

# FOR LEASE | CARLETON MILLS BUILDING

1705 US ROUTE 202, WINTHROP, ME 04364



## PROPERTY DETAILS

- 14,325± SF to 35,825± SF turnkey call center/back office space
- Up to 225 dedicated on-site parking spaces
- Located directly off US Route 202 between Augusta and Lewiston, in close proximity to dining and shopping in Downtown Winthrop
- Co-tenants include the State of Maine Department of Health & Human Services and Tex Tech Industries
- \$10.00/SF NNN



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|                    |  |
|--------------------|--|
| OWNER OF RECORD    | Dejour Realty, LLC   |
| MAP/LOT            | 5/66A  |
| BUILDING SIZE      | 130,000± SF  |
| LOT SIZE           | 18.97± Acres   |
| AVAILABLE SPACE    | 14,325- 34,825± SF   |
| YEAR BUILT         | 1971, completely renovated in 2001   |
| ZONING             | General Commercial   |
| PARKING            | Paved, lighted parking for 500 vehicles of which up to 225 spaces can be dedicated   |
| BUILDING AMENITIES | Automatic CAT 15,480 Volt, 527 Amp, 3 Phase, standby generator to provide back up power in place and dedicated to Demised Premises.<br><br>1,000 SF, fully equipped gym with showers available - no additional cost. |
| HVAC               | Multiple Trane rooftop units providing heat and air conditioning utilizing liquid propane.   |
| UTILITIES          | Public water and sewer provided by Winthrop Utilities District   |
| TELECOM            | CAT 5E cable wiring and drops located throughout finished spaces. The main Telco room has an OC-3 fiber optic line with 7 T-1 copper lines to the building.  |
| LIGHTING           | High efficiency recessed parabolic, electronic ballast, florescent light fixtures throughout.  |
| LEASE RATE         | \$10.00 SF/YR (NNN)  |
| CAMS               | \$1.60/SF  |

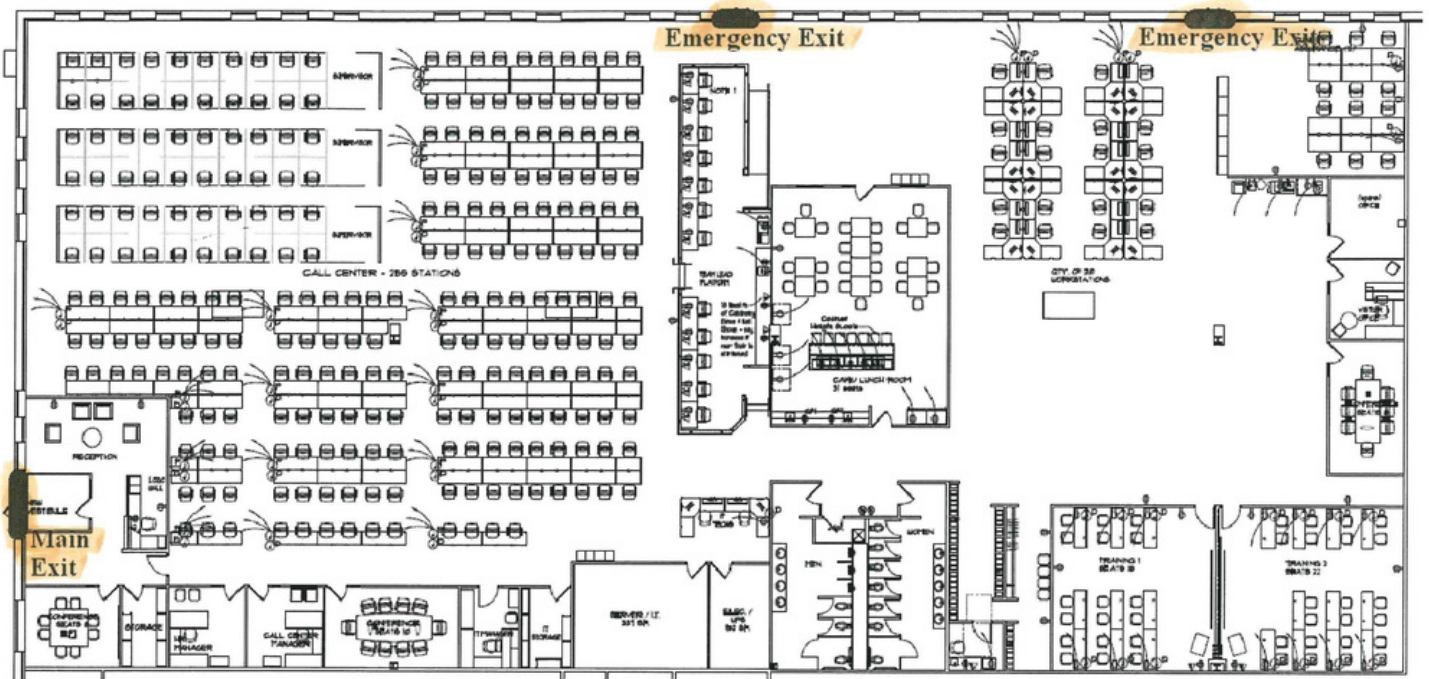
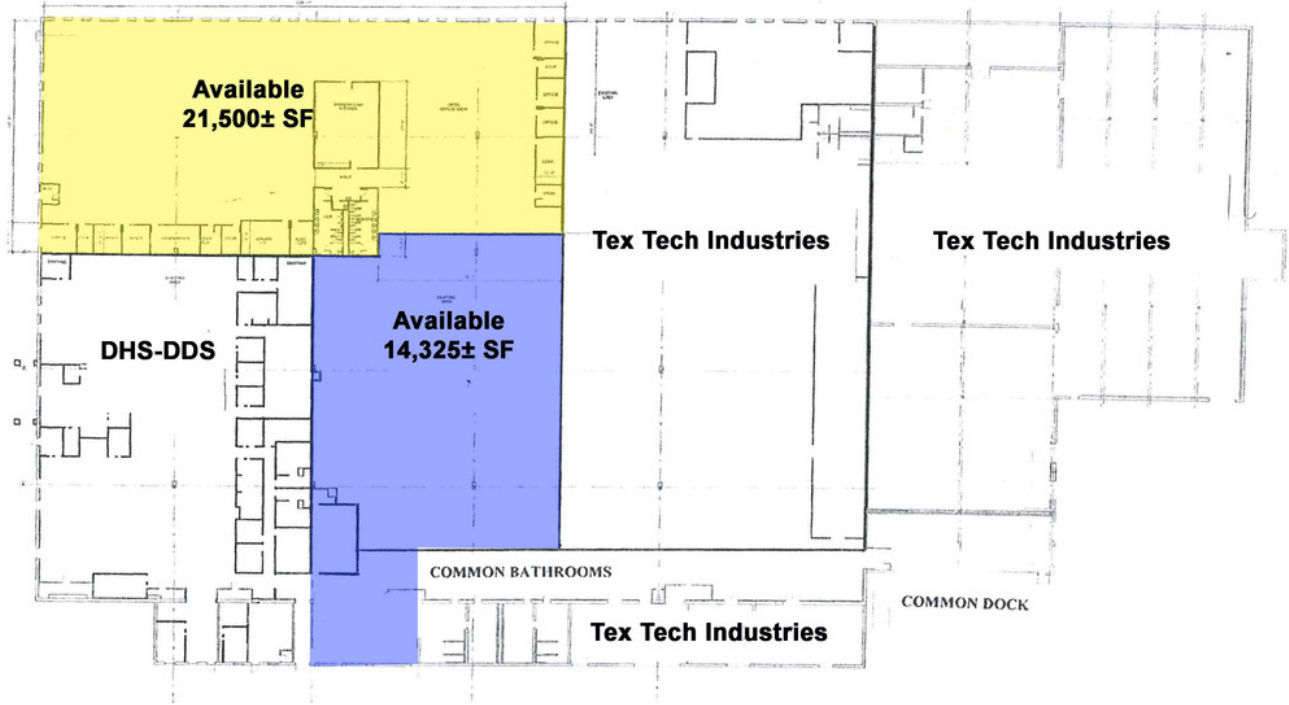


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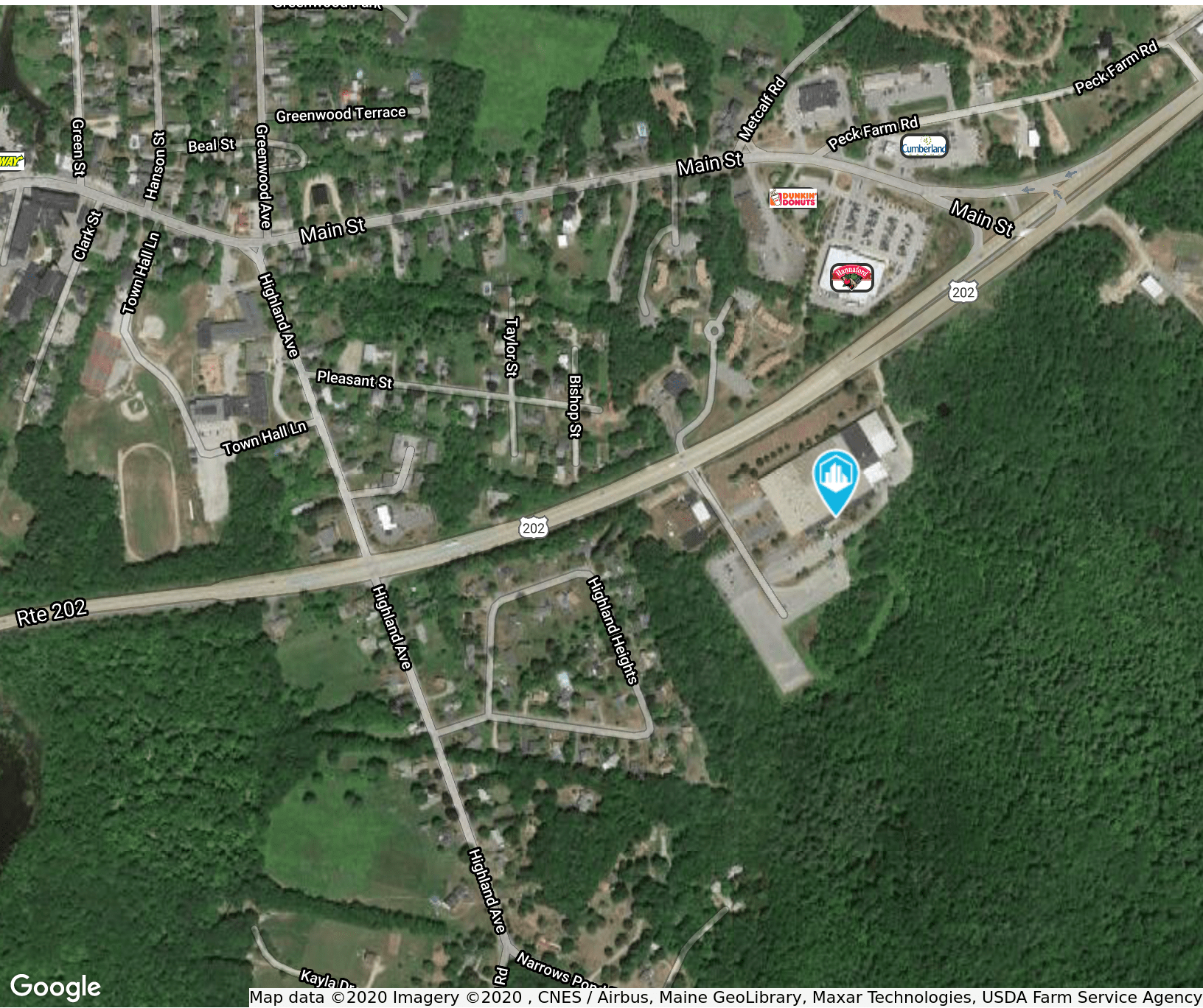


## FLOOR PLANS



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## CONTACT US



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