

**Manufacturing/Food Processing Space Available**



**Island Falls, Maine**  
**63,966 +/- Sq. Ft.**  
**9.97 Acres**

**Ceiling Height:** 12' to 24'

**Overhead Doors:** 4

**Loading Docks:** 4

**Floor:** Concrete

**Electrical:** 7,200/12,470V;  
3-Phase Power

**Construction:** 1960's

**Renovation:** 1980's, 1990's, 2003, 2006

**Heating:** Steam from biomass and oil burners.

**Water & Sewer:** Public water, septic tank

**Price:** \$895,000

**Notes:** Strategically located ½ mile off I-95, this former food processing facility has been well maintained over the years. The facility has a biomass boiler, manufacturing and warehouse space and an available workforce. The facility also has an air discharge and NPDES permit.

This facility is Pine Tree Zone eligible. For a list of additional incentives, go to [www.appme.org](http://www.appme.org) and click on Economic Advantage.