

Industrial Space for Sale or Lease



10,800 Square Feet Available Caribou ME

46 Aldrich Drive
Caribou, Maine 04736

Former Use: Office Product, Office Furniture & Business Equipment Sales, Leasing & Service Provider

Building Size: 90' X 120' (10,800 SF) Steel Framed Structure constructed in 1989. The building is posted at approximately 26' high and was originally constructed for use as an industrial manufacturing facility

Lot Size: 3 Acres

Dimensions: 90' X 120' (10,800 SF)
20' X 90' (1,800 SF) Mezzanine Office Space
20' X 100 (2,000 SF) Mezzanine Storage Area

Expandable: Ample property for expansion

Heating: Hot Water (Offices, Shop & Mezzanine)
Propane Fired Heating Units in Warehouse

Insulation: Super Insulated

Electrical: 1000 Amp 3 Phase

Notes:

This facility has great potential for many industrial applications. The property is well maintained.

For more information about opportunities in Northern Maine, please contact:

Walter J. Elish
Aroostook Partnership for Progress
P. O. Box 779
Caribou, Maine 04736

Ceiling Height: 26' ceiling with large steel beam structure

Construction: The building is on a heavy cement wall and slab foundation. The siding is metal sheathing and the building has a low pitched gable roof

Year: 1989

Loading Docks/Doors: One Loading Dock with 1 large overhead door for drive in access

Water & Sewer: City

Rail: No Rail Service at this time

Rail Service: Maine Northern Railway

Parking: Ample Parking

Phone: (207) 498-8731
Fax: (207) 493-5786
email: Progress@APPme.org
web: www.APPme.org