

PROPERTY SUMMARY

1016 Portland Road | Saco, ME



OWNER: 1016 Portland Road LLC

DEED: Book 1472, Page 0583

ASSESSOR: Map 64, Lot 12

LOT SIZE: 3.5± AC

BUILDING FOOTPRINT: 63,000± SF

CONSTRUCTION: Structural steel

MEZZANINE: Capacity for interior mezzanine structure for 2nd floor office/storage

FOUNDATION: Full/concrete

STORMWATER: Utilize existing retention pond onsite

SITE ENTRANCES: Off of Portland Rd. / US Route 1

CLEAR HEIGHT: 40'±

BUILDING HEIGHT: 60' Max

LOADING: Loading docks available

HVAC: Propane fired units

ELECTRIC: 3-phase electrical available

UTILITIES: Connections to public water and sewer will be provided

FIRE SUPPRESSION: Available

PARKING SPACES: 52± parking spaces

SIGNAGE: Free-standing pylon sign at entry driveway

GENERATOR: Capable of accommodating generator or transfer switch

ZONING: PR- Portland Road District

LEASE RATE: To be determined



PERMITTED & CONDITIONAL USES

1016 Portland Road | Saco, ME



PERMITTED & CONDITIONAL USES/PORLAND ROAD 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

DRONE PHOTOS

1016 Portland Road | Saco, ME



5-MILE DEMOGRAPHICS

1016 Portland Road | Saco, ME



KEY FACTS

33,449

Population

45.2

Median Age

2.2

Average Household Size

\$85,255

Median Household Income

EDUCATION

3%

No High School Diploma



25%

High School Graduate



26%

Some College



46%

Bachelor's/Grad/Prof Degree

BUSINESS



1,334

Total Businesses



13,895

Total Employees

EMPLOYMENT



69%

White Collar



19%

Blue Collar



12%

Services

2.4%

Unemployment Rate

INCOME



\$85,255

Median Household Income



\$53,651

Per Capita Income



\$297,473

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.1%)

The smallest group: \$25,000 - \$34,999 (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	6.5%	+0.6%	
\$15,000 - \$24,999	5.2%	+0.6%	
\$25,000 - \$34,999	4.4%	+0.2%	
\$35,000 - \$49,999	7.7%	-0.6%	
\$50,000 - \$74,999	19.1%	+1.2%	
\$75,000 - \$99,999	14.8%	-2.6%	
\$100,000 - \$149,999	17.8%	-3.6%	
\$150,000 - \$199,999	11.2%	+0.7%	
\$200,000+	13.3%	+3.5%	

Bars show deviation from York County

FOR LEASE | INDUSTRIAL BUILD-TO-SUIT

1016 Portland Road | Saco, ME



SUBJECT PROPERTY

I-95 Connector
(4 miles away)



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



BRANDON MITCHELL
207.358.7057 D
207.415.7982 C
brandon@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com