



Property Description

Here's a fantastic investment opportunity for sale - a fully leased industrial park with great cash flow right on School Street in Berwick. It's 6 buildings in great condition with minimal upkeep and efficient heating. The property sits on 3.61 ac., with plenty of room to expand.

Property Highlights

- Fully leased industrial property in Berwick
- 6 building on 3.61 ac.
- Potential to build more units
- Above ground diesel fueling station
- On busy road with over 7,000 vehicles per day

Offering Summary

Sale Price:	\$1,200,000
Lot Size:	3.61 Acres
Building Size:	14,582 SF
NOI:	\$101,138.00
Cap Rate:	8.43%

Demographics	1 Mile	5 Miles	10 Miles
Total Households	216	6,979	44,058
Total Population	594	18,559	109,296
Average HH Income	\$67,887	\$68,900	\$70,536



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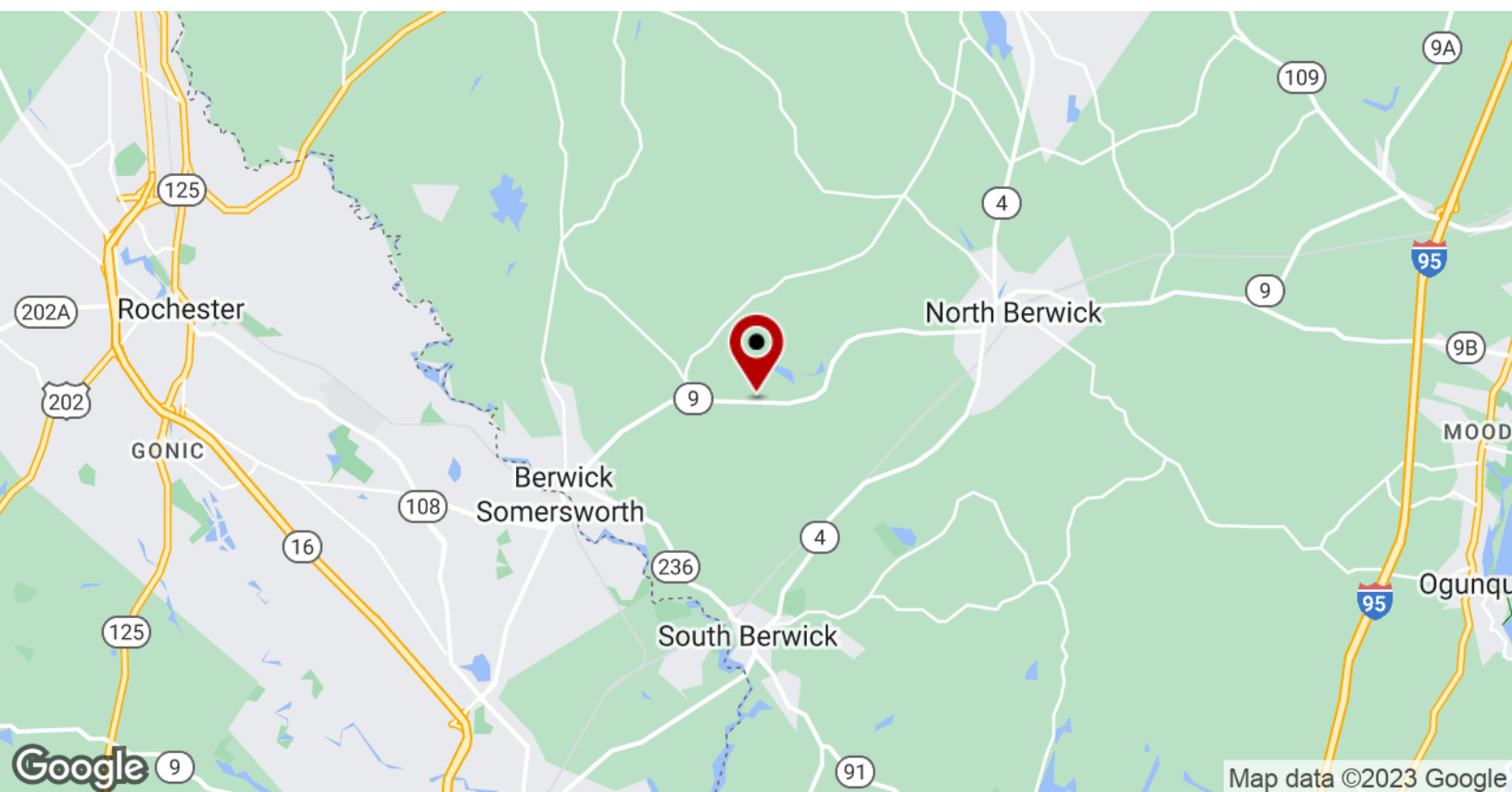
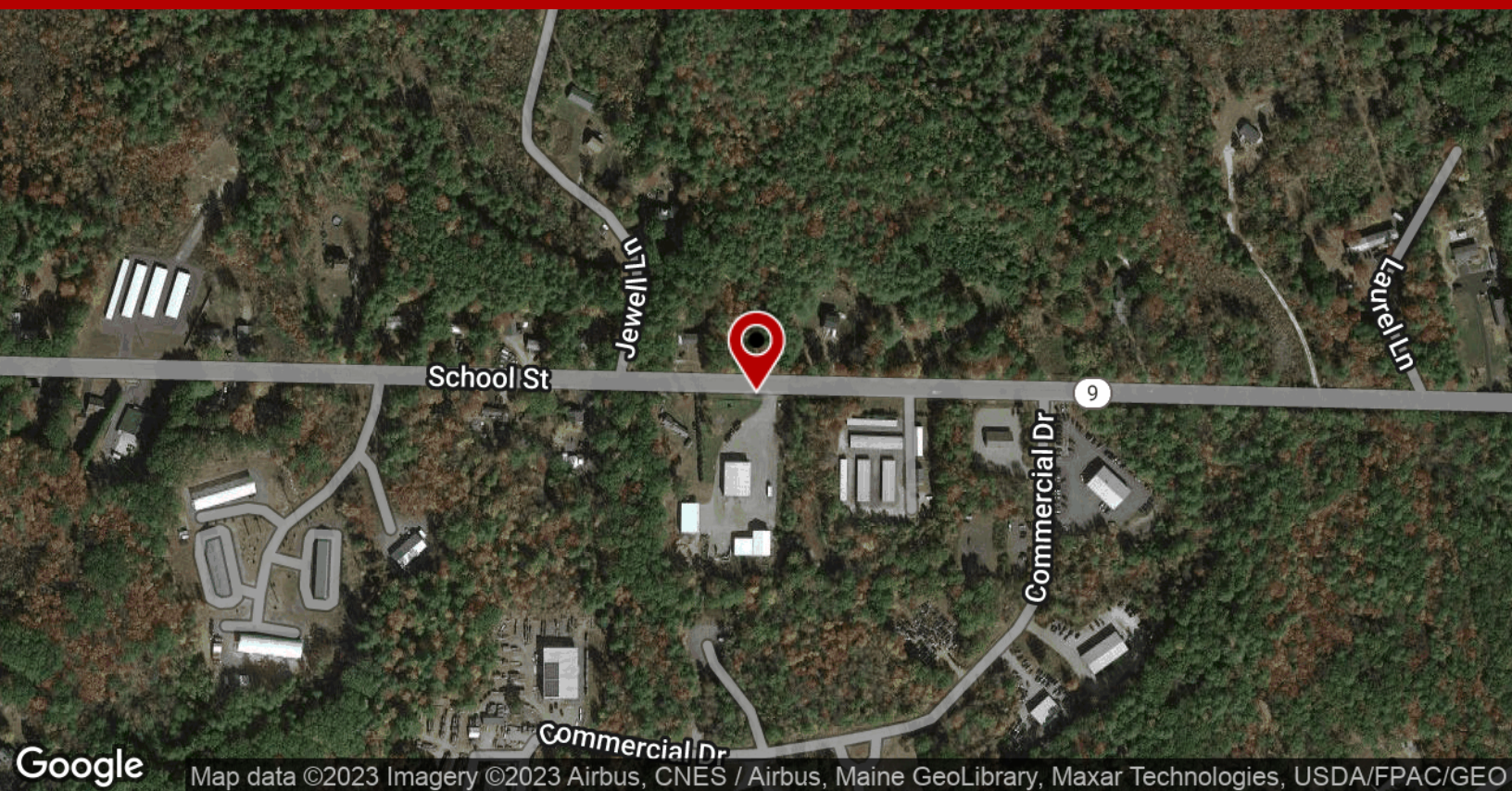
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Unit Number	Unit Size (SF)	Lease End	Annual Rent
Building A	1,260		\$18,000
Building B & C	6,080	11/01/2023	\$49,200
Building D	2,604	10/01/2023	\$26,400
Building E	1,764	10/01/2023	\$19,200
Building F	3,042	02/01/2023	\$24,000
Land Parking	400		\$2,400
15,150			\$139,200



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Income Summary

Current Rent Income	\$139,200
Vacancy Cost	(\$6,960)
Gross Income	\$132,240

Expenses Summary

Property Tax "Estimated"	\$15,000
Insurance "Estimated"	\$5,250
Landscaping "Estimated"	\$2,500
Property Management "Estimated 6%"	\$8,352
Operating Expenses	\$31,102

Net Operating Income	\$101,138
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Investment Overview

Price	\$1,200,000
Price per SF	\$82.29
CAP Rate	8.43%
Cash-on-Cash Return (yr 1)	7.7 %
Total Return (yr 1)	\$43,346
Debt Coverage Ratio	1.21

Operating Data

Gross Scheduled Income	\$139,200
Other Income	-
Total Scheduled Income	\$139,200
Vacancy Cost	\$6,960
Gross Income	\$132,240
Operating Expenses	\$31,102
Net Operating Income	\$101,138
Pre-Tax Cash Flow	\$17,316

Financing Data

Down Payment	\$225,000
Loan Amount	\$975,000
Debt Service	\$83,822
Debt Service Monthly	\$6,985
Principal Reduction (yr 1)	\$26,030



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Sale Price

\$1,200,000

Location Information

Street Address	420 School Street
City, State, Zip	Berwick, ME 03901
County	York
Road Type	Paved
Nearest Highway	I-95

Building Information

Building Size	14,582 SF
NOI	\$101,138.00
Cap Rate	8.43
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Built	2013
Construction Status	Existing
Framing	Steel
Roof	Gable/Hip
Free Standing	Yes
Number of Buildings	6
Floor Coverings	Concrete-Finished

Heating

Building A	Forced Hot Air
Building B	Infrared Heating
Building D	Wood Heating
Building E	Gas Heating

Property Information

Property Type	Industrial
Zoning	R3
Property Subtype	Flex Space
Lot Size	3.61 Acres
Lot Frontage	300 ft
Traffic Count	7000
Power	Yes

Building Sizes

Building A	21'x60' H 22'-15'
Building B	80'x60' H18'
Building C	80'x16' H16'
Building D	42'x62' H20'
Building E	42'x42' H15'
Building F	78'x39' H21'-14'

Doors

Building A - 1 Door	14'x14'
Building B - 4 Drive in Doors	14'x14'
Building C - 1 Door	14'x12'
Building D - 1 Door	14'x14'
Building E - 1 Door	14'x12'
Building F - 2 Doors 3 Bays	14'x14'

Amenties

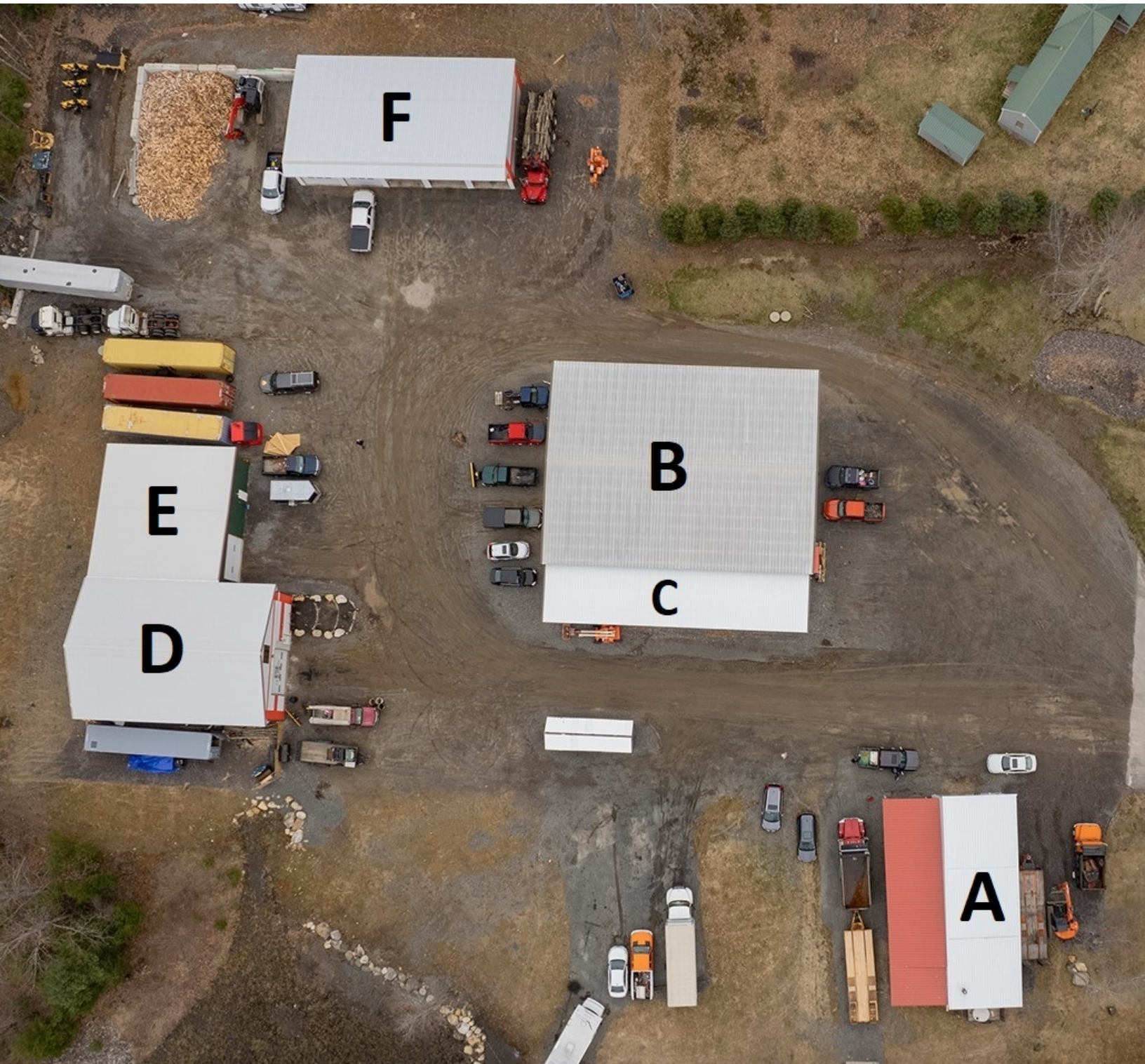
Water & Sewer	Available in 4 Buildings
Office	Available in 3 Buildings
Bathrooms	Available in 4 Buildings

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DEMOGRAPHIC SUMMARY

420 School St, Berwick, Maine, 03901 2



Drive time of 10 minutes

KEY FACTS

15,825

Population



6,379

Households

39.5

Median Age

\$55,130

Median Disposable Income

EDUCATION

7%

No High School Diploma



33%
High School Graduate



31%
Some College



29%
Bachelor's/Grad/Prof Degree

INCOME



\$68,499

Median Household Income



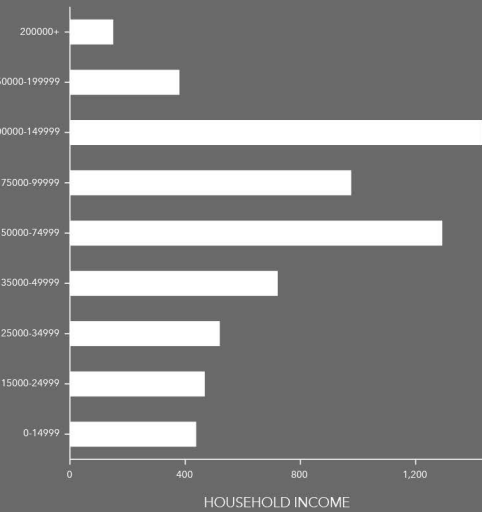
\$31,520

Per Capita Income

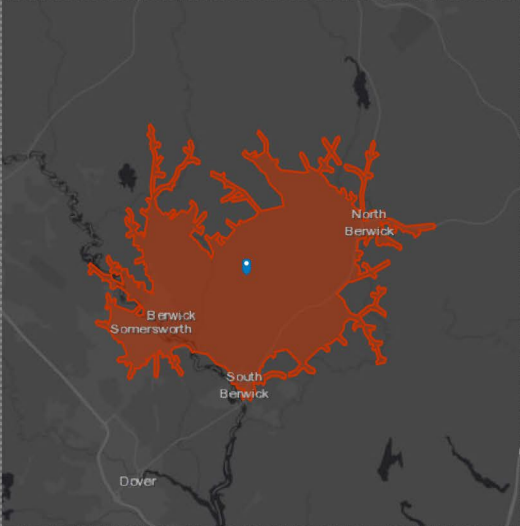


\$131,834

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



62%

White Collar



27%

Blue Collar



11%

Services

4.4%

Unemployment Rate

DEMOGRAPHIC SUMMARY

420 School St, Berwick, Maine, 03901 2



Drive time of 20 minutes

KEY FACTS

87,545

Population



36,508

Households

41.4

Median Age

\$55,201

Median Disposable Income

EDUCATION

7%

No High School Diploma



30%
High School Graduate



29%
Some College



34%
Bachelor's/Grad/Prof Degree

INCOME



\$68,206

Median Household Income



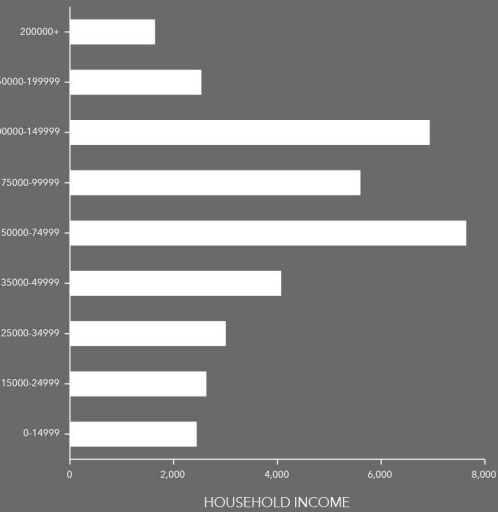
\$35,015

Per Capita Income

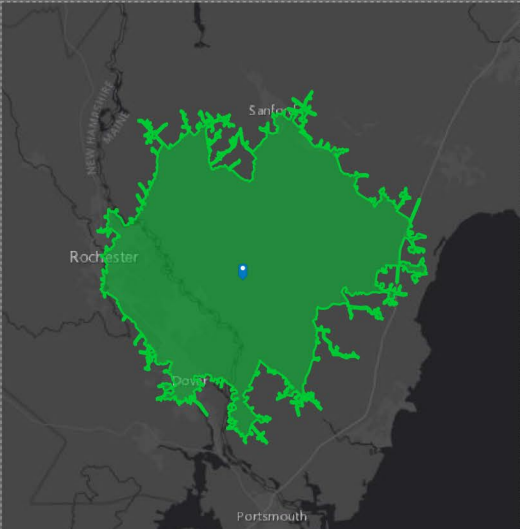


\$145,942

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



65%

White Collar



23%

Blue Collar



11%

Services

4.3%

Unemployment Rate

DEMOGRAPHIC SUMMARY

420 School St, Berwick, Maine, 03901 2



Drive time of 30 minutes

KEY FACTS

202,369

Population



81,719

Households

41.5

Median Age

\$56,342

Median Disposable Income

EDUCATION

6%

No High School Diploma



28%
High School Graduate



29%
Some College



37%
Bachelor's/Grad/Prof Degree

INCOME



\$70,051

Median Household Income



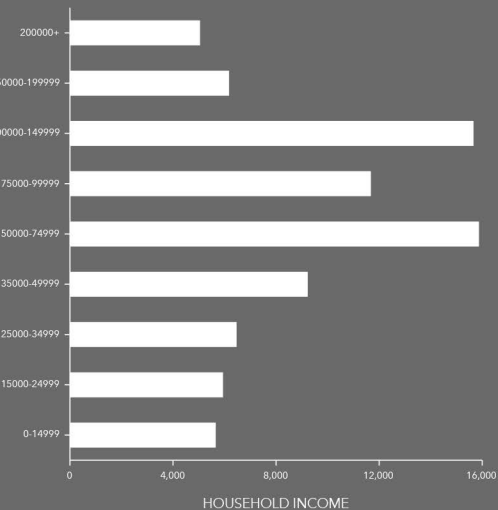
\$36,444

Per Capita Income

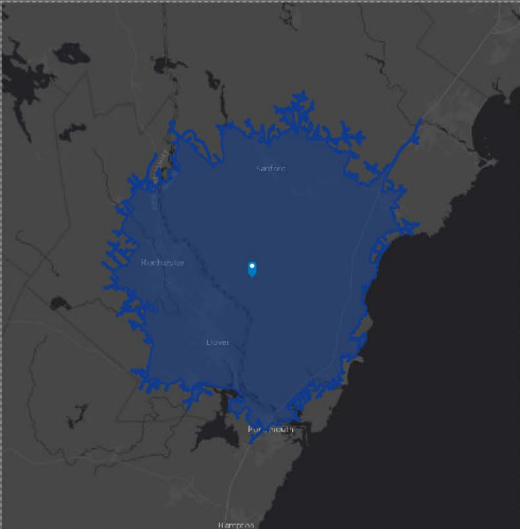


\$169,049

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



66%

White Collar



22%

Blue Collar



12%

Services

5.0%

Unemployment Rate



2016 Industrial Employment



90

2016 Industrial Businesses



950

2016 Industrial Employees

2016 Employment By Industries



429

Construction



1,408

Manufacturing



0

Mining



150

Transportation



124

Utilities



217

Wholesale Trade

EMPLOYMENT



62%

White Collar



27%

Blue Collar



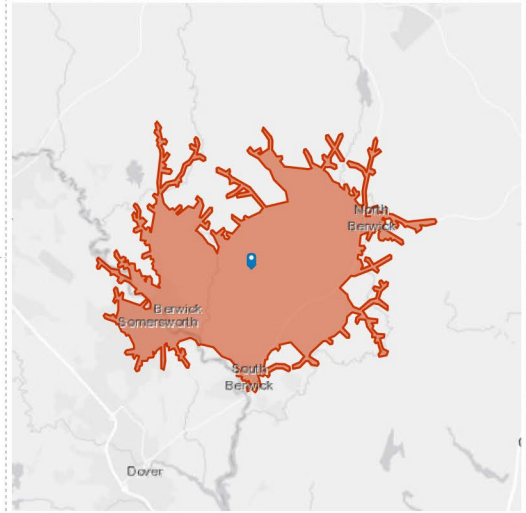
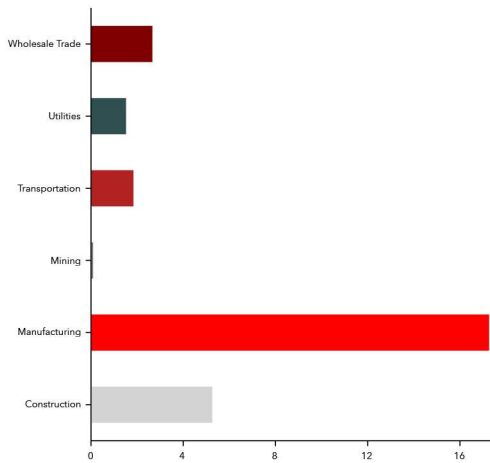
11%

Services

4.4%

Unemployment Rate

Industrial Businesses by Sector



INCOME



\$68,499

Median Household Income



\$31,520

Per Capita Income



\$131,834

Median Net Worth



2016 Industrial Employment



596

2016 Industrial Businesses



7,341

2016 Industrial Employees

2016 Employment By Industries



2,720

Construction



7,180

Manufacturing



12

Mining



1,240

Transportation



527

Utilities



768

Wholesale Trade

EMPLOYMENT



65%

White Collar



23%

Blue Collar



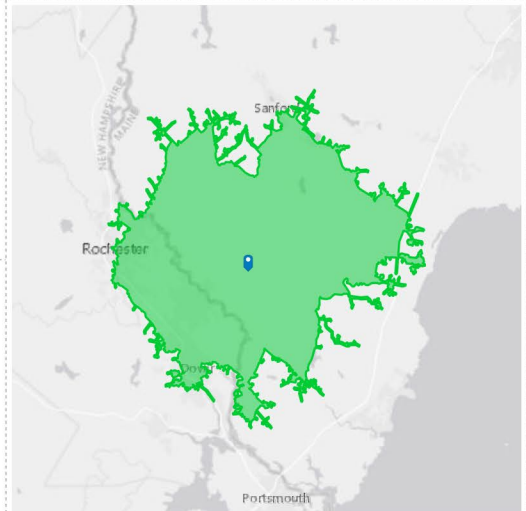
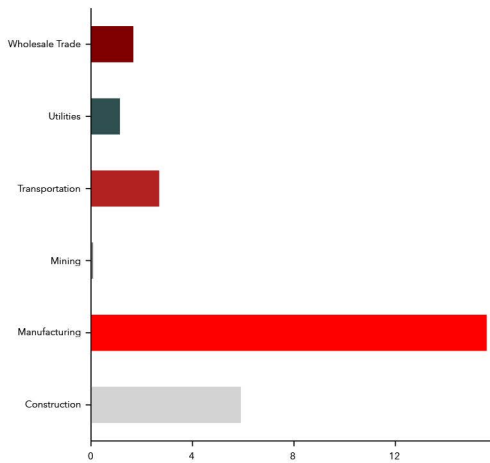
11%

Services

4.3%

Unemployment Rate

Industrial Businesses by Sector



INCOME



\$68,206

Median Household Income



\$35,015

Per Capita Income



\$145,942

Median Net Worth



2016 Industrial Employment



1,558

2016 Industrial Businesses



17,886

2016 Industrial Employees

2016 Employment By Industries



6,567

Construction



14,585

Manufacturing



16

Mining



2,966

Transportation



927

Utilities



2,170

Wholesale Trade

EMPLOYMENT



66%

White Collar



22%

Blue Collar



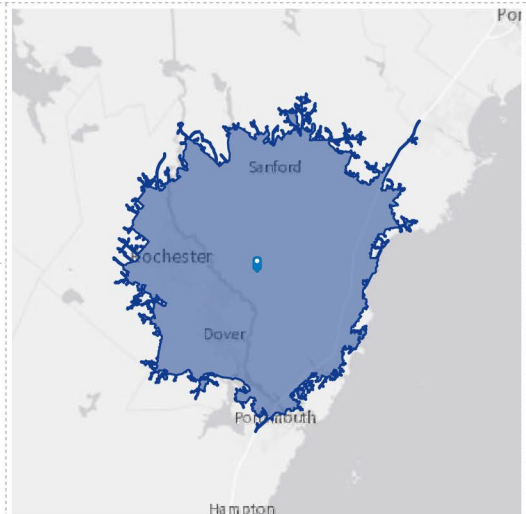
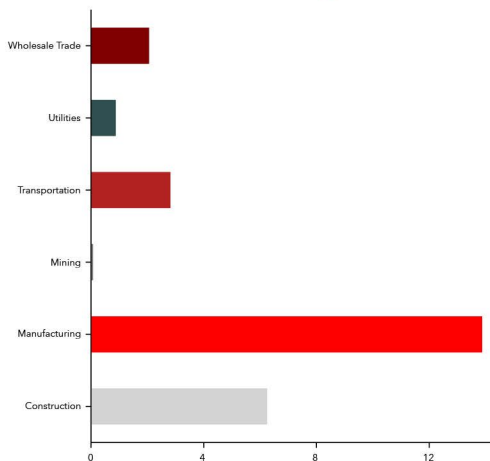
12%

Services

5.0%

Unemployment Rate

Industrial Businesses by Sector



INCOME



\$70,051

Median Household Income



\$36,444

Per Capita Income



\$169,049

Median Net Worth