

# AIP | 28 HASTINGS ST | BUILDING C

INDUSTRIAL



**Industrial Building**

**Appx. 30,864 SF**

**(28,519 SF first floor + 2,345 SF mezzanine)**

**General Business Zoning**

**FOR SALE**  
**\$3,300,000**

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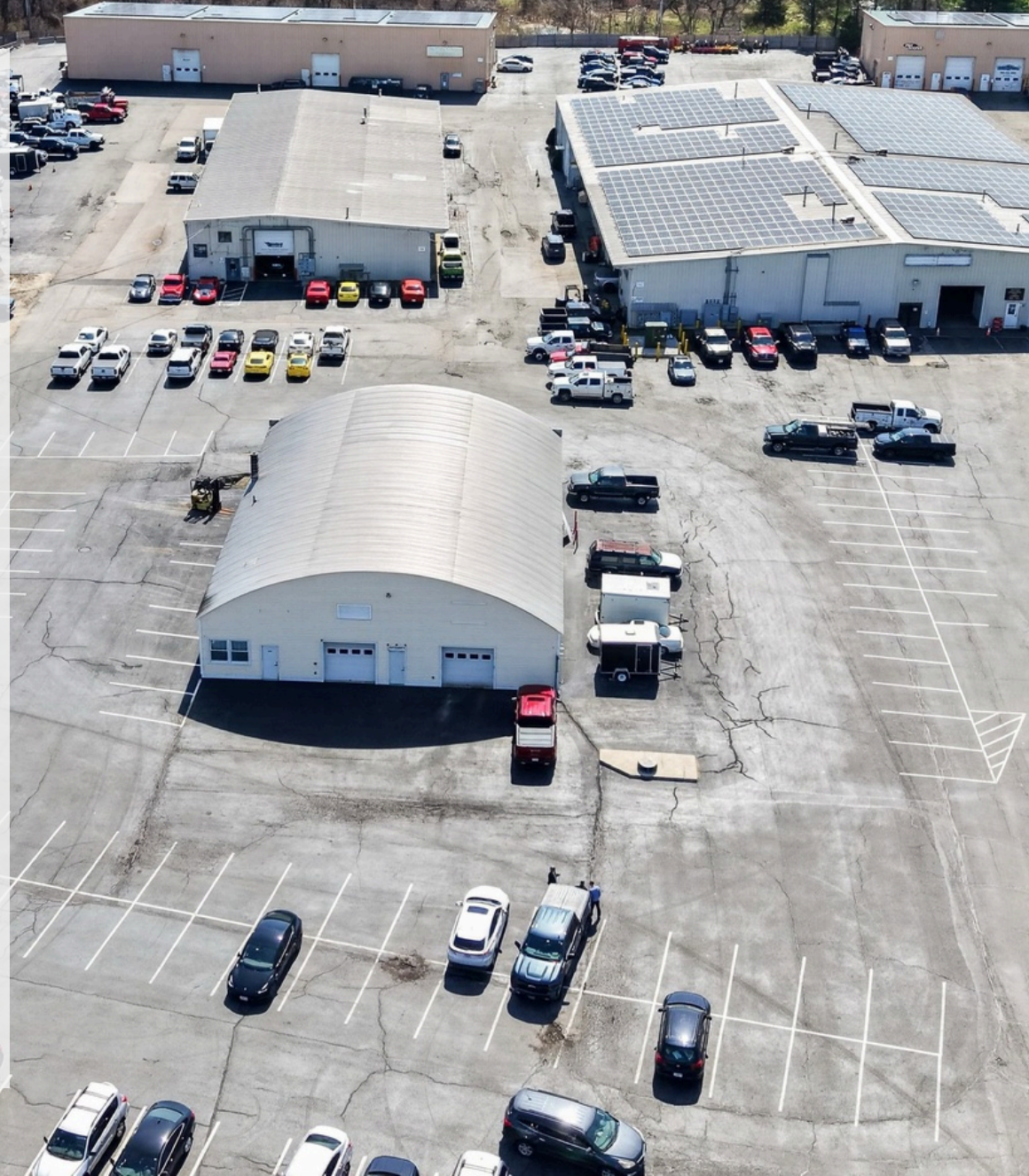
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# **BUILDING OVERVIEW**

**Year Built:** 1970

**Construction Type:**

Metal

**Clear Height:** 23'

**Doors:** 14 Grade

Level Doors

**Septic:** Shared with

Building A

Prospective buyers to verify zoning and permitted uses independently



An aerial photograph of an industrial facility. The scene includes several large buildings: a central grey building with a gabled roof, a large white building with a flat roof covered in solar panels, and two long tan buildings at the top. A large parking lot in the foreground contains many cars and a few trucks. The background shows a residential neighborhood with houses and trees. The text "BUILDING PHOTOS" is overlaid in the center.

# **BUILDING PHOTOS**



















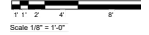
An aerial photograph of an industrial facility. The central focus is a large, white, arched-roof building with a dark shadow cast on the ground in front of it. To the right of this building is a large, light-colored building with a flat roof covered in solar panels. Several other industrial buildings are visible in the background. A large parking lot with white lines is in the foreground, containing many cars and a few trucks. The surrounding area includes trees and residential houses in the distance.

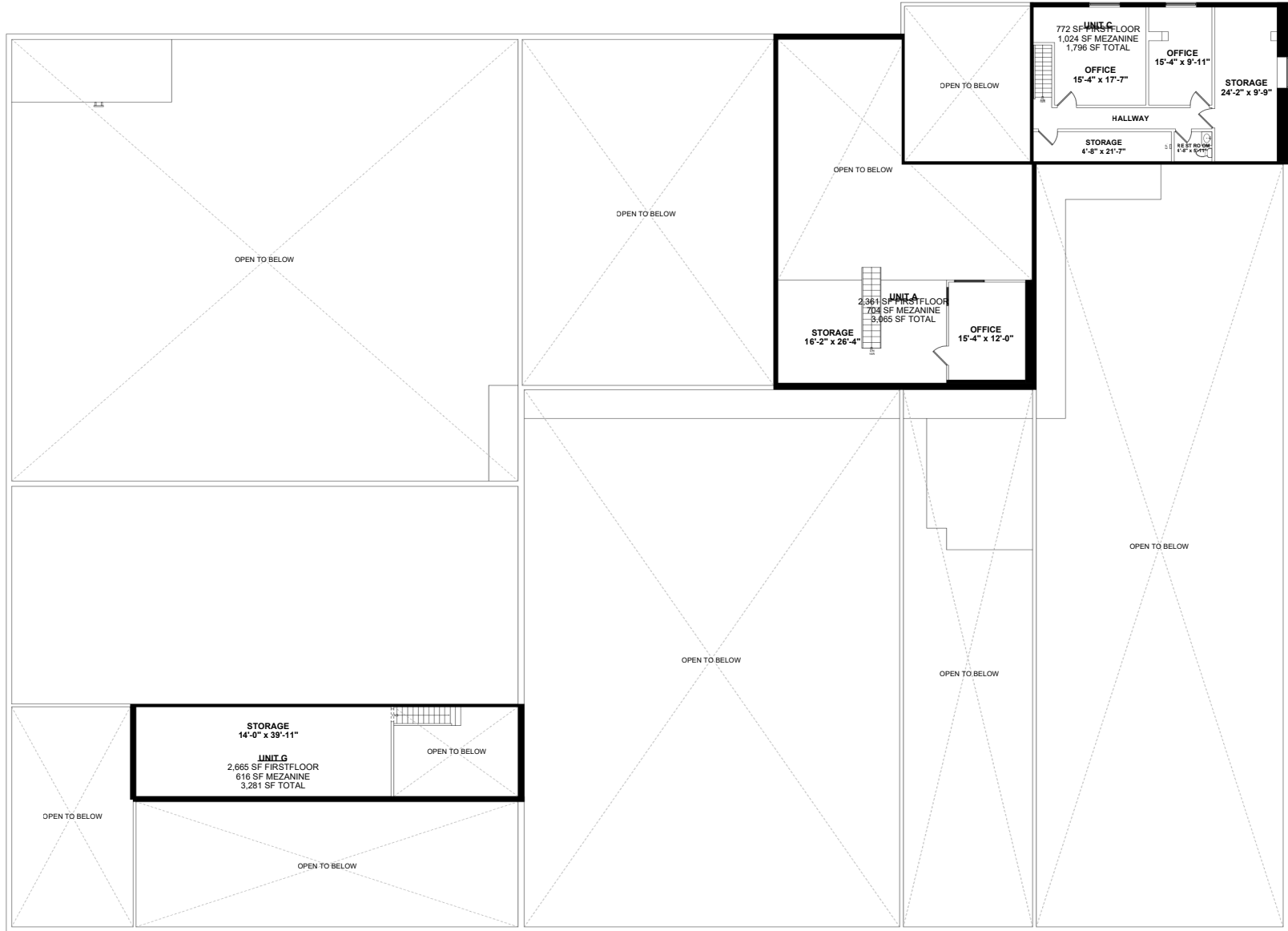
# FLOORPLAN



**BUILDING AREA CALCULATIONS - BUILDING C**  
 FIRST FLOOR MEZZANINE = 2,345 SF  
**TOTAL GROSS BUILDING AREA = 30,864 SF**

**FIRST FLOOR PLAN**  
 Ceiling Peak Height = 23'-0"





**BUILDING AREA CALCULATIONS - BUILDING C**  
 FIRST FLOOR = 2,665 SF  
 MEZZANINE = 2,345 SF  
**TOTAL GROSS BUILDING AREA = 30,884 SF**

**MEZZANINE FLOOR PLAN**  
 Ceiling Height = 7'-5"



An aerial photograph of an industrial or commercial facility. The central focus is a large, white, arched-roof building with a curved front facade. To its right is a long, low-profile building with a flat roof covered in solar panels. Further back, there are several other industrial buildings, some with multiple garage doors. A large parking lot with white markings is in the foreground, containing numerous cars and a few trucks. The background shows a residential neighborhood with houses and trees under a clear sky.

# CONDO PLAN



The images, renderings, and diagrams contained herein depicting the proposed subdivision of the property into commercial condominium units are for illustrative purposes only. Such materials are intended solely to convey a general concept of the contemplated layout and division lines.

The final configuration, boundaries, unit designations, and common elements will be determined in accordance with a formal survey, condominium documents, and recorded condominium plan, which may differ materially from the depictions presented herein. Prospective purchasers should not rely on these preliminary illustrations and are encouraged to review the final governing documents and surveys during their due diligence process.



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An aerial photograph of an industrial facility. In the foreground, a large, paved parking lot contains several cars and a few trucks. A large, white, arched-roof building is situated in the middle ground. Behind it, a larger, light-colored building with a flat roof is covered in solar panels. To the right, another long, low industrial building with multiple garage doors is visible. The background shows a residential neighborhood with houses and trees. The text "FINANCIAL ANALYSIS" is overlaid in large, bold, black letters across the center of the image.

# FINANCIAL ANALYSIS

# OWN YOUR PROPERTY



# PRO FORMA INCOME & EXPENSE

**PRICE: \$3,300,000**

Gross Rental Income: \$345,036

Solar Income: \$70,000

Other Income: \$4,980

**Total Gross Income: \$420,016**

Operating Expenses: \$74,722

**NOI: \$345,293**

# FINANCING ILLUSTRATION

## 10% DOWN SBA FINANCING

**12,961 SF +/- LEASED TO TENANTS**

Gross Rental Income: \$173,292

Solar Income: \$70,000

Other Income: \$4,980

**Total Gross Income: \$248,272**

Operating Expenses: \$74,722

**NOI: \$173,549**

**14,542 SF +/- OWNER OCCUPIED**

**PRICE: \$3,300,000**

**DOWN PAYMENT: \$330,000**

**LOAN AMOUNT: \$2,970,000**

**INTEREST RATE: 6.5%**

**AMORTIZATION PERIOD: 25 Years**

**ANNUAL MORTGAGE PAYMENT: \$243,485**

Y1 PRINCIPAL  
PAYDOWN

\$50,435

**MONTHLY  
MORTGAGE  
PAYMENT**

**\$20,290**

**MONTHLY OUT OF  
POCKET**

**\$5,827**

OUT OF POCKET LESS  
PRINCIPAL PAYDOWN

\$1,625

# AIP

INDUSTRIAL

## 28 HASTINGS STREET BUILDING C Mendon, MA

Industrial Asset  
30,864 SF (28,519 SF first floor + 2,345 SF mezzanine)

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**MAX RATHER**

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# DISCLAIMER



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