

Global Food Property Solutions

Cold Storage/ Distribution Facility

McCain Foods USA 366 Grimes Road

Caribou, Maine

AVAILABLE

74,986 sq. ft.

ASKING PRICE

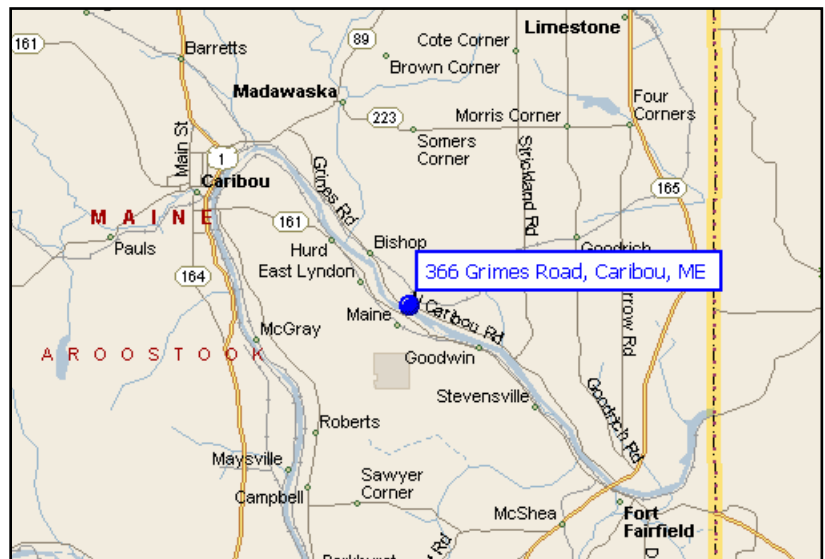
\$750,000 (\$10.00 per sq. ft.)

BUILDING FEATURES

- 19.75-acre site
- Insulated pre-engineered walls and roof, with reinforced concrete floors
- +/- 4,000 sq. ft. of offices
- 20'-26' clear ceiling height
- Five (5) truck docks and three (3) grade-level doors
- 480 volt, 3-phase, 4-wire secondary
- Wet/dry sprinkler system
- Hot water boiler (#2 fuel oil)
- Six Frick ammonia compressors. Warehouse operates at 10 degrees Fahrenheit
- Gravel areas for external staging and storage

AREA HIGHLIGHTS

- Minutes from Maine Highways 161, 89, 223 and US Highway 1. Less than 65 miles from I-95 at Houlton
- Town of Caribou utilities
- Zoned I-1 Industrial

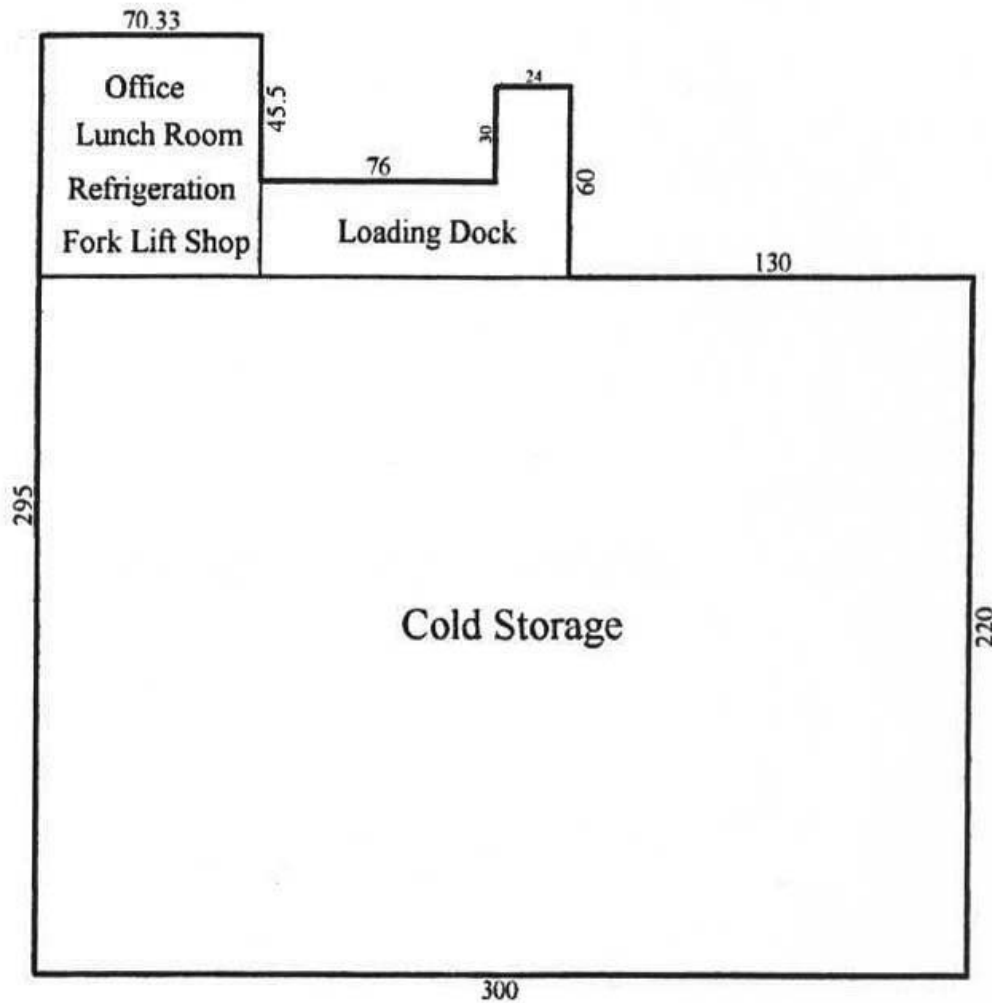


Information

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