

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE

420 S Main St. Caribou, ME 04736

FOR SALE: \$365,000



9,000 SF | 1.28 AC | BUILT IN 1970

CONTACTS

State Broker:

BRIAN BROCKMAN

License #: DB921170

Bang Realty-New England, Inc

513.898.1551

bangbcs@bangrealty.com

DAN LYNCH

BellCornerstone

315.498.1600

dlynch@bellcornerstone.com

KEITH SAVILLE

BellCornerstone

315.692.0082

ksaville@bellcornerstone.com

OFFERING MEMORANDUM

420 S MAIN ST

Caribou, ME 04736

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

420 S MAIN ST

Caribou, ME 04736

BellCornerstone is pleased to present 420 S Main St—a versatile 9,500± SF industrial property strategically positioned on 1.38± AC along one of Northern Maine’s primary commercial corridors. Offered at \$365,000, the property presents an attractive opportunity for owner-users, regional distributors, contractors, light manufacturers, or investors seeking functional industrial space with immediate utility and long-term flexibility.

Originally constructed in 1970, the single-story facility features a practical warehouse layout with integrated office space, one dock-height door, and two drive-in doors, supporting a variety of industrial and logistics operations. The clear-span interior configuration allows for efficient warehousing, inventory storage, manufacturing, or service operations. The site also offers ample outdoor area for parking, equipment storage, and loading circulation.

Located directly along US-1, the property benefits from strong regional accessibility throughout Aroostook County and into neighboring Canadian markets. Caribou serves as a commercial and agricultural hub for Northern Maine, supported by industries including transportation, food processing, forestry, manufacturing, and cross-border trade. The property’s proximity to Presque Isle, Fort Fairfield, and the Loring Commerce Centre enhances its appeal for businesses requiring access to regional distribution channels and industrial infrastructure. This offering represents a rare opportunity to acquire affordable industrial real estate in a market where functional warehouse product remains limited. 420 S Main St provides a combination of accessibility, utility, and value that is difficult to replicate at this price point.

The property is well-positioned to attract both regional owner-users and investors seeking a cost-effective real estate asset with owner user/investor upside in Northern Maine.





Caribou, ME

Caribou, Maine, is a rural city located in Aroostook County near the Canadian border, serving as a regional hub for agriculture, forestry, and cross-border commerce. The local economy is heavily influenced by potato farming—Aroostook County is one of the largest potato-producing regions in the United States—along with supporting industries such as food processing, logistics, and light manufacturing. The presence of nearby Loring Commerce Centre adds an economic diversification component, attracting industrial tenants and aviation-related businesses. Culturally, Caribou reflects a strong sense of community rooted in its agricultural heritage and northern Maine traditions. The area is known for outdoor recreation, including snowmobiling, hunting, and fishing, with long winters shaping both lifestyle and tourism. Local events, seasonal festivals, and proximity to Canadian communities contribute to a unique cross-border cultural blend. The pace is slower, but the community remains tight-knit and resilient. From a location standpoint, Caribou offers strategic access to both domestic and international markets despite its remote setting. Positioned just south of the Canadian border near New Brunswick, the city benefits from trade routes connecting northern Maine to Atlantic Canada. While more isolated than major metropolitan areas, its accessibility via regional highways and proximity to border crossings make it a viable logistics and distribution point for businesses targeting the northeastern U.S. and Canadian markets.



DEMOGRAPHIC SUMMARY

CARIBOU, ME

POPULATION

Caribou
7,396

State: Maine 1.39 Million

MEDIAN AGE

Caribou
49.5 Years

State: Maine 45.1 Years

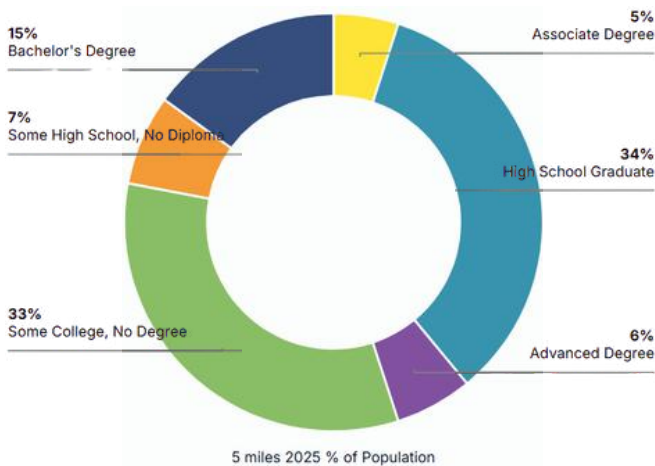
MEDIAN HOUSEHOLD INCOME

Caribou
\$49,500

State: Maine \$69,543

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Maine at large.



2025 STATISTICS

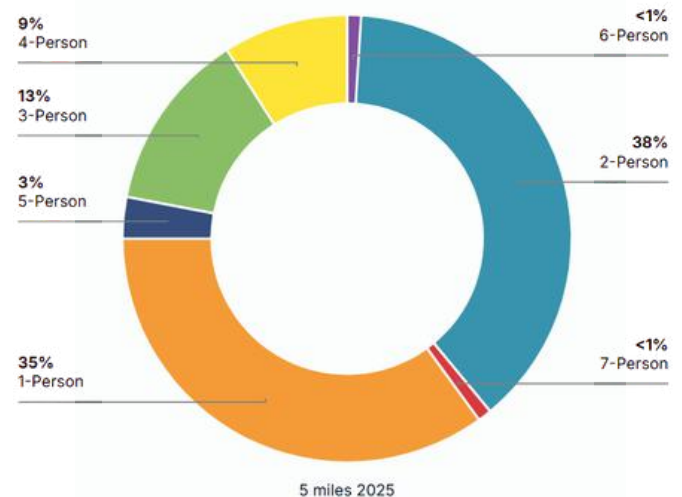
	2 Mile	5 Mile	10 Mile
Population 2025	4,409	7,396	15,951
Total Households	2,029	3,350	7,033
Avg Household Size	2.1	2.1	2.2
Avg Household Income	\$76,298	\$78,662	\$80,396

ECONOMIC INDICATORS

4.5% Caribou Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Caribou
3,140

State: Maine 594,000



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

US-1 – Primary north–south corridor running directly through Caribou; connects the city to Presque Isle (south) and Fort Kent (north), ultimately linking to the broader East Coast highway network.

ME-89 (Access Highway) – Key connector route providing direct access between Caribou and Presque Isle; serves as a primary commuter and commercial link between the two economic centers.

ME-161 – Regional north–south route connecting Caribou to Fort Fairfield and Allagash; supports agricultural transport and access to border crossings into Canada.

ME-228 – Local connector route linking Caribou to Limestone and the Loring Commerce Centre, facilitating industrial and cargo movement.



AIRPORT PROXIMITY

Northern Maine Regional Airport at Presque Isle (PQI): Located approximately 12 miles southwest of Caribou, this is the closest commercial airport. PQI offers regional passenger service with connections to major hubs, along with cargo and general aviation capabilities, making it a critical transportation asset for northern Maine.

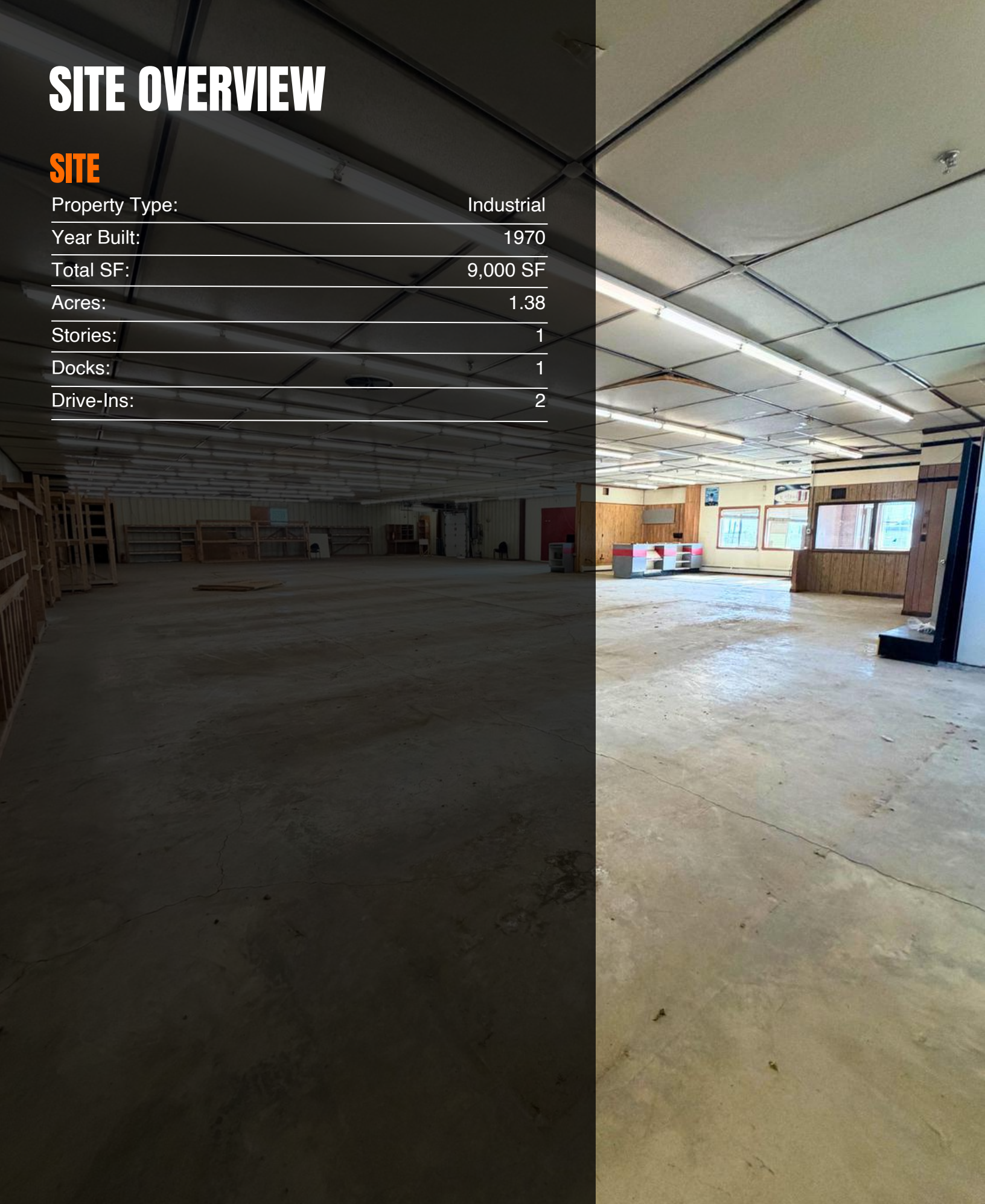
Caribou Municipal Airport (CAR): Situated within the city, this airport primarily supports general aviation, private aircraft, and limited regional operations. It is useful for corporate travel and smaller-scale logistics.

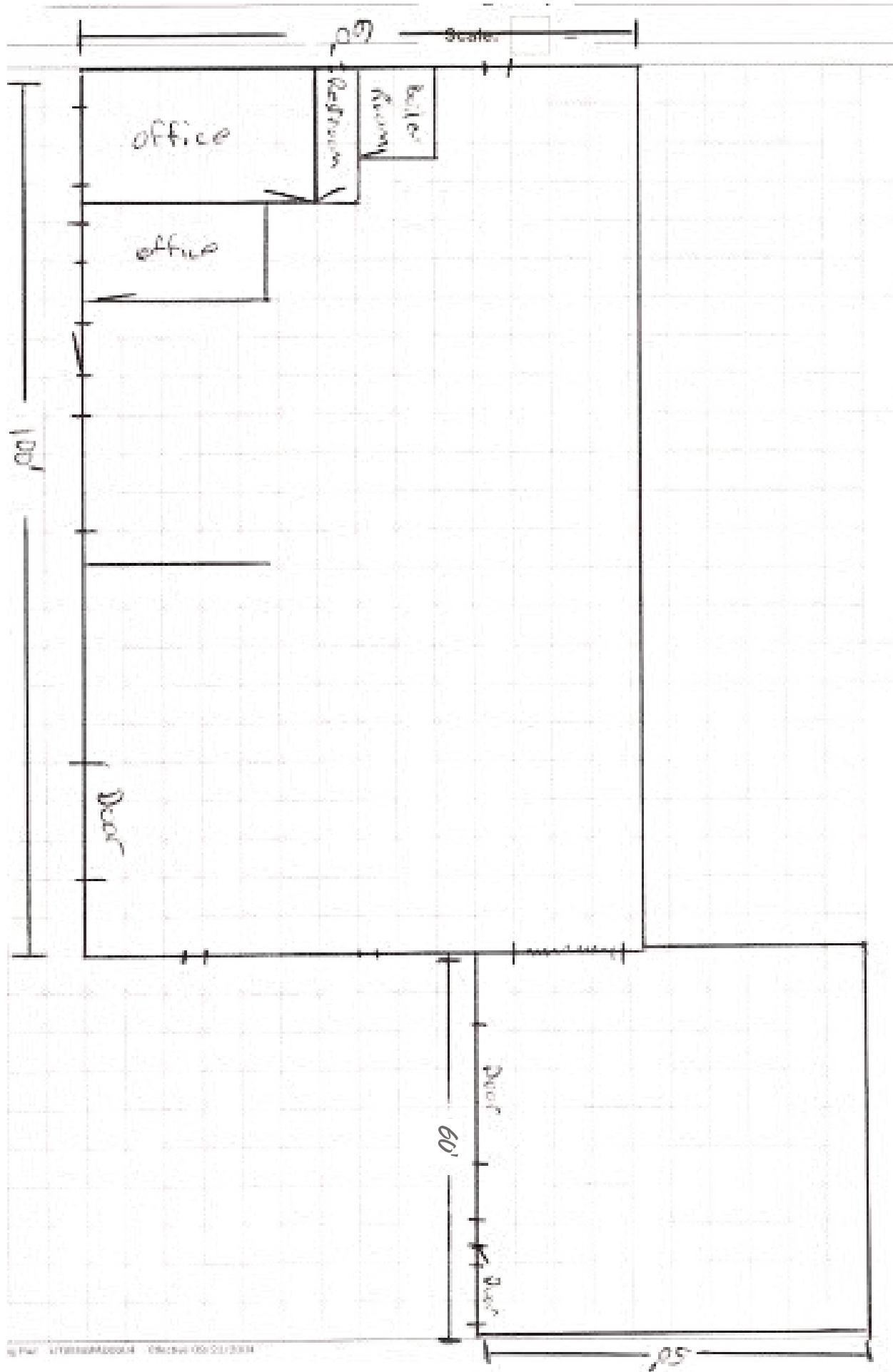
Bangor International Airport (BGR): Located roughly 200 miles south, Bangor International offers a broader range of domestic and limited international flights. While farther away, it serves as the primary commercial aviation hub for northern and central Maine.

SITE OVERVIEW

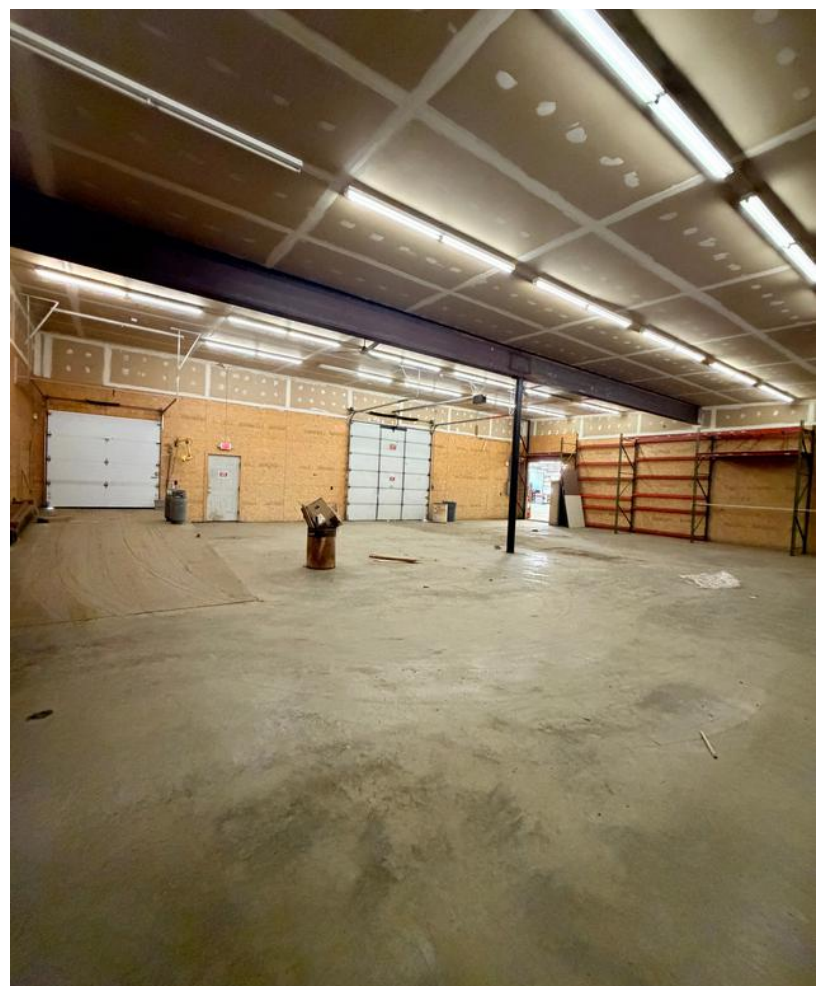
SITE

Property Type:	Industrial
Year Built:	1970
Total SF:	9,000 SF
Acres:	1.38
Stories:	1
Docks:	1
Drive-Ins:	2











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