

# Commercial - Patten, ME



19 Mill Street, Patten, ME, 04765

Offered at \$599,900

Business opportunity available in Patten, ME. For sale is a 22,080 square foot building on an 8.5 +- acre waterfront property at the edge of the commercial area in the town of Patten. The building is of metal frame construction with a large concrete slab. Both the roof and siding are metal. The property had been a manufacturing facility for wood flooring when built in 1985 and since 2013 has been used for several projects including the manufacturing of wood and grain pellets. The pellet manufacturing equipment is still there and can convey with the sale. There are three bathrooms as well as office space on the interior of the building. The building has public water and sewer. It has 3 phase electrical power. It has a fire suppression system. Heat is provided by a very innovative biomass boiler that can use a multitude of fuels to provide heat. Designed primarily to use saw dust and or wood shavings as fuel. The boiler will efficiently burn even grains and convert that into heat for the structure. It will keep the interior of the building at about 50 degrees during the coldest part of the winter. This ability to burn a multitude of biomass materials to produce heat, helps you use either waste products from your manufacturing or various fuels based on the best price available. The town of Patten is located in northern Penobscot County. The area has a long history of wood harvesting which is showcased at the Patten Lumberman's Museum. If you are a manufacturer of wood-based products the location and building may be ideal for your business. Access to raw materials, a great facility to produce your product and then very good access to the interstate system to transport your products to market. Patten is conveniently located along US Route 11 and is just 10 miles from two access points to I-95. Situated in the Katahdin Valley area of Maine, Patten is a picturesque town of 881 citizens according to the 2020 Census.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

Built: 1985



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