

398 SCHOOL STREET
BERWICK, ME 03901



PREMIERE INDUSTRIAL INVESTMENT



**FOR
SALE**

\$4,190,000

27,240± RSF on 8.94± Acres

PROPERTY FEATURES

CONFIDENTIAL INVESTMENT OPPORTUNITY

- **Premiere industrial investment opportunity in Southern Maine**
- **27,240± SF across five newly constructed industrial buildings**
- **15 separate tenants, all licensed marijuana cultivation operators**
- **Net Operating Income (NOI): \$430,620**
- **Cap Rate: 10.27%**
- **Stable rental income with diverse tenant base**
- **Modern construction and fully leased, turnkey investment**



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CONFIDENTIAL INVESTMENT OPPORTUNITY

SALE INFORMATION

PROPERTY ADDRESS	398 School St Berwick, ME 03901				
PROPERTY TYPE	Industrial				
PARCEL ID	SCAR-000037R-0000000-000027				
SF	27,240± Rentable Square Feet				
LOT SIZE	8.94± Acres				
BUILDING	1	2	3	4	5
YEAR BUILT	2017	2017	2018	2018	20219
SF	6,000	6,000	6,000	3,240	6,000
EXTERIOR	Metal	Metal	Metal	Metal	Metal
ROOF	Metal	Metal	Metal	Metal	Metal
WALL HEIGHT	10"	10"	10"	10"	10"
HEAT	Electric/ Raciant	Electric / Radiant	Electric / Radiant	Electric / Radiant	Electric / Radiant
AC	Yes	Yes	Yes	Yes	Yes
ASSESSED VALUES (2023)	\$ 447,600 Land <u>\$1,993,800 Improvements</u> \$2,441,400 Total				
PRICE	\$4,190,000				
BROKER	Thomas Gadbois				

CONTACT



THOMAS GADBOIS
Tom@fobailey.com
207.409.8339

All information regarding this property is subject to change at any time without notice and is presented "as is", without any represen-tations or warranties, including without limitation any warranty of accuracy or completeness of the information.

AERIAL PHOTOS



THOMAS GADBOIS
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FINANCIALS

UNIT	MONTHLY RENT	SQFT
1-A	\$3,500	2000
1-B	\$3,500	2000
1-C	\$3,500	2000
2-D	\$3,500	2000
2-E	\$3,500	2000
2-F	\$3,500	2000
3-H	\$3,500	2000
3-I	\$3,500	2000
3-J	\$3,500	2000
4-K	\$3,000	1620
4-L	\$3,000	1620
5-M	\$3,500	2000
5-N	\$3,500	2000
5-O	\$3,500	2000
TOTAL	\$48,000	27,240 SF

INCOME	
Total Yearly Rent	\$576,000
EXPENSES	
Management Fee 5%	\$28,800
4% Repairs+ Reserves	\$23,040
4% Vacancy	\$23,040
Taxes	\$31,000
Insurance	\$5,000
Plowing	\$10,000
Landscaping	\$5,000
Fire Alarm	\$500
Elec for gate	\$1,000
Trash	\$18,000
Total	\$145,380
NOI	\$430,620
CAP RATE	10.27%



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CONFIDENTIAL INVESTMENT OPPORTUNITY

AREA MAP

Nearby Businesses & Attractions

- PK Storage
- Traditional Woodworkers
- Saab Specific
- Lucky Pet Animal Hospital
- Claudette's Craft Supply
- Great Heights Stable
- Cluff Electric
- Auto Barn
- Eric C Knowlton School
- Dicks Fixit



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