

STORAGE INVESTMENT OPPORTUNITY

MIDMAINE STORAGE SOLUTIONS

60 MILL STREET &
7 MILL EXT
CORINNA, MAINE 04928



PRESENTED BY:

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SELF STORAGE
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THE MASIELLO GROUP

PHOTOS- 60 MILL ST- BUILDING 1, BUILDING 2 & WAREHOUSE/MILL BUILDING



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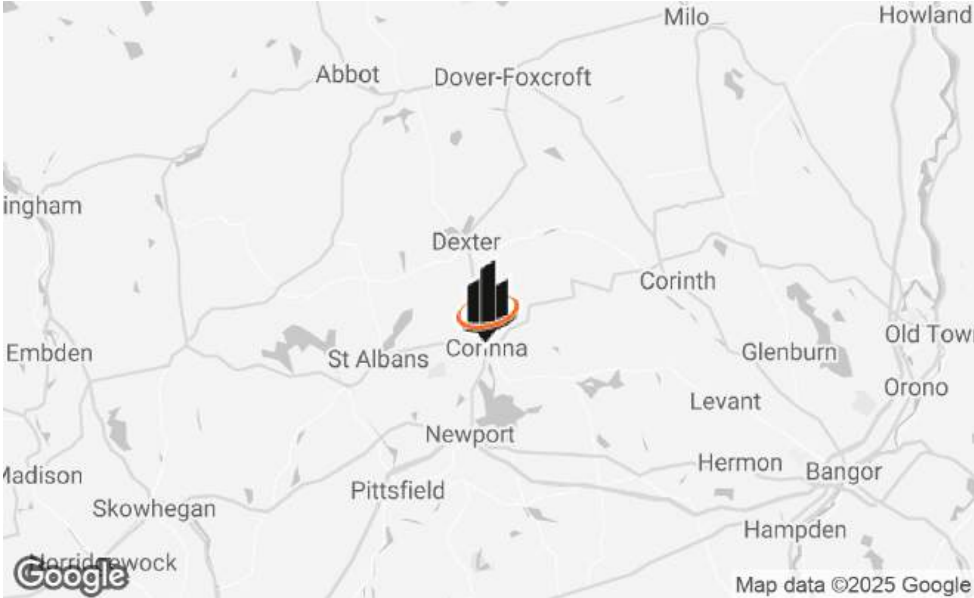
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

MIDMAINE STORAGE SOLUTIONS: 60 MILL ST, CORINNA, ME 04928



OFFERING SUMMARY

SALE PRICE:	\$649,000
NUMBER OF UNITS:	136
LOT SIZE:	4.4 Acres
BUILDING SIZE:	21,541 SF

PROPERTY DESCRIPTION

Mid Maine Storage Solutions presents a compelling investment opportunity in the heart of Corinna, Maine with 21,541 SF (9092 SF Storage, 12449 interior parking) spread across four purpose-built structures, complemented by additional SF within a historic mill building offering a mix of flex space, interior parking, and supplemental storage for creative use (brewery, bed and breakfast, etc.), plus additional acreage for expansion.

Strategically located in downtown Corinna, behind Dollar General, the facility enjoys year-round access, bolstered by its close proximity to the Newport/Dover-Foxcroft rail line and steady traffic from snowmobile and ATV enthusiasts. This prime location enhances accessibility and long-term demand.

Currently operating at approximately 70% occupancy on storage units, the property generates strong baseline income with significant upside potential. Opportunities exist to increase net operating income through maximizing both physical and economic occupancy. The expansive lot also supports potential future development, while the adaptable mill building opens the door to a variety of value-add conversions—ranging from additional storage units to workspace or other income-generating uses.

LOCATION: CORINNA, MAINE



LOCATION DESCRIPTION

Located just minutes from Interstate 95 via nearby Newport, Corinna offers a strategic and appealing setting for both business and lifestyle. As part of Maine's scenic and historic Moosehead Trail (Route 7), the town serves as a key corridor for thousands of travelers each year—many en route to popular recreational destinations such as Moosehead Lake, Katahdin Woods & Waters, and the broader North Maine Woods region.

Corinna's blend of accessibility and charm makes it attractive to a wide range of users. It's a recreational hub for outdoor enthusiasts, drawing consistent traffic from snowmobilers, ATV riders, hunters, and seasonal tourists. At the same time, it maintains a quiet, residential character, ideal for commuters working in larger nearby cities such as Bangor (40 minutes), Waterville (50 minutes), and Augusta (just over an hour).

The town's strategic location not only enhances visibility for businesses but also ensures consistent demand from both local residents and transient travelers. This combination of convenience, recreation, and regional connectivity positions Corinna as a valuable and under-the-radar destination for investment.

PROPERTY HIGHLIGHTS

- 3 Mile Radius- 7.90 SF Per Capita
- Office Space
- Remotely Operated
- Ancillary income opportunities-Tenant Protection Program, expansion possibilities per town approval
- Centrally located to retail shops- Dollar General, grocery stores and schools

PHOTOS- 60 MILL STREET- BUILDING 1- UNITS A1-A25



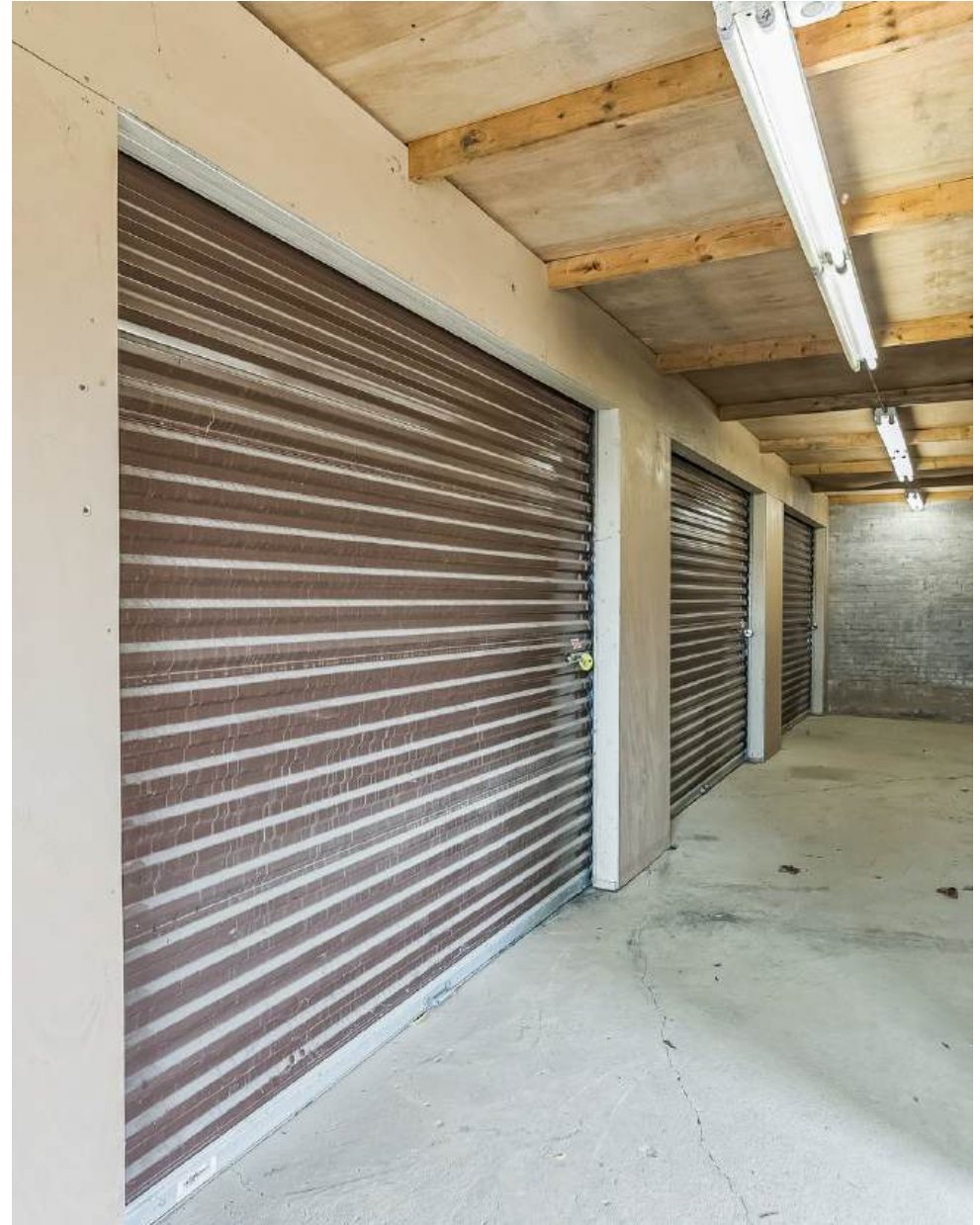
PHOTOS- 60 MILL STREET- DRIVE UP BUILDING 1



PHOTOS- 60 MILL STREET BUILDING 2-UNITS 101-103/OFFICE



PHOTOS- 60 MILL STREET BUILDING 2 INTERIOR



PHOTOS- 60 MILL STREET WAREHOUSE/MILL BUILDING UNITS-MW- 200'S



PHOTOS- 60 MILL STREET- WAREHOUSE/MILL BUILDING UNITS-MW- 200'S



PHOTOS- 7 MILL EXT. TRAILSIDE UNITS



PHOTOS- 7 MILL EXT. INTERIOR TRAILSIDE UNITS



SITE MAP



MAP OF LOCATION & SURROUNDING AREA



SEPTEMBER 2025 OCCUPANCY REPORT

Size	# Units	# Occ	SF/Unit	SF Total	SF Occ	Basic Rates	Rent Roll Rates	Gross Rent Roll	Gross Possible	Occ %	Area Occ	Econ Occ
8 X 5 (8 x 5)	5	5	40	200	200	\$45.00	\$51.20	\$256.00	\$256.00	100.00%	100.00%	113.78%
10 x 5	7	7	50	350	350	\$50.00	\$59.86	\$419.02	\$419.02	100.00%	100.00%	119.71%
10 X 5 (10 x 5)	2	1	50	100	50	\$63.00	\$58.00	\$58.00	\$116.00	50.00%	50.00%	46.03%
Interior Unit (10 x 5)	4	4	50	200	200	\$55.00	\$61.75	\$247.00	\$247.00	100.00%	100.00%	112.27%
10 x 8	3	3	80	240	240	\$67.00	\$59.33	\$177.99	\$177.99	100.00%	100.00%	88.56%
10 x 10	6	6	100	600	600	\$85.00	\$83.17	\$499.02	\$499.02	100.00%	100.00%	97.84%
10 x 10	4	2	100	400	200	\$85.00	\$72.50	\$145.00	\$290.00	50.00%	50.00%	42.65%
Interior Unit (10 x 10)	4	2	100	400	200	\$85.00	\$75.00	\$150.00	\$300.00	50.00%	50.00%	44.12%
10 x 15 Household Interior DRIVE UP (15 x 10)	7	5	150	1,050.00	750	\$115.00	\$108.00	\$540.00	\$756.00	71.43%	71.43%	67.08%
Interior 10 x 15 Trailside (15 x 10)	5	4	150	750	600	\$115.00	\$111.25	\$445.00	\$556.25	80.00%	80.00%	77.39%
New Drive Up Unit (15 x 10)	3	3	150	450	450	\$115.00	\$102.00	\$306.00	\$306.00	100.00%	100.00%	88.70%
ATV UTV SNOWMOBILE (16 x 10)	2	0	160	320	0	\$115.00	\$115.00	\$0.00	\$230.00	0.00%	0.00%	0.00%
20 x 10	4	4	200	800	800	\$135.00	\$119.50	\$478.00	\$478.00	100.00%	100.00%	88.52%
20 x 10	1	1	200	200	200	\$135.00	\$135.00	\$135.00	\$135.00	100.00%	100.00%	100.00%
ATV UTV SNOWMOBILE 9.3 x 22 (22 x 9.3)	1	1	204	204	204	\$135.00	\$120.00	\$120.00	\$120.00	100.00%	100.00%	88.89%
Whole House Unit (24 x 14)	1	0	336	336	0	\$215.00	\$215.00	\$0.00	\$215.00	0.00%	0.00%	0.00%
15 x 10 x 10	3	2	150	450	300	\$115.00	\$103.00	\$206.00	\$309.00	66.67%	66.67%	59.71%
Household ATV-Trailside (22 x 9.3 x 8)	9	7	204	1,841.40	1,432.20	\$135.00	\$127.86	\$895.02	\$1,150.74	77.78%	77.78%	73.66%
A-15 ~Both Interior & Exterior access w/ 2 doors (20 x 10 x 10)	1	1	200	200	200	\$135.00	\$130.00	\$130.00	\$130.00	100.00%	100.00%	96.30%
(Storage Units 80% Occ) Total Storage Units	72	58										
MW<15' (14.99 x 10 x 10.1)	12	1	149.9	1,798.80	149.9	\$90.00	\$90.00	\$90.00	\$1,080.00	8.33%	8.33%	8.33%
MW>15 (20 x 10 x 10.1)	12	0	200	2,400.00	0	\$100.00	\$100.00	\$0.00	\$1,200.00	0.00%	0.00%	0.00%
MW>20' - 25' (25 x 10 x 10.1)	17	0	250	4,250.00	0	\$110.00	\$110.00	\$0.00	\$1,870.00	0.00%	0.00%	0.00%
MW>25' (30 x 10 x 10.1)	11	0	300	3,300.00	0	\$120.00	\$120.00	\$0.00	\$1,320.00	0.00%	0.00%	0.00%
MW>30' (35 x 10 x 10.2)	2	0	350	700	0	\$130.00	\$130.00	\$0.00	\$260.00	0.00%	0.00%	0.00%
Indoor Warehouse Parking	54							\$0.00	\$0.00			
Outside Parking (35 x 11)	10	1	385	3,850.00	385	\$100.00	\$55.00	\$55.00	\$550.00	10.00%	10.00%	5.50%
Gross Monthly Income	136							\$5,352.05	\$12,971.02			
Gross Annual Income							x 12 Months	\$64,224.60	\$155,652.24			

MidMaine Storage Solutions 2024 Inc and Expense and Forecast			
	2024	March Income Forecast	Pro-Forma (90% Occ)
Income	\$ 59,016.00	\$ 63,888.00	\$ 148,143.60
Expenses:			
Advertising	\$ 612.00	\$ 612.00	\$ 612.00
Insurance	\$ 5,729.00	\$ 5,729.00	\$ 5,729.00
Professional Fees	\$ 6,690.00	\$ 6,690.00	\$ 6,690.00
Repairs and Maintenance	\$ 11,088.00	\$ 11,088.00	\$ 11,088.00
Taxes	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00
Utilities	\$ 2,739.00	\$ 2,739.00	\$ 2,739.00
	<u>\$ 30,158.00</u>	<u>\$ 30,158.00</u>	<u>\$ 30,158.00</u>
Net Income	\$ 28,858.00	\$ 33,730.00	\$ 117,985.60

Notes included above:

Local Part Time Person based at \$220/month and can be as much as \$800 at highest with snow removal. ESS software is around \$185/mo

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DEMOGRAPHICS MAP & REPORT

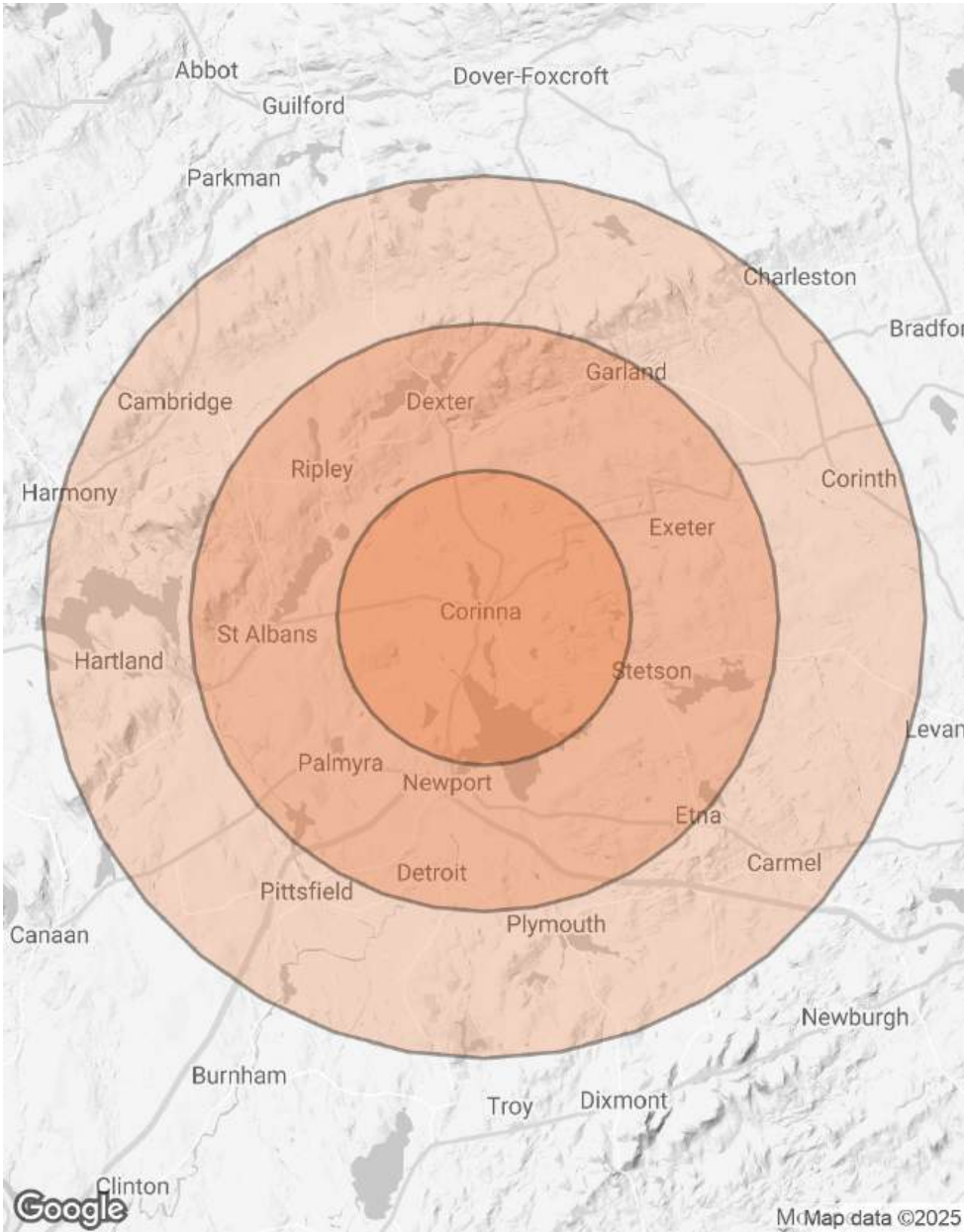
POPULATION 5 MILES 10 MILES 15 MILES

TOTAL POPULATION	3,986	20,068	37,960
AVERAGE AGE	45	45	44
AVERAGE AGE (MALE)	45	44	44
AVERAGE AGE (FEMALE)	45	45	45

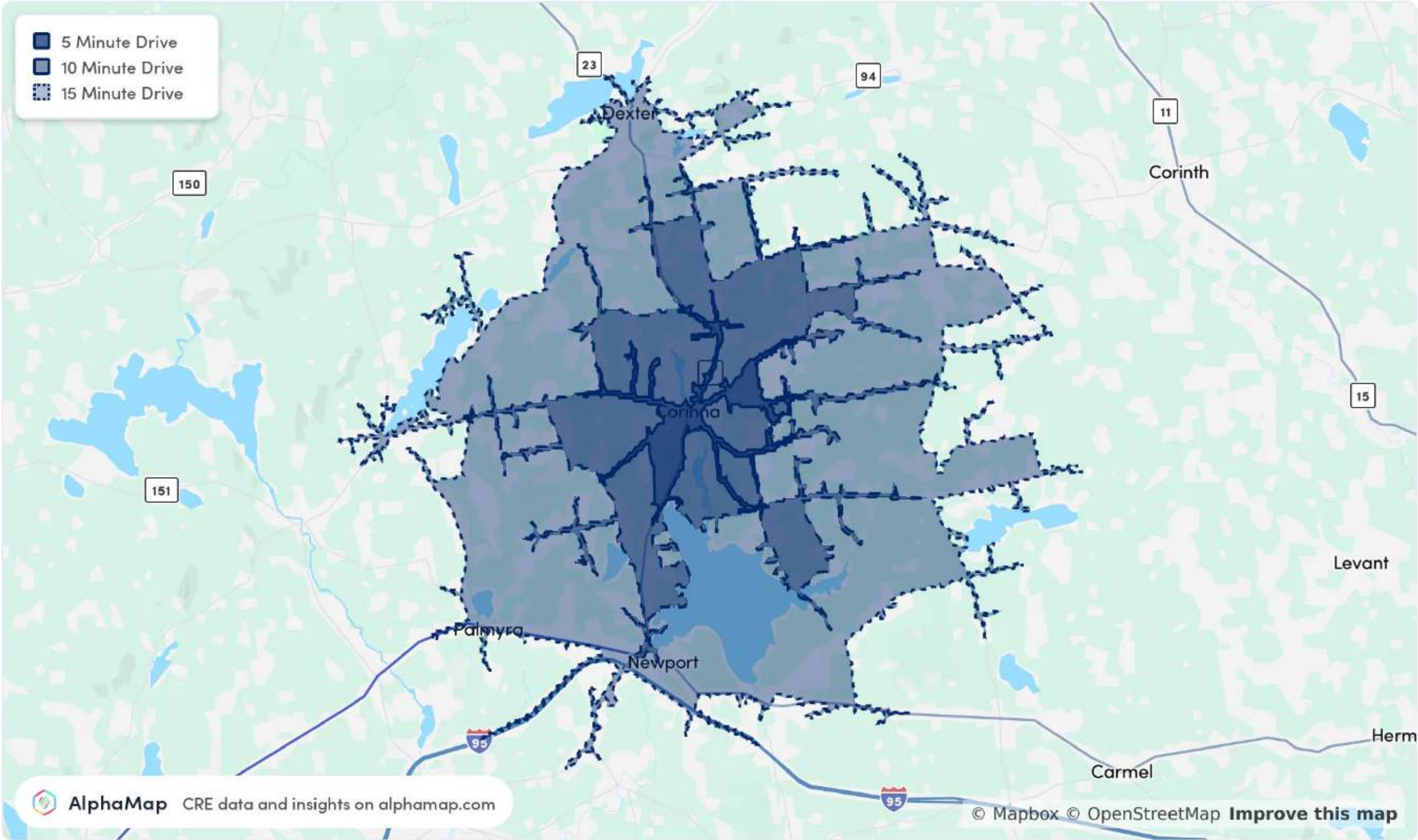
HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

TOTAL HOUSEHOLDS	1,730	8,675	16,039
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$77,180	\$72,825	\$75,989
AVERAGE HOUSE VALUE	\$216,698	\$217,447	\$224,974

Demographics data derived from AlphaMap



AREA ANALYTICS



Map and demographics data derived from AlphaMap

ADVISOR BIO 1



KRISTEN ASMAN

Vice President & Broker of Brokerage Services

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PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelor’s Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but has specialized for many years in the sale of Self-Storage Properties nationwide.

Kristen Asman Product Council Chair of the SVN National Self Storage Team and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

EDUCATION

Bachelor of Science, Accountancy, Miami University
Hondros School of Real Estate

MEMBERSHIPS

SVN National Self Storage Team
National Self Storage Association
Board of Trustees Ohio Self Storage Association

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614.944.5140

ADVISOR BIO 2



BRIAN DANO, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Brian Dano a Merrimack NH native, is an experienced real estate professional, who started his career in sales at companies such as Kraft Foods (Mondelez), Aspen Tech, Oracle and others. From these roles he leveraged his diversified sales acumen to transfer into the field of real estate via working as an acquisition’s manager for American Tower a global REIT, as well as a commercial real estate sales associate for Costar & LoopNet. He is licensed in New Hampshire, Vermont & Massachusetts specializing in industrial, retail, development and investment sales. He is one of the very few people in the USA trained in the valuation of cell towers.

Outside of work he can be found on the golf course or in the gym.

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