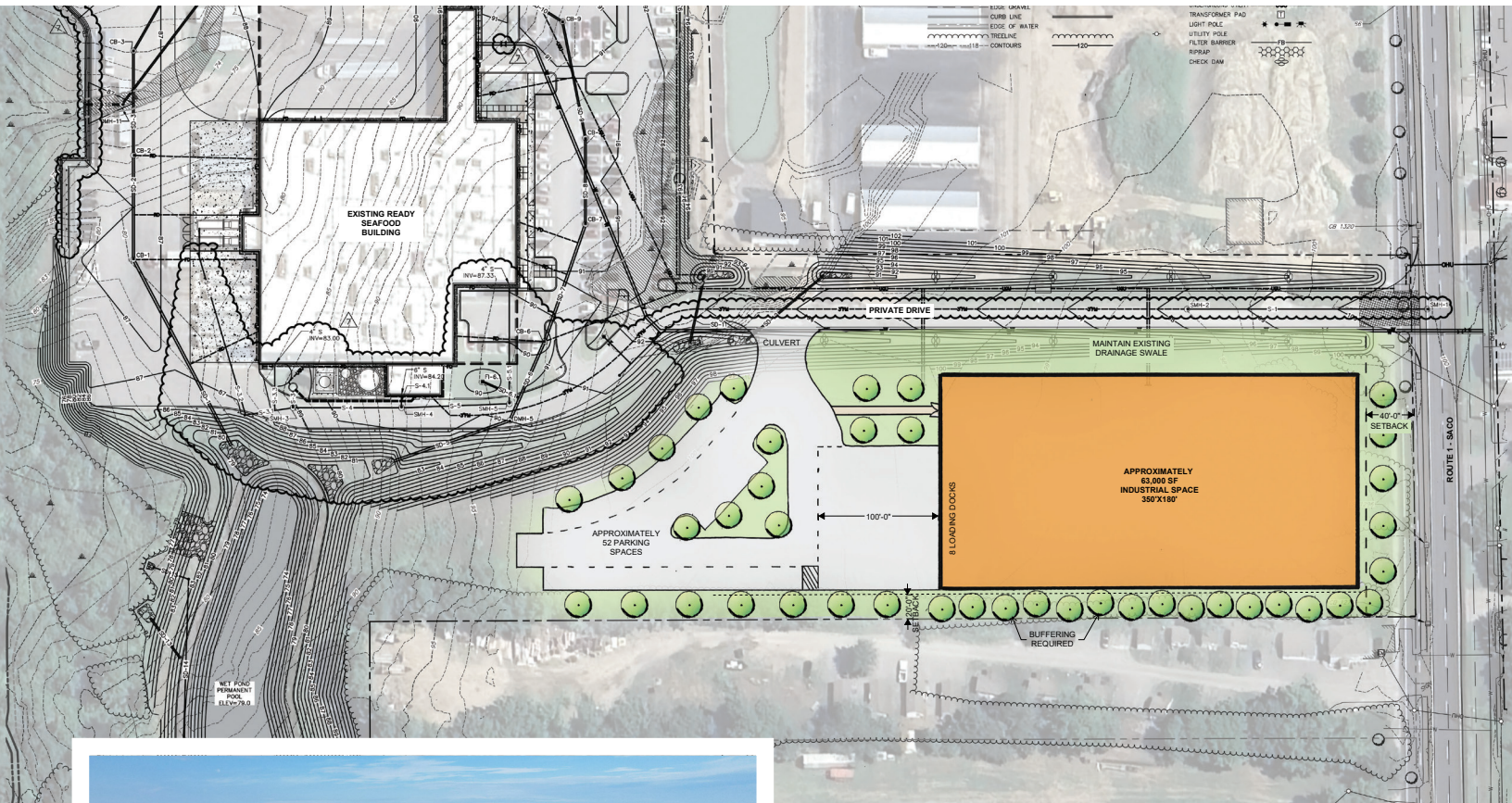


FOR LEASE • INDUSTRIAL BUILD-TO-SUIT

1016 Portland Road • Saco, ME



INDUSTRIAL BUILD-TO-SUIT

- Can accommodate a building up to 63,000± SF
- Located directly on the heavily traveled US Route 1 corridor in Saco
- 3.5 AC development site located close to I-95
- Public water, sewer, and 3-phase power available
- Excellent access to I-95 via Scarborough and Biddeford connectors
- PRD zone is very favorable to a variety of uses (see table below)



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LEASE RATE: SEE BROKER FOR DETAILS/ NNN

PROPERTY SUMMARY

1016 Portland Road • Saco, ME



Building Info

BUILDING FOOTPRINT:	63,000± SF
BUILDING HEIGHT:	60' max
CLEAR HEIGHT:	40'±
CONSTRUCTION:	Structural steel
MEZZANINE:	Capacity for interior mezzanine structure for 2nd floor office/storage
FOUNDATION:	Full/concrete
ELECTRICITY:	3-phase electrical available
HVAC:	Forced hot water (included in rent), Electric heat pump (2)
UTILITIES:	Connections to public water and sewer will be provided
FIRE SUPPRESSION:	Available
GENERATOR:	Capable of accommodating generator or transfer switch

Site Info

OWNER:	1016 Portland Road LLC
DEED:	Book 1472, Page 0583
ASSESSOR:	Map 64, Lot 12
LOT SIZE:	3.5± AC
SIGNAGE:	Free-standing pylon sign at entry driveway
PARKING:	52± parking spaces
ZONING:	PR- Portland Road District
STORMWATER:	Utilize existing retention pond onsite
SITE ENTRANCES:	Off of Portland Rd. / US Route 1



PERMITTED AND CONDITIONAL USES

1016 Portland Road • Saco, ME



PERMITTED & CONDITIONAL USES/ PORTLAND ZONE

Permitted Uses:

- Agriculture
- Agriculture, excluding livestock
- Commercial greenhouse and nursery
- Farm stand
- Accessory retail sales of goods manufactured on the premises
- Art studio
- Bed-and-breakfast inn
- Business/professional office
- Contractor or tradesperson
- Drive-through window service
- Food and drink
- Financial institution
- Financial institution - drive-through window service
- Home occupation
- Hotel or motel
- Outdoor sales associated with principal use
- Personal services
- Repair services
- Research and development
- Retail
- Small engine repair
- Funeral home
- Municipal uses
- Places of public assembly
- Places of worship
- Public uses

- Schools - nursery
- Schools - public and private
- Adult day-care center, Type 1 & 2
- Child-care center
- Child-care facility, small
- Family child-care provider
- Hospital
- Outpatient clinic services
- Supply yard
- Warehouse and distribution facility
- Accessory uses
- Henhouse/chicken pen
- Passenger transportation terminal
- Pet care
- Veterinarian
- Recreational facility
- Club (private)
- Health club
- Park and playground
- Boardinghouse
- Caretaker dwelling unit
- Dwellings in mixed-use building
- Elder/disability care facility
- Elder noncongregate, detached housing
- Affordable housing development
- Two-family dwelling
- Dwelling units permitted by right per State Statute (30-A § 4364-A)
- Essential services

Conditional Uses:

- Agriculture-related business
- Automobile dealer
- Automotive repair services
- Commercial fisheries, wholesale fish and seafood sales
- Convenience store
- Flea market
- Motor vehicle fueling station
- Self-service storage facility
- Brewery, small
- Distillery, small
- Light industry
- Kennel
- Amusement park
- Amusement center
- Campground*
- Enclosed sports facility
- Outdoor recreational facility
- Elder/disability housing
- Multifamily residential project (up to 8 units per building)
- Multifamily residential project (more than 8 units per building)
- Single-family dwelling
- Commercial solar energy system
- High-voltage transmission lines

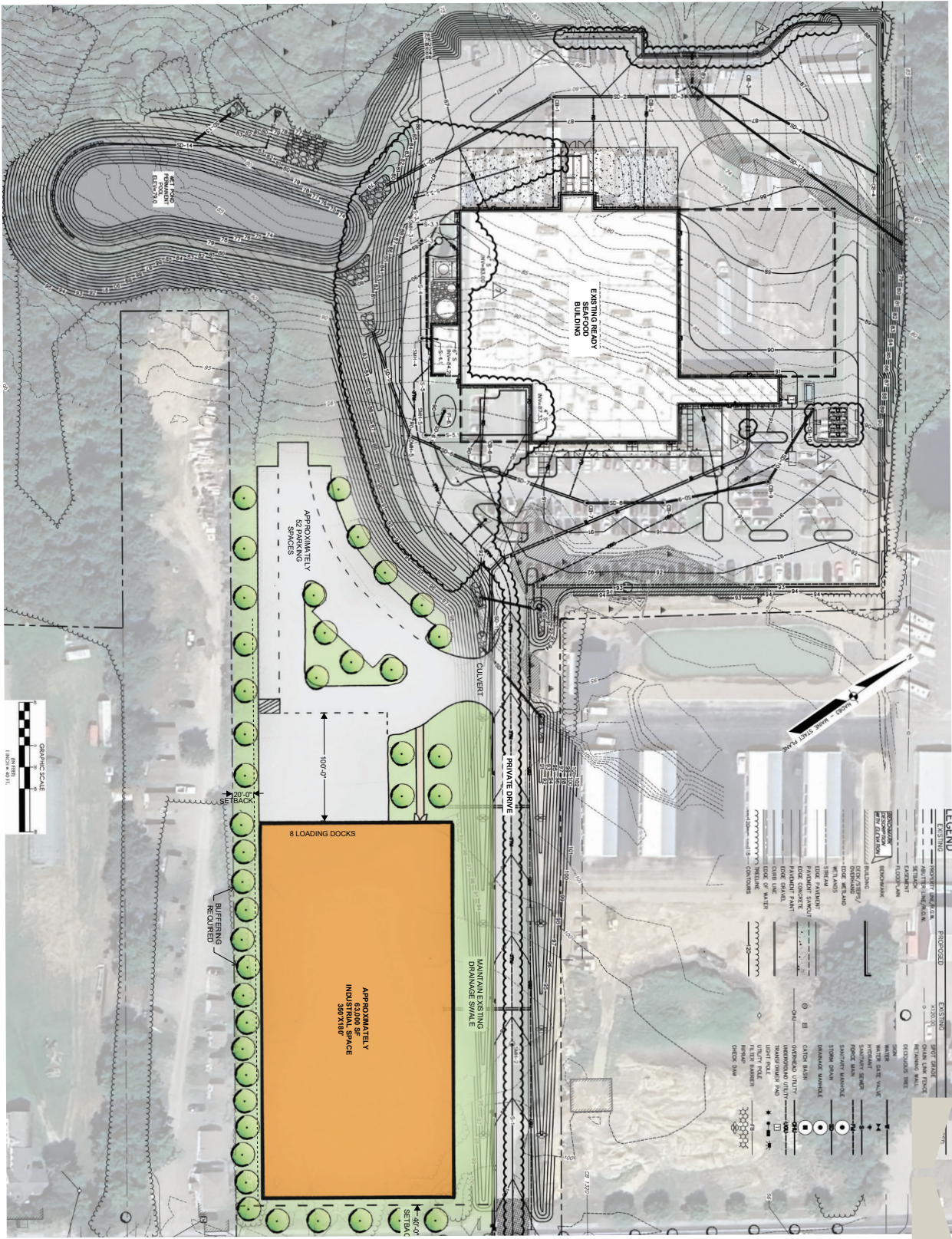
PHOTOS

1016 Portland Road • Saco, ME



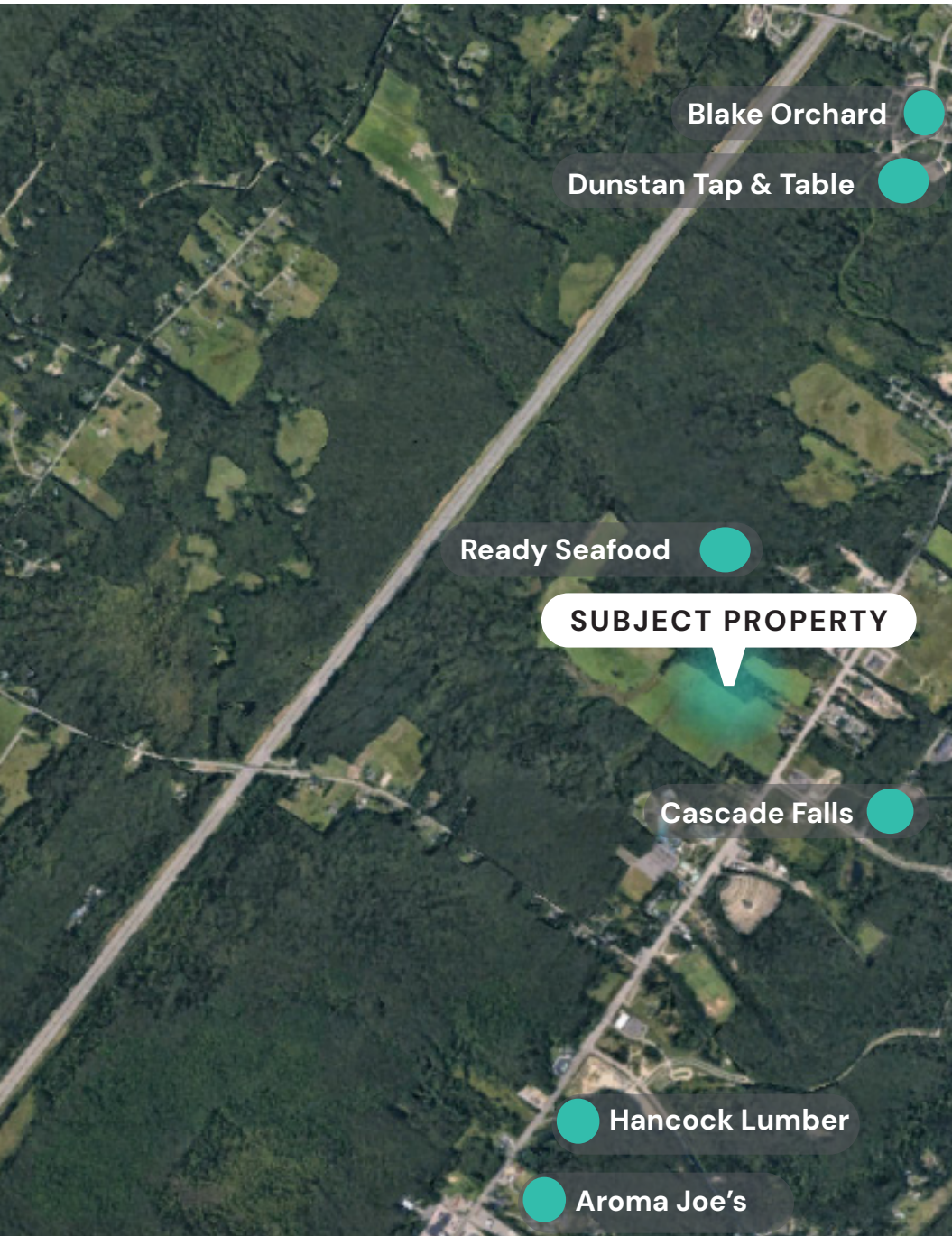
SITE PLAN

1016 Portland Road • Saco, ME



LOCATION MAP

1016 Portland Road • Saco, ME



NEARBY

DINE



MISC.



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