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For Lease

Highly Visible Industrial/Office

1705 Route 202
Winthrop, ME

Property Highlights

- Up to 35,624± SF available for lease in this 130,000± SF industrial/office building with 850' of frontage on Route 202
- 14,124± SF of former storage space features mostly open warehouse and a 1,124± SF office; available January 1, 2026
- 7,000± to 21,500± SF of former call center space features an open floor plan with access to 2 shared loading docks and the ability to add overhead doors
- Robust infrastructure including OC-3 fiber optic cable, copper T-1 line, and 250 Cat 6 data cabling terminations
- Flexible floor plans with existing office buildout
- New HVAC rooftop units installed in 2024 will reduce energy costs to tenants

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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Specifications

Address:	1705 Route 202
Location:	Winthrop, ME 04364
Building Type:	Industrial/office
Year Built:	1971
Year Renovated:	2001, 2008, 2017, 2022, 2024
Total Building SF:	130,000±
Available SF:	7,000± to 35,624±
Floors:	1
Utilities:	Municipal water & sewer; propane
Zoning:	General Commercial
Clear Height:	Up to 17'± with removal of existing drop ceiling
Sprinklers:	Wet system
Power:	4600 amps; 480/240 volts; 3 phase
Telecommunications:	OC-3 fiber optic cable, copper T-1 line, & 250 Cat 6 data cabling terminations
Accessibility:	Centrally located on heavily trafficked Route 202
Lease Rate:	\$9.50 modified gross

Aerial Map



Contact us:

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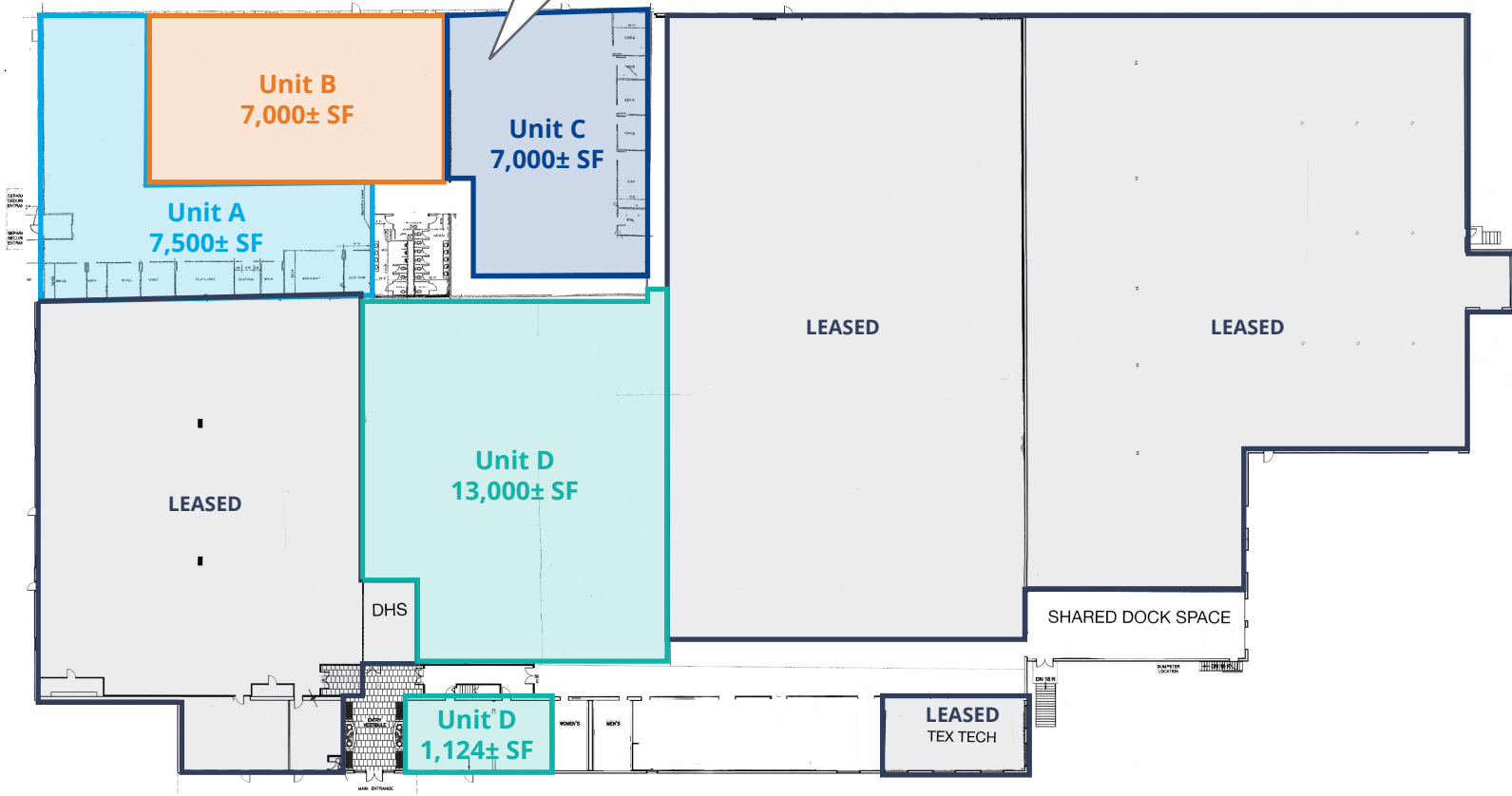
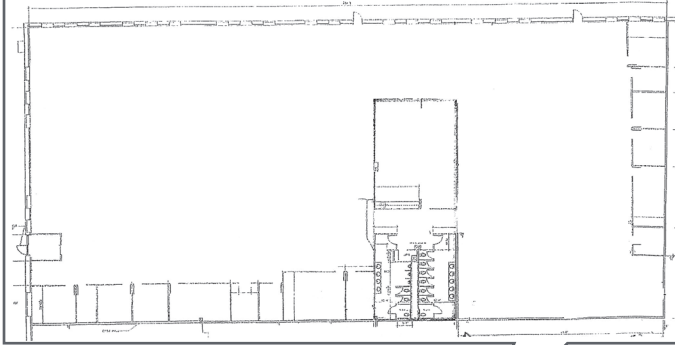
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Proposed Floor Plan*

Existing Plan | Unit A, B, C



- Unit A: 7,500± SF
- Unit B: 7,000± SF
- Unit C: 7,000± SF
- Unit D: 14,124± SF

*Proposed plan SF; to be verified.