

AIP | 28 HASTINGS ST | BUILDING B

INDUSTRIAL



Industrial Building

Appx. 12,280 SF

(11,405 SF first floor + 875 SF mezzanine)

General Business Zoning

FOR SALE
\$1,800,000

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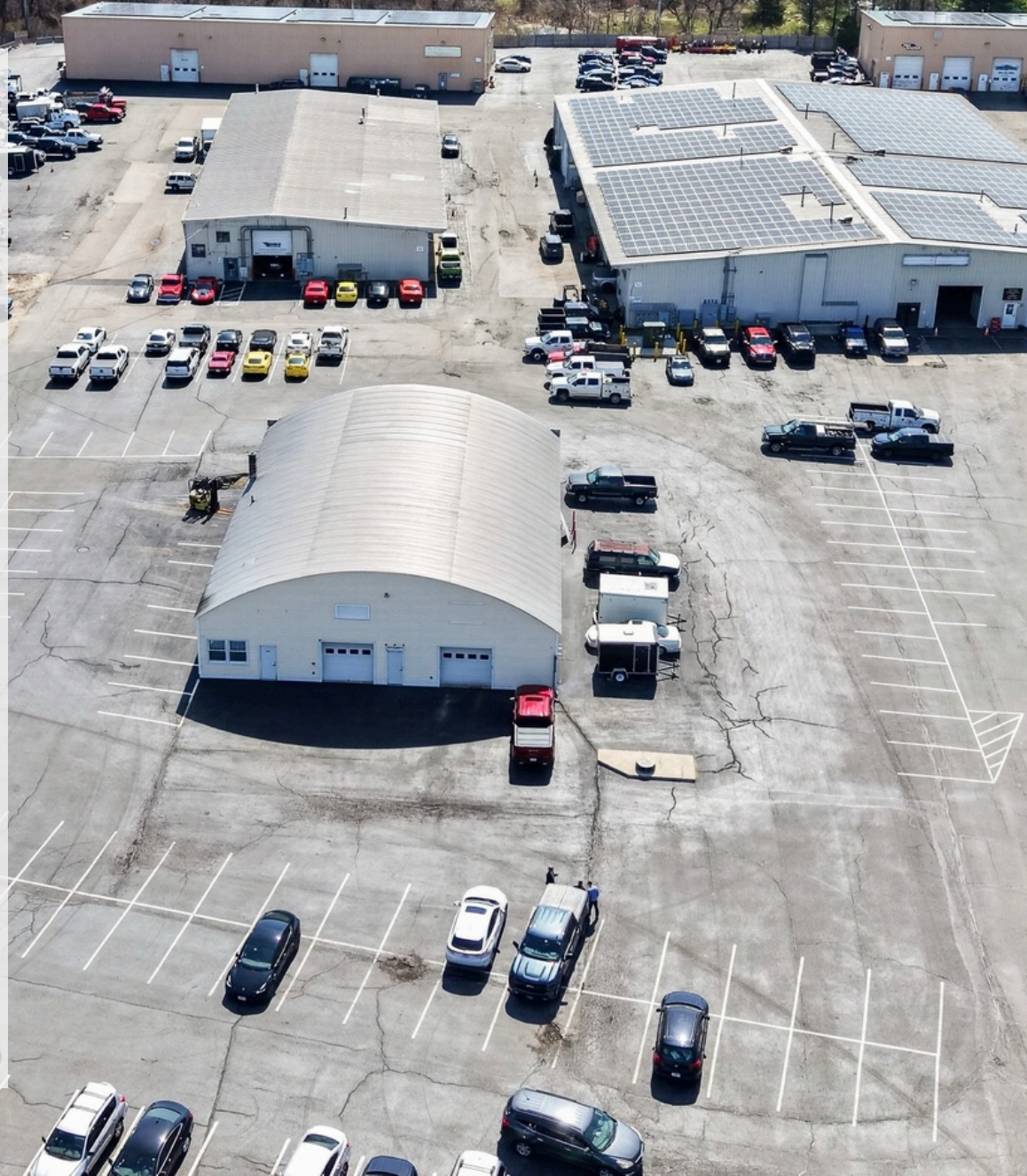
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BUILDING OVERVIEW



Year Built: 1970

Construction Type:

Metal

Clear Height: 19.5'

Doors: 7 Grade

Level Doors

Septic: Shared with

Buildings D & E

Prospective buyers to verify zoning and permitted uses independently

An aerial photograph of an industrial or commercial facility. The scene includes several large buildings: a long tan building at the top, a large white building with a grey roof and solar panels on the right, and a white building with a curved roof in the foreground. A large parking lot with white lines is filled with various cars and trucks. The background shows a residential area with houses and trees. The text "BUILDING PHOTOS" is overlaid in the center in a large, bold, black font.

BUILDING PHOTOS







Auto
Center
2000
2000

BACK
28B



ADVANCED ENERGY SERVICES, LLC
Commercial & Residential
Weatherization
900-424-1100
Providence, RI

Advanced Energy Services, LLC

ADVANCED ENERGY SERVICES, LLC
Commercial & Residential
Weatherization
900-424-1100
Providence, RI

ADVANCED ENERGY SERVICES, LLC
Commercial & Residential
Weatherization
900-424-1100
Providence, RI



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CHARGER
PERFORMANCE SYSTEMS
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Custom Performance Vehicles

JEGS
P.O. NO. 722186
C/V NO.
MADE IN CHINA



GIATAS LANDSCAPING

GIATAS
LANDSCAPING, INC.
Windsor, MA

508-361-0312

The Art of Fine Landscaping

GiatasLandscaping.com

3500 HD

5

BRUTE

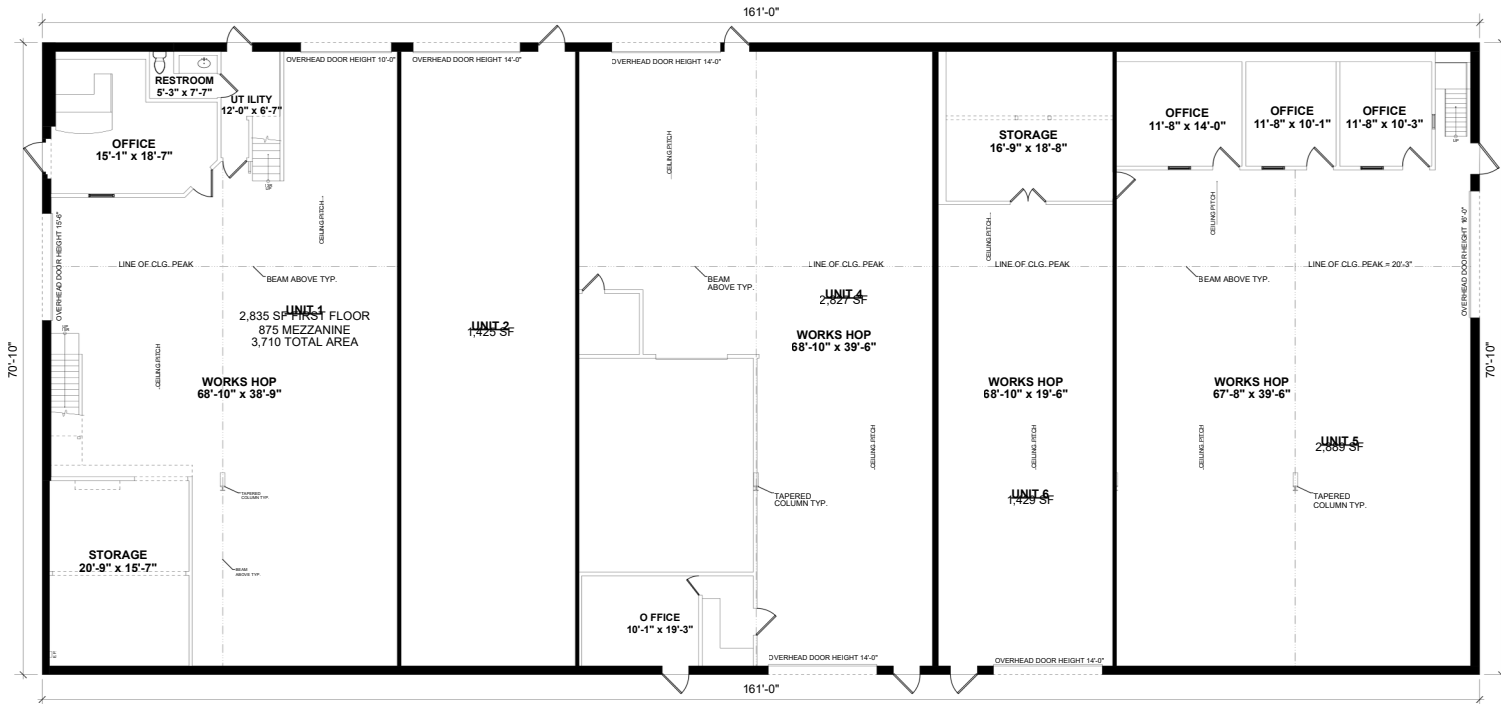


MADCAN
EQUIPMENT
LAWRENCE, MA

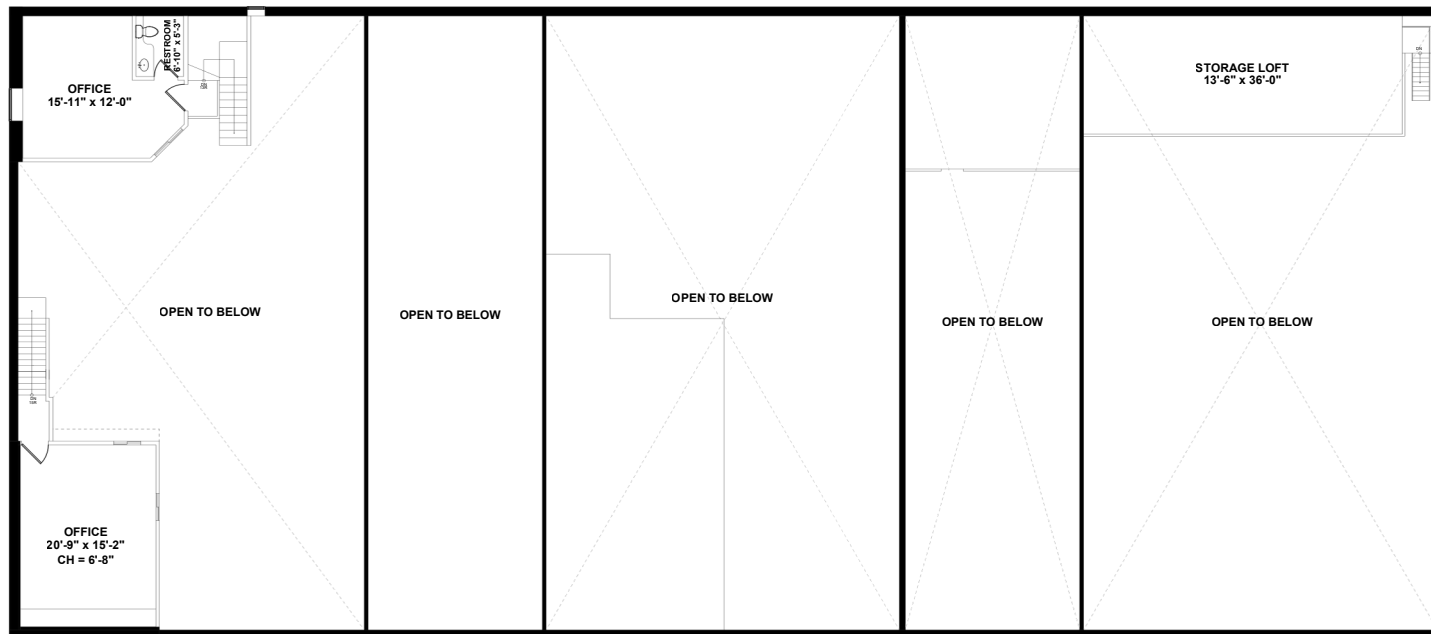
STARS
EQUIPMENT
LAWRENCE, MA

An aerial photograph of an industrial facility. The central focus is a large, white, arched-roof building with a dark shadow cast beneath it. To its right is a long, light-colored building with a flat roof covered in solar panels. Further back are two long, tan-colored industrial buildings. The foreground and middle ground are dominated by a large asphalt parking lot with white parking lines, containing numerous cars and trucks. The background shows a residential neighborhood with houses and trees under a clear sky.

FLOORPLAN



FIRST FLOOR PLAN
Ceiling Peak Height = 19'-5"



MEZZANINE FLOOR PLAN
Ceiling Height = 7'-4"

BUILDING AREA CALCULATIONS - BUILDING B
FIRST FLOOR = 11,285 SF
MEZZANINE = 875 SF
TOTAL GROSS BUILDING AREA = 12,280 SF

An aerial photograph of an industrial or commercial facility. The central focus is a large, white, arched-roof building with a curved front facade. To its right is a long, low-profile building with a flat roof covered in solar panels. Further back, there are several other industrial buildings, some with multiple garage doors. A large parking lot with white markings is in the foreground, containing numerous cars and a few trucks. The background shows a residential neighborhood with houses and trees under a clear sky.

CONDO PLAN



The images, renderings, and diagrams contained herein depicting the proposed subdivision of the property into commercial condominium units are for illustrative purposes only. Such materials are intended solely to convey a general concept of the contemplated layout and division lines.

The final configuration, boundaries, unit designations, and common elements will be determined in accordance with a formal survey, condominium documents, and recorded condominium plan, which may differ materially from the depictions presented herein. Prospective purchasers should not rely on these preliminary illustrations and are encouraged to review the final governing documents and surveys during their due diligence process.



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An aerial photograph of an industrial facility. In the foreground, a large, paved parking lot contains several cars parked in rows. Behind the parking lot is a large, white, arched-roof building. In the middle ground, there are several other industrial buildings, including a large one with a flat roof covered in solar panels. Numerous cars and trucks are parked around these buildings. In the background, there are residential houses and trees, suggesting a suburban or semi-rural setting. The overall scene is brightly lit, likely during the day.

FINANCIAL ANALYSIS

OWN YOUR PROPERTY



PRO FORMA INCOME & EXPENSE

PRICE: \$1,800,000

Gross Rental Income: \$152,016

Solar Income: \$0

Other Income: \$1,981

Total Gross Income: \$153,997

Operating Expenses: \$34,070

NOI: \$119,927

FINANCING ILLUSTRATION 10% DOWN SBA FINANCING

5,600 SF +/- LEASED TO TENANTS

Gross Rental Income: \$77,736

Solar Income: \$0

Other Income: \$1,981

Total Gross Income: \$79,717

Operating Expenses: \$34,070

NOI: \$45,647

5,600 SF +/- OWNER OCCUPIED

PRICE: \$1,800,000

DOWN PAYMENT: \$180,000

LOAN AMOUNT: \$1,620,000

INTEREST RATE: 6.5%

AMORTIZATION PERIOD: 25 Years

ANNUAL MORTGAGE PAYMENT: \$132,810

Y1 PRINCIPAL
PAYDOWN

\$27,510

**MONTHLY
MORTGAGE
PAYMENT**

\$11,067

**MONTHLY OUT OF
POCKET**

\$7,263

OUT OF POCKET LESS
PRINCIPAL PAYDOWN

\$4,971

AIP

INDUSTRIAL

28 HASTINGS STREET BUILDING B Mendon, MA

Industrial Asset
12,280 SF (11,405 SF first floor + 875 SF mezzanine)

MAX RATHER

AIP Industrial
646-480-9288
mrather@aipindustrial.com
License #9589605 (MA)

DISCLAIMER



This Offering Memorandum has been prepared by AIP Industrial for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any property. The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers should conduct their own independent investigation and verification of all matters deemed material, including but not limited to financial and operational data, physical condition, zoning, and legal status. All projections, assumptions, and estimates are provided for illustrative purposes only and may not be relied upon for any investment decisions.

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