

FOR SALE | 32,320± SF INDUSTRIAL OPPORTUNITY

19 BUFFUM ROAD, NORTH BERWICK, ME 03906

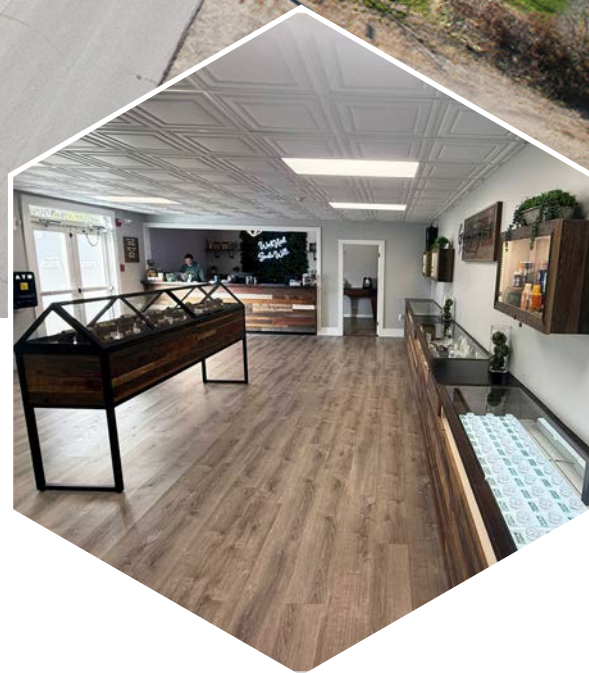


PRICE REDUCED

PROPERTY HIGHLIGHTS

- Central York County location near I-95 and the New Hampshire border
- Six (6) loading docks and three (3) drive-in doors
- Flexible layout currently configured as six spaces
- 21,100± SF could be available for owner/user
- Additional land with plans for self-storage facility

SALE PRICE: ~~\$2,200,000~~ \$1,895,000



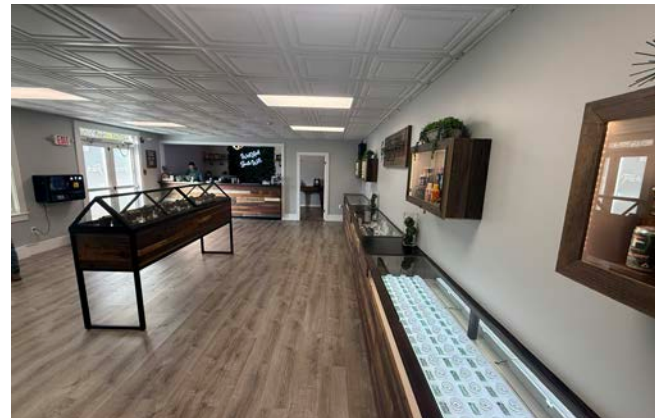
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PROPERTY DETAILS

OWNER	JD Investments, LLC
DEED REFERENCE	Book 18455, Page 923
ASSESSOR'S REF	Map 015, Lot 003
LOT SIZE	6.5± AC Additional acreage available for development/self storage.
ZONING	Residential 1
BUILDING SIZE	32,320± SF (21,100± SF could be made available for owner/user)
YEAR BUILT	1978
CONSTRUCTION	Steel frame
ELECTRIC	Varies among units. See brokers.
CEILING HEIGHT	18' - 24' (varies per unit)
LOADING DOCKS	Six (6)
DRIVE-IN DOORS	Three (3)
COLUMN SPACING	26'-30' (varies per unit)
HEATING	See broker for details.
UTILITIES	Municipal water, septic sewer
PARKING	Ample, on-site
ASSESSED VALUE	Land: \$ 378,000 Bldg: \$2,431,700 Total: \$2,809,700
R.E. TAXES	\$26,270.70 (FY 2026)
SALE PRICE	\$1,895,000

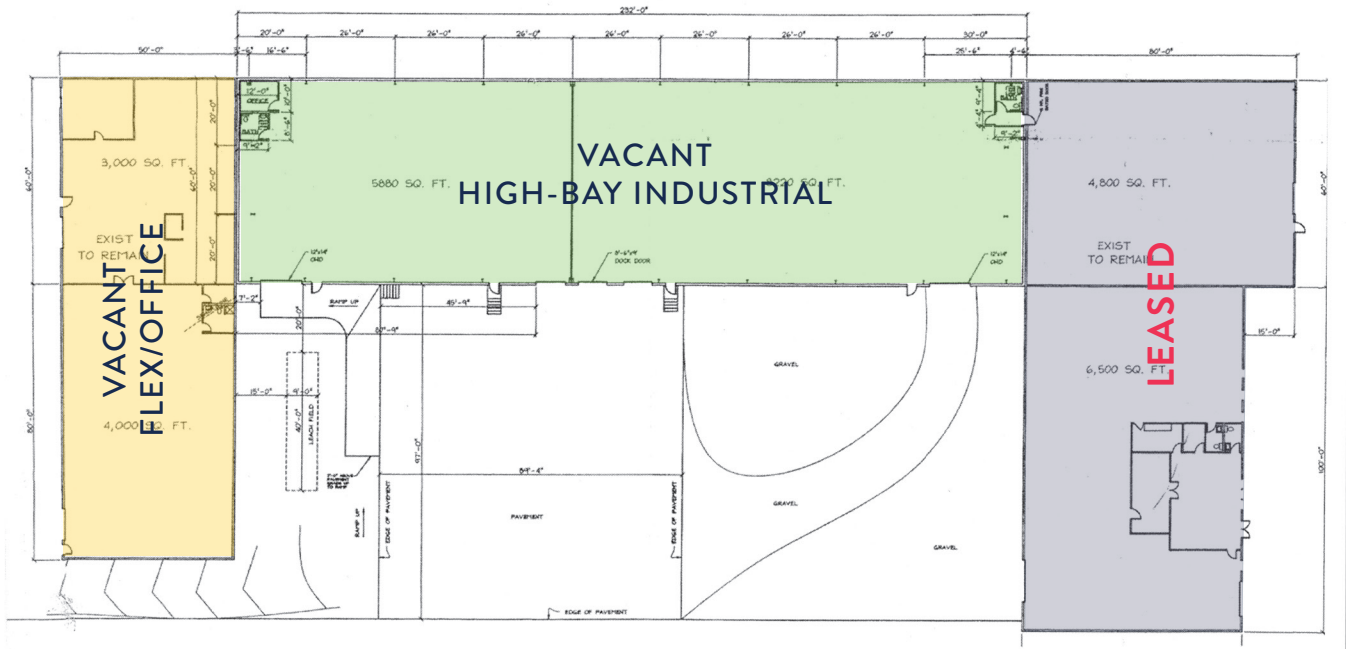


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FLOOR PLAN



OWNER/USER ANALYSIS

Owner Occupied Scenario - Units 1,2,3 & 4 Occupied by Purchaser

Purchase Price:	\$1,895,000
Down Payment (20%):	\$ 379,000.00
Loan Amount (6.5% Interest Rate)	\$ 1,516,000.00
*Monthly Debt Service:	\$ (10,236.14)
*Annual Debt Service:	\$ (122,833.68)
Total Income (Owner Occupies 21,100 SF)	\$144,000.00
Expenses	\$66,001.03
NOI	\$77,998.97
NOI after Debt Service	-\$44,834.71

*Loan @ 6.5%, 25 Year Amort. 5 Year Balloon, 1% origination fee



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CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.