

Manufacturing Space Available



27,200 Square Feet Available **Littleton, Maine**

U.S. Route #1
Littleton, Maine 04730

Former Use:	Manufacturing	Heating :	4-Zone Oil-Fired Hot Water & Oil-Fired Forced Hot Air. Recent Upgrades to Rear and Front Furnaces. Heating Costs are ~\$6,000/yr.
Building Size:	27,200 sq. ft. Expandable	Insulation:	3 ½" Fiberglass Bats in Walls. 6" Fiberglass Bats Roof.
Lot Size:	6 Acres. 60' x 75' paved lot	Electrical:	3 Phase Power. MPSCO 2,400 Amp Panel.
Dimensions:	60 ft x 120 ft Original Structure 100 ft x 200 ft Expansion	Water & Sewer:	Private Drilled Well.
Expandable:	Yes. Multiple Expansion Options.	Loading:	(3) Overhead Doors w/ Loading Docks. 60 ft x 25 ft Loading Dock Area.
Ceiling Height:	20' Eaves-Original Structure 14' Eaves-Expansion	Parking:	75 ft x 60 ft. Paved Parking Lot. Expandable
Construction:	~1975. Original Construction.		
Renovations:	~1987. Expansion		
Construction:	Steel Frame Structure, w/ Steel Exterior		
Floor:	Concrete Pad. Commercial Rugs in Office Areas. Linoleum and tile.		
List Price:	\$395,000		
Lease:	\$1.50 Sq. Ft. NNN		

Notes: This location is Class A+ space ideally suited for industrial or warehousing/distribution operations. The site is well-positioned on U.S. Route #1 six miles from I-95 in South-Central Aroostook County and has great accessibility from two major labor markets. The building has two finished offices, a large customer reception / service area, a large kitchen-cafeteria area, a total of four restrooms and is well landscaped. This building can be made available for immediate occupancy and is currently for sale to interested parties.