

## ffice 764-4600 Fax 207-517-68 PRIME MULTI PURPOSE COMMERCIAL BUILDING 260 Missile St. Presque Isle, Maine 24,000 square feet, \$1,350,000



Prime commercial space available in the Presque Isle industrial park. With 24,000 square feet of space, this steel frame building offers the flexibility to accommodate a wide range of businesses. The newest section, built in 1989 is a 120-foot by 60foot clear span structure with a wide-open floor plan, with office space added in 2008, and employee bathrooms. The ceilings are 24 foot high at the center with T5 lighting and 3, 100 amp bus ways. The middle section is also 120 foot by 60 foot with the same power and lighting. The 400amp diesel back up generator is in this section. A railroad spur provides access to rail for drop off or shipping. The main office portion of the building measures 120 foot by 80 foot and this houses all of the offices and space for production, as well as bathrooms and break rooms. A new Smith boiler furnace was installed in 2008. There is an in ground 2000 gallon fuel oil tank for the furnace.

24 foot high ceiling in the center mailroom Bathropms Clearspan 120'x60' addition built in 1989 Rail spur 3, 100 amp Busways 18 foot high ceilings to the lights, 24 feet high center ceiling pressroom 400 amp deisle genrator 600 amp power entrance 120'x60' built in 1981 17.65'x17.8 BOBS 62'x38.3' OFFICE prepress 29'x25.4' jobshop 30'x60' T8 Lighting with 9.6' high ceilings typesetting 16.9'x8.71' 24.5'x48' womens room Smith boiler new in 2008 stainless front offi¢e 14.5'x30' 16.9'x7.3' chimnev mens room

Loading docks

3, 100 Amp Busways

Office spaces and storage

Office 14x11

35'x11

Call Mike Willette for more detailed info, 207-227-5989 Scan QR-Code to view the listing.

