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For Lease

Highly Visible Industrial/Office

1705 Route 202
Winthrop, ME

Property Highlights

- 7,000± to 21,500± SF available for lease in this 130,000± SF industrial/office building with 850' of frontage on Route 202
- 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
- Centrally located on heavily trafficked US Route 202

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Accelerating success.

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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 21,500±
Floors:	1
Utilities:	Municipal water & sewer Propane
Zoning:	General Commercial
Clear Height:	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
Lease Rate:	\$9.50 modified gross

Aerial Map



Contact us:

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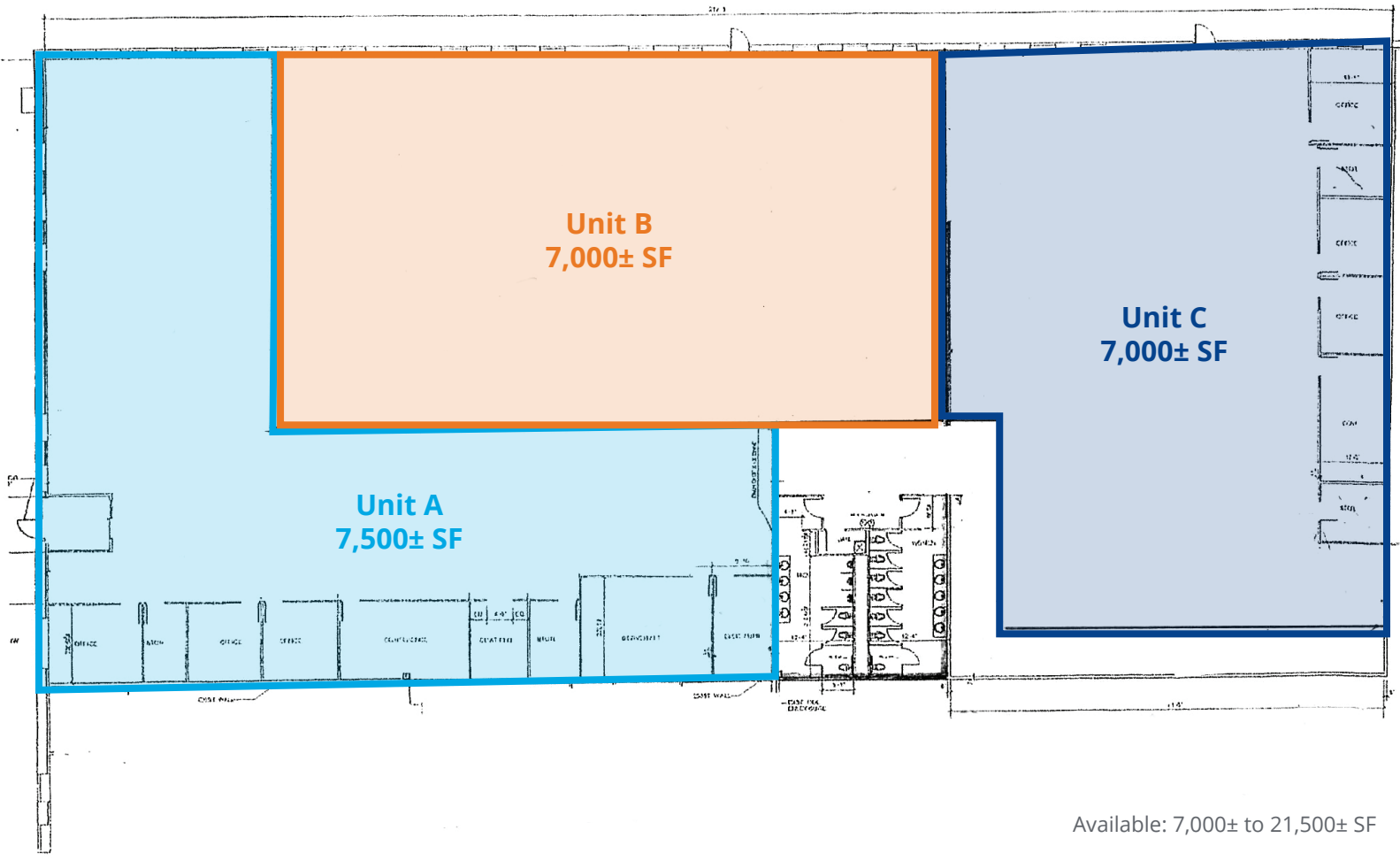
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Proposed Floor Plan*



Available: 7,000± to 21,500± SF

*Proposed plan SF; to be verified.

Existing Floor Plan

