

FOR SALE



32,320± SF INDUSTRIAL OPPORTUNITY

19 BUFFUM ROAD, NORTH BERWICK, ME 03906



PROPERTY HIGHLIGHTS

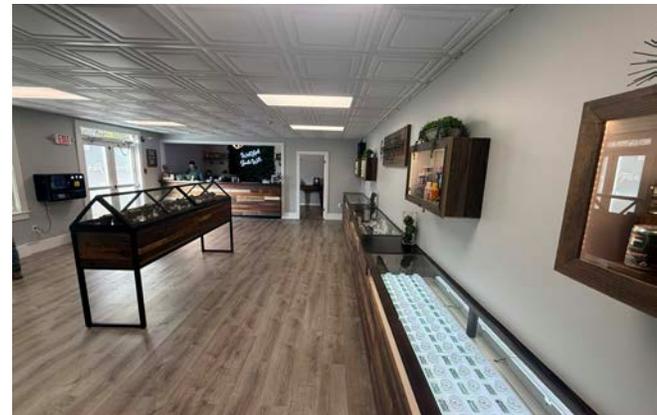
- Central York County location near I-95 and the New Hampshire border
- 6 loading docks and 3 drive-in doors
- Flexible layout currently configured as six spaces
- 14,100± SF could be available for owner/user
- Additional land with plans for self-storage facility
- Cap Rate: 12.00%
- SALE PRICE: \$2,200,000


**THE BOULOS
COMPANY**



PROPERTY DETAILS

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 (14,100± SF of warehouse space could be made available.)
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	\$2,200,000





INCOME/EXPENSES

Income (October 2025)					
Tenant Name	Unit	Annual Rent	Rent / SF	SF	Description
Mainely Lifted	Unit 1	\$72,000.00	\$18.00	4,000	Cultivation Space
Elixir Extracts, Inc.	Unit 2	\$39,600.00	\$13.20	3,000	Cultivation Space
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
Total		\$352,920.00	\$10.89	32,400	

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
Total		\$88,982.23

Current Income	\$352,920.00
Expenses	\$88,982.23
Current NOI	\$263,937.77

Asking Price	\$2,200,000.00
Cap Rate	12.00%



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OWNER/USER ANALYSIS

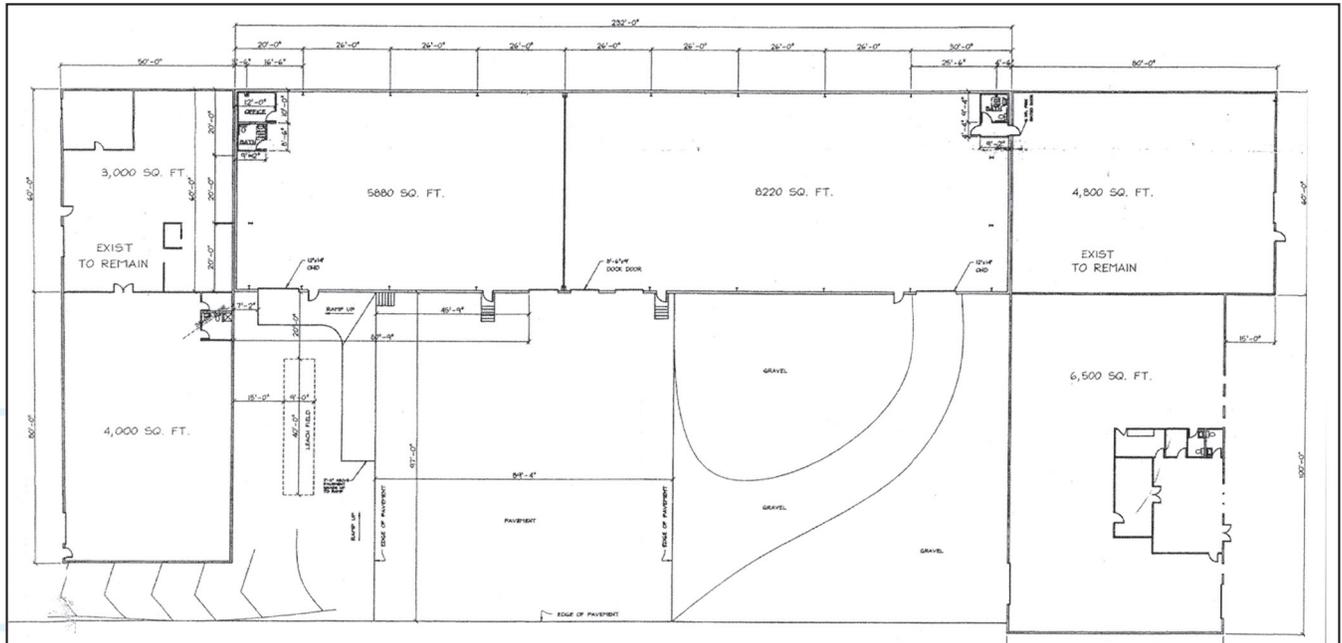


Owner Occupied Scenario - Units 3 & 4 Occupied by Purchaser at \$0/SF

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
Total Income (Owner Occupies 14,100 SF)	\$255,600.00
Expenses	\$88,982.23
NOI	\$166,617.77
NOI after Debt Service	\$27,295.61
Cash on Cash Return	6.14%

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

FLOOR PLAN



CONTACT



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