



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

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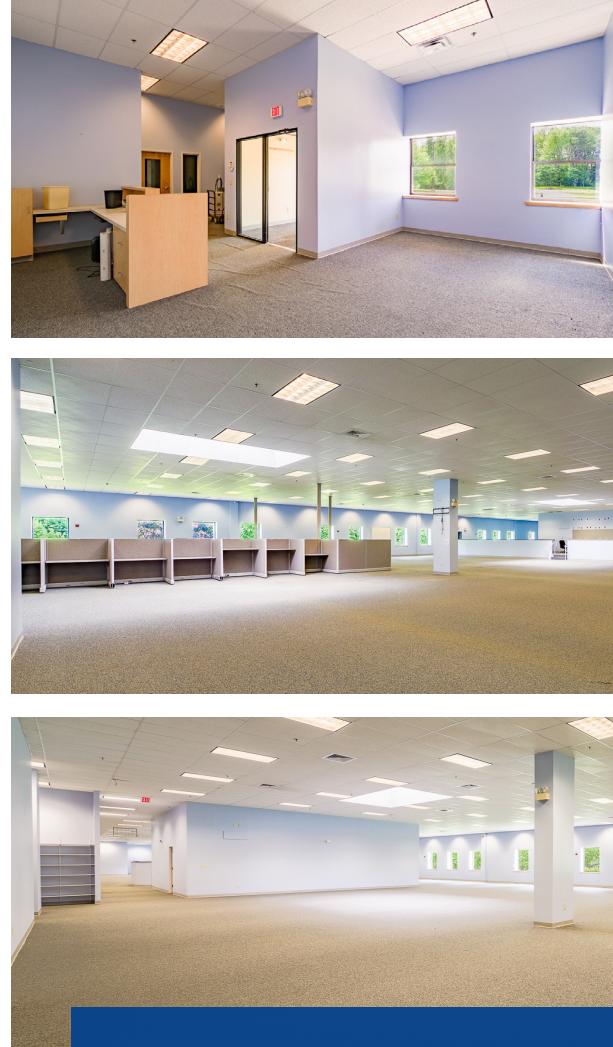
217 Commercial Street, Suite 201
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For Lease

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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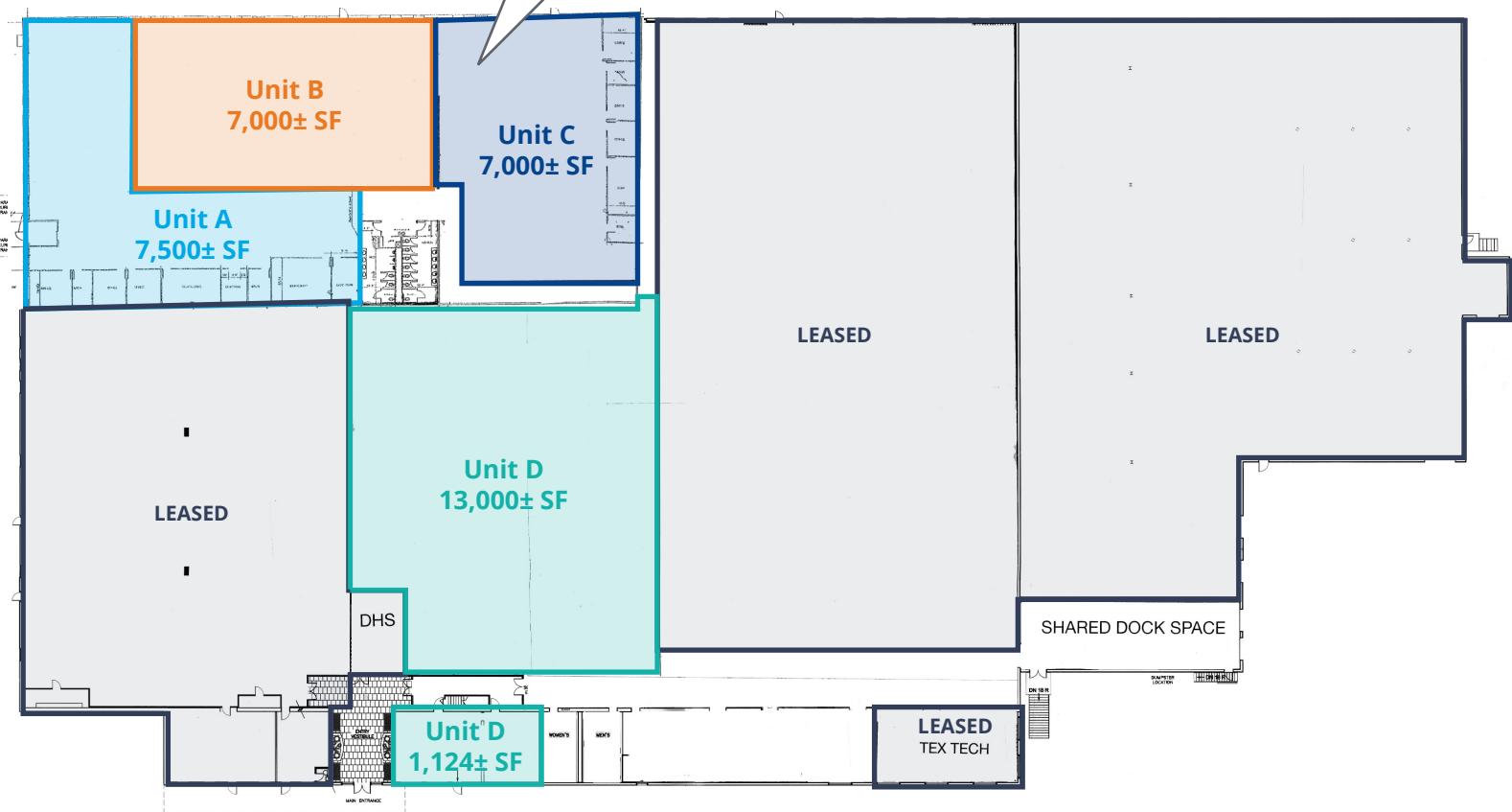
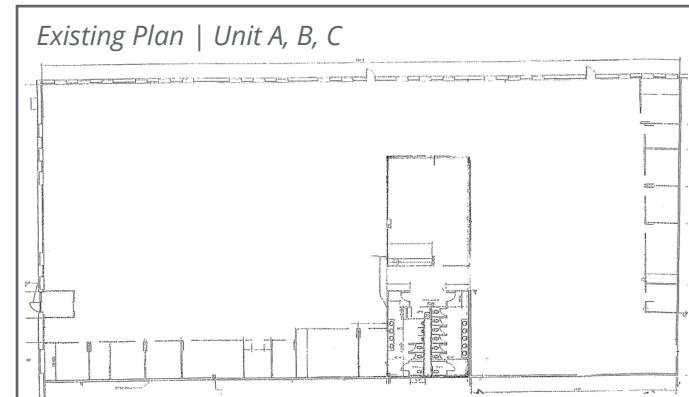
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Proposed Floor Plan*



- 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.