

FORT FAIRFIELD

- A PASSION FOR COMMUNITY -

18 Community Center Drive
Fort Fairfield, ME 04742
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Manufacturing Space Available



Location: 75 Cheney Grove Road
Fort Fairfield, Maine

Year Constructed: 1981, renovated in 1996

Building Size: 100 feet x 120 feet plus loading dock
12,000 Square Feet footprint
Mezzanine adds 3,000 sq.ft. of storage
Wall height is 16 feet

Rate/Price: Contact Seller

Available Services: Sewer, water, communications
and adjacent to rail.

Lot Size: Up to 4.35 acres with paved lots

Zoning: Industrial

Construction: Steel Frame with Steel Siding exterior
Free Span Construction
Office area is sheetrock wallboard

Heating: Oil Fired forced hot air,
with Air Exchanger

Foundation-Floor: Concrete Pad with
carpeted & tiled office areas

Electrical: 3 Phase Power
1,000 amp panel

Expandable: Many expandable options available

Water & Sewer: Municipal

Former use: Manufacturing

Loading: One overhead door
10X25 loading dock area

Parking: Paved area 100X200
15 Cars, plus adjacent
off site parking
11,000 Square Feet

Description of property:

This building is centrally located in the region and has easy access to Route 1a and Route 1 via Route 161, the regional airport only a 15 minute drive and access to the Trans Canadian Highway only 4 miles away. This building is a free/open span steel construction and will allow for the interior to have most any configuration. Currently it is set up with several finished offices and employee convenience room with space for manufacturing, testing, storage, shipping and receiving. The facility has a lot of flexibility would easily accommodate almost any operation. Empowerment Zone, Pine Tree Zone and other incentives are available.



Subject Property

Chaney Grove Road

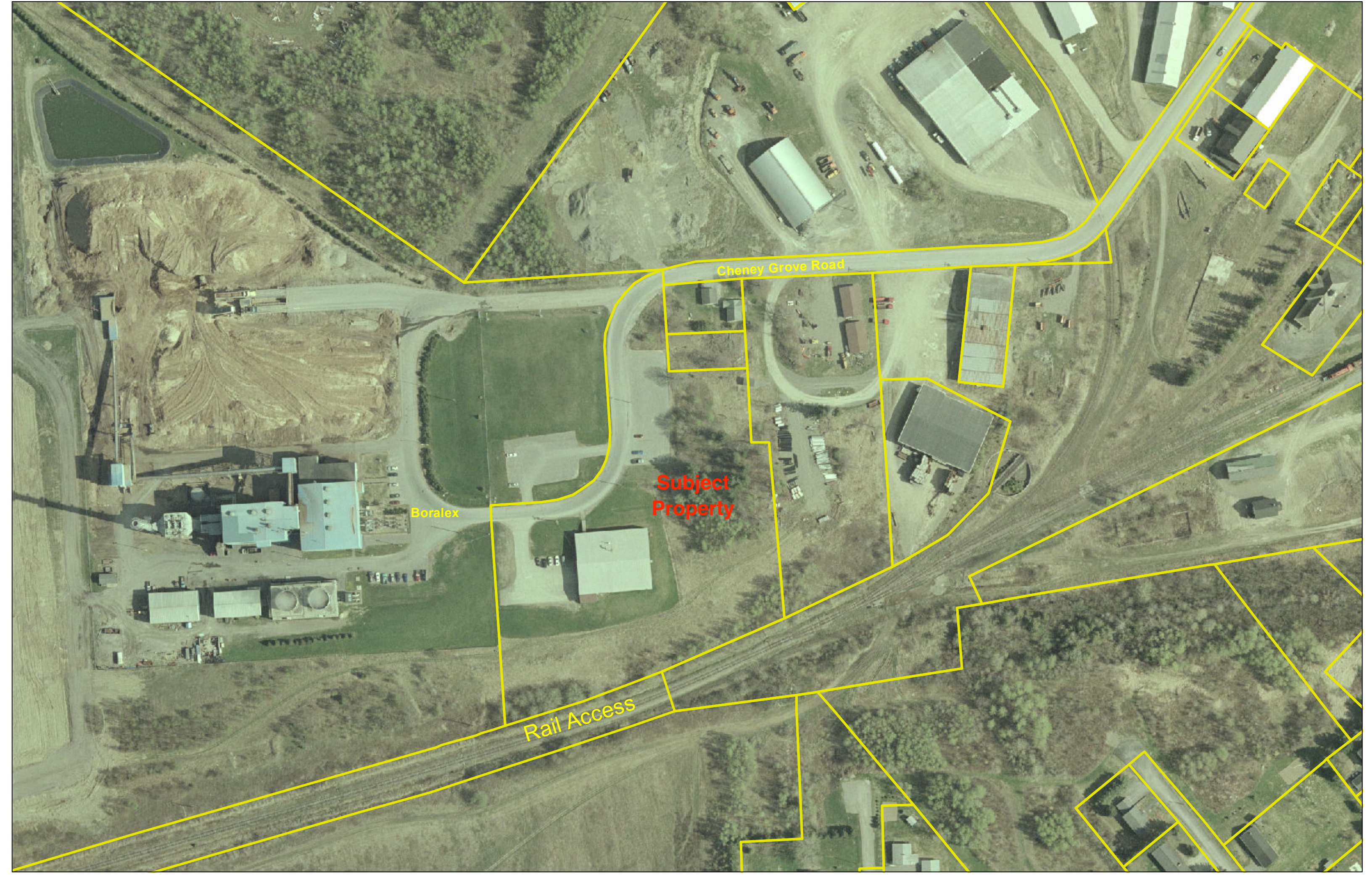
Route 161

Route 1A

Main Street

Rail Access

Boralex



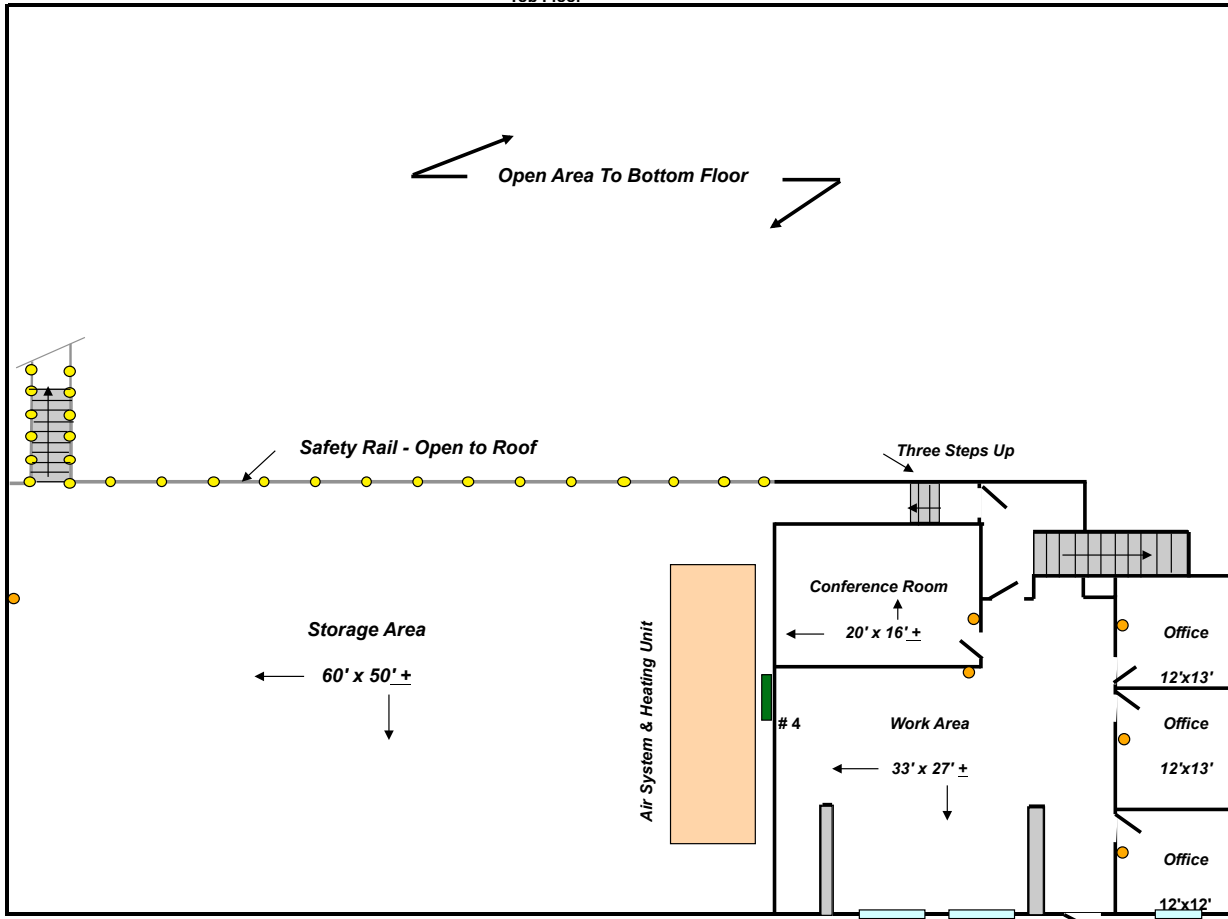
Cheney Grove Road

Boralex

Subject Property

Rail Access

Spec Building 120 Feet by 100 Feet
Top Floor



Spec Building 120 Feet by 100 Feet
Ground Floor

