

# FOR SALE



## 32,320± SF INDUSTRIAL OPPORTUNITY

19 BUFFUM ROAD, NORTH BERWICK, ME 03906

### PROPERTY HIGHLIGHTS

- Central York County location near I-95 and the New Hampshire border
- 6 loading docks and 3 drive-in doors
- Flexible layout currently configured as six spaces
- 14,100± SF could be available for owner/user
- Additional land with plans for self-storage facility
- Cap Rate: 12.00%
- SALE PRICE: \$2,200,000



  
THE BOULOS  
COMPANY



## PROPERTY DETAILS

<b>OWNER</b>	JD Investments, LLC
<b>DEED REFERENCE</b>	Book 18455, Page 923
<b>ASSESSOR'S REF</b>	Map 015, Lot 003
<b>LOT SIZE</b>	6.5± AC Additional acreage available for development/self storage.
<b>ZONING</b>	Residential 1
<b>BUILDING SIZE</b>	32,320± SF (14,100± SF of warehouse space could be made available.)
<b>YEAR BUILT</b>	1978
<b>CONSTRUCTION</b>	Steel frame
<b>ELECTRIC</b>	Varies among units. See brokers.
<b>CEILING HEIGHT</b>	18' - 24' (varies per unit)
<b>LOADING DOCKS</b>	Six (6)
<b>DRIVE-IN DOORS</b>	Three (3)
<b>COLUMN SPACING</b>	26'-30' (varies per unit)
<b>HEATING</b>	See broker for details.
<b>UTILITIES</b>	Municipal water, septic sewer
<b>PARKING</b>	Ample, on-site
<b>ASSESSED VALUE</b>	Land: \$ 378,000 Bldg: \$2,431,700 Total: \$2,809,700
<b>R.E. TAXES</b>	\$26,270.70 (FY 2026)
<b>SALE PRICE</b>	\$2,200,000





## INCOME/EXPENSES

Income					
Tenant Name	Unit	Annual Rent	Rent / SF	SF	Description
Vacant-Projected	Unit 1	\$72,000.00	\$18.00	4,000	Vacant
Vacant-Projected	Unit 2	\$39,600.00	\$13.20	3,000	Vacant
Green Truck Farms	Unit 3	\$48,000.00	\$8.16	5,880	High-Bay Warehouse
Vacant - Projected	Unit 4	\$49,320.00	\$6.00	8,220	High-Bay Warehouse
J. Hill Family Farms	Unit 5	\$72,000.00	\$15.00	4,800	Cultivation Space
Green Truck Farms	Unit 6	\$72,000.00	\$11.08	6,500	Retail/Office/Storage
<b>Total</b>		<b>\$352,920.00</b>	<b>\$10.89</b>	<b>32,400</b>	

Expenses		Current
Property Taxes - 2026		\$26,270.70
Insurance		\$19,890.33
Repairs & Maintenance (3%)		\$10,587.60
Management (5%)		\$17,646.00
Plowing/Landscaping		\$4,000.00
Vacancy (3%)		\$10,587.60
<b>Total</b>		<b>\$88,982.23</b>

Current Income	\$352,920.00
Expenses	\$88,982.23
<b>Current NOI</b>	<b>\$263,937.77</b>

<b>Asking Price</b>	<b>\$2,200,000.00</b>
<b>Cap Rate</b>	<b>12.00%</b>



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## OWNER/USER ANALYSIS

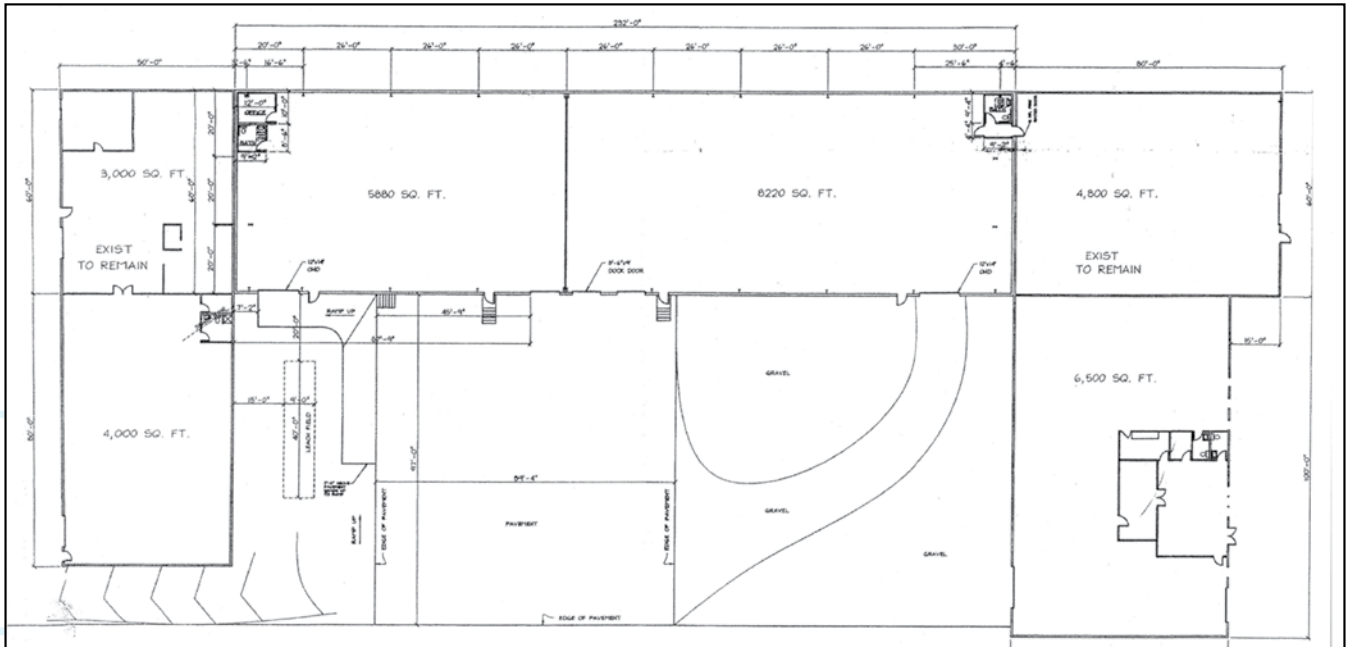


### Owner Occupied Scenario - Units 3 & 4 Occupied by Purchaser at \$0/SF

Purchase Price:	\$2,200,000.00
Closing Costs (estimate):	\$22,000.00
Total Cost:	\$2,222,000.00
Down Payment (20%):	\$444,400.00
Loan Amount:	\$1,777,600.00
Interest Rate:	6.25%
*Monthly Debt Service:	-\$11,610.18
*Annual Debt Service:	-\$139,322.16
<b>Total Income (Owner Occupies 14,100 SF)</b>	<b>\$255,600.00</b>
<b>Expenses</b>	<b>\$88,982.23</b>
<b>NOI</b>	<b>\$166,617.77</b>
<b>NOI after Debt Service</b>	<b>\$27,295.61</b>
<b>Cash on Cash Return</b>	<b>6.14%</b>

\*Loan @ 6.25%, 25-Year Amort. 10-Year Balloon, 1% origination fee

## FLOOR PLAN



## CONTACT US



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