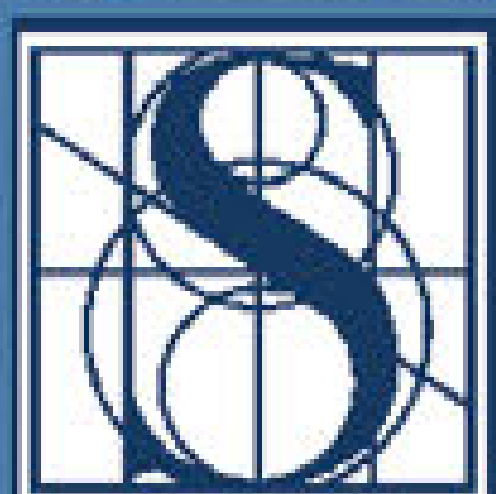


1 EMERSON ST & 28 HASTINGS ST MENDON, MA

OFFERING MEMORANDUM



78,536 SF
INDUSTRIAL CAMPUS
CONSISTING OF SIX
BUILDINGS,
96% OCCUPIED



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

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THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer for sale 1 Emerson St & 28 Hastings St, located in Mendon, MA is a 78,536 SF six-building industrial park which is 96% leased. Located only 6.1 Miles to I-495 and close to a wide range of amenities, the property is an outstanding investment or user-buyer opportunity.



PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS	1 EMERSON	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E
BUILDING SIZE	9,133 SF	4,971 SF	12,280 SF	29,543 SF	11,741 SF	10,869 SF
YEAR BUILT	1970	1945	1970	1970	2005	2005
CLEAR HEIGHT	DROP CEILING THROUGHOUT TO 7'9"	13'2"	19'5"	23'	21'-25'9"	21'-26'
GRADE-LEVEL DOORS	-	4 DOORS	4 DOORS	10 DOORS	6 DOORS	2 DOORS
SEPTIC	PRIVATE	PRIVATE	SHARED W/ B, D & E	PRIVATE	SHARED W/ B, D & E	SHARED W/ B, D & E
HEAT	GAS	GAS	GAS	GAS	GAS	GAS
ROOF	METAL (2005)	METAL (2000)	METAL (2005)	METAL (2005)	METAL (2005)	METAL (2005)

INVESTMENT HIGHLIGHTS

Total Building Area:
78,536 SF

Land Area:
1 Emerson: 1.38 AC
28 Hastings: 8.9 AC

Excellent Demographics

- Population of 537,058 within a 15-mile radius
- \$152,291 average household income within a 10-mile radius

Individual Building Sizes:
1 Emerson: 9,133 SF

Stable cash-flow with significant upside potential

- 96% leased
- \$711,715 NOI

Zoning: GB

28 Hastings:
Building A: 4,971 SF
Building B: 12,280 SF
Building C: 29,543 SF
Building D: 11,741 SF
Building E: 10,869 SF

Superior Location

- 6.1 Miles from I-495
- 13.3 Miles to I-90
- Close to a wide range of amenities





ABOUT MENDON AREA

Nestled in the heart of Massachusetts, Mendon is a charming town that perfectly blends rural tranquility with suburban convenience. Known for its picturesque landscapes and vibrant community spirit, Mendon offers a unique opportunity for business and investment.

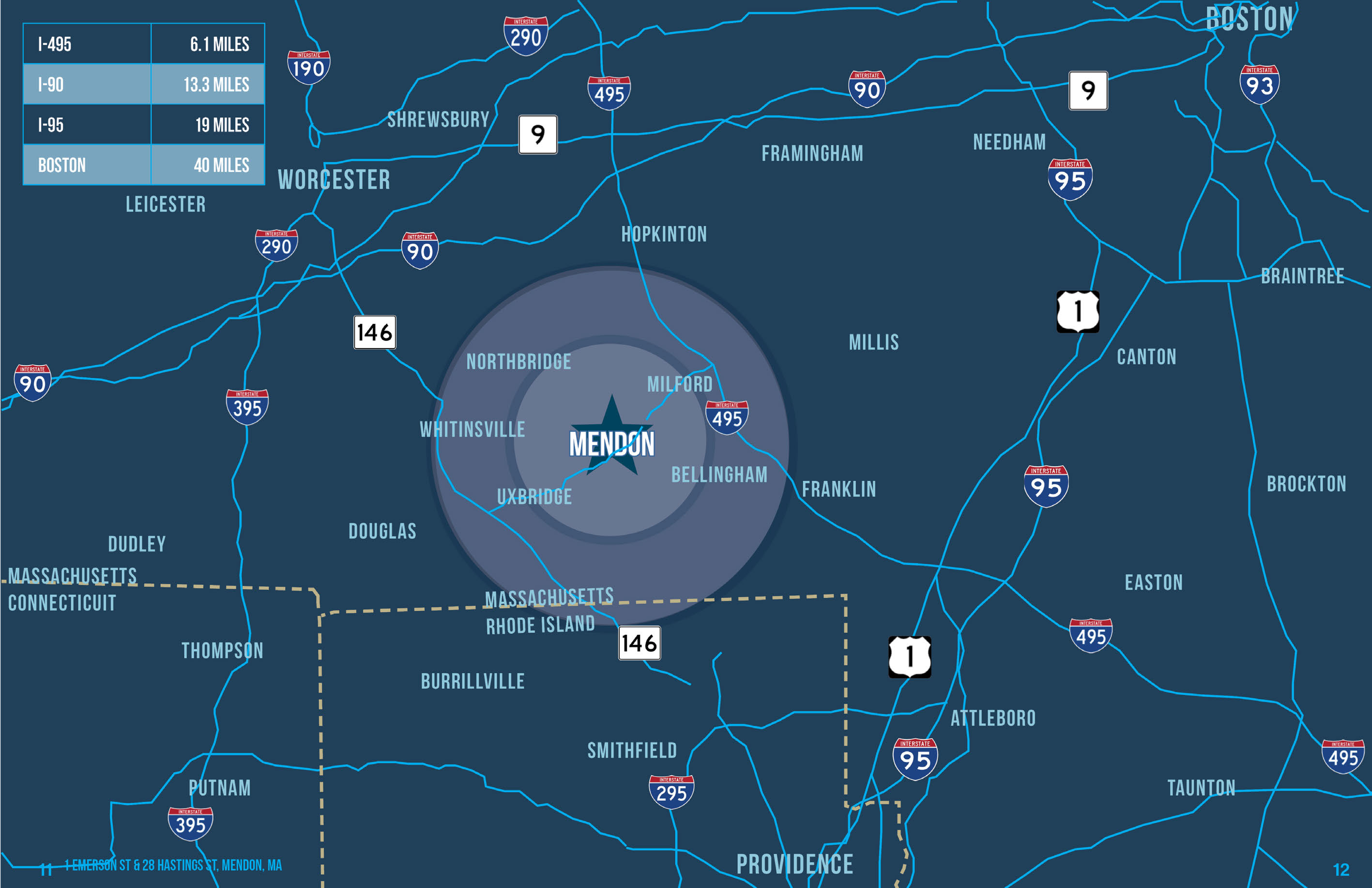
The town's strategic location, with easy access to major highways and nearby cities like Worcester and Boston, makes it an attractive hub for both small businesses and larger enterprises. With a growing population and a strong focus on community development, Mendon boasts a supportive environment for entrepreneurs, including local networking opportunities and resources for startups.

The surrounding area features diverse amenities, including parks, recreational facilities, and a rich historical backdrop, enhancing the quality of life for residents and employees alike. With a commitment to preserving its natural beauty and fostering economic growth, Mendon is poised to become a prime destination for investors seeking a thriving and welcoming community. Whether you're looking to establish a new business or expand an existing one, Mendon offers the ideal blend of opportunity and charm.

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	65,946	274,768	537,058
TOTAL HOUSEHOLDS	25,425	105,472	203,879
AVERAGE HH INCOME	\$139,698	\$152,291	\$164,230
AVERAGE HOME VALUE	\$508,166	\$536,741	\$580,260



I-495	6.1 MILES
I-90	13.3 MILES
I-95	19 MILES
BOSTON	40 MILES



1 EMERSON ST & 28 HASTINGS ST, MENDON, MA

MENDON AREA INDUSTRIAL MARKET REPORT

5.1M

INVENTORY SF

5.3%

VACANCY RATE

657K

UNDER CONSTRUCTION SF

\$11.13

MARKET ASKING RENTS

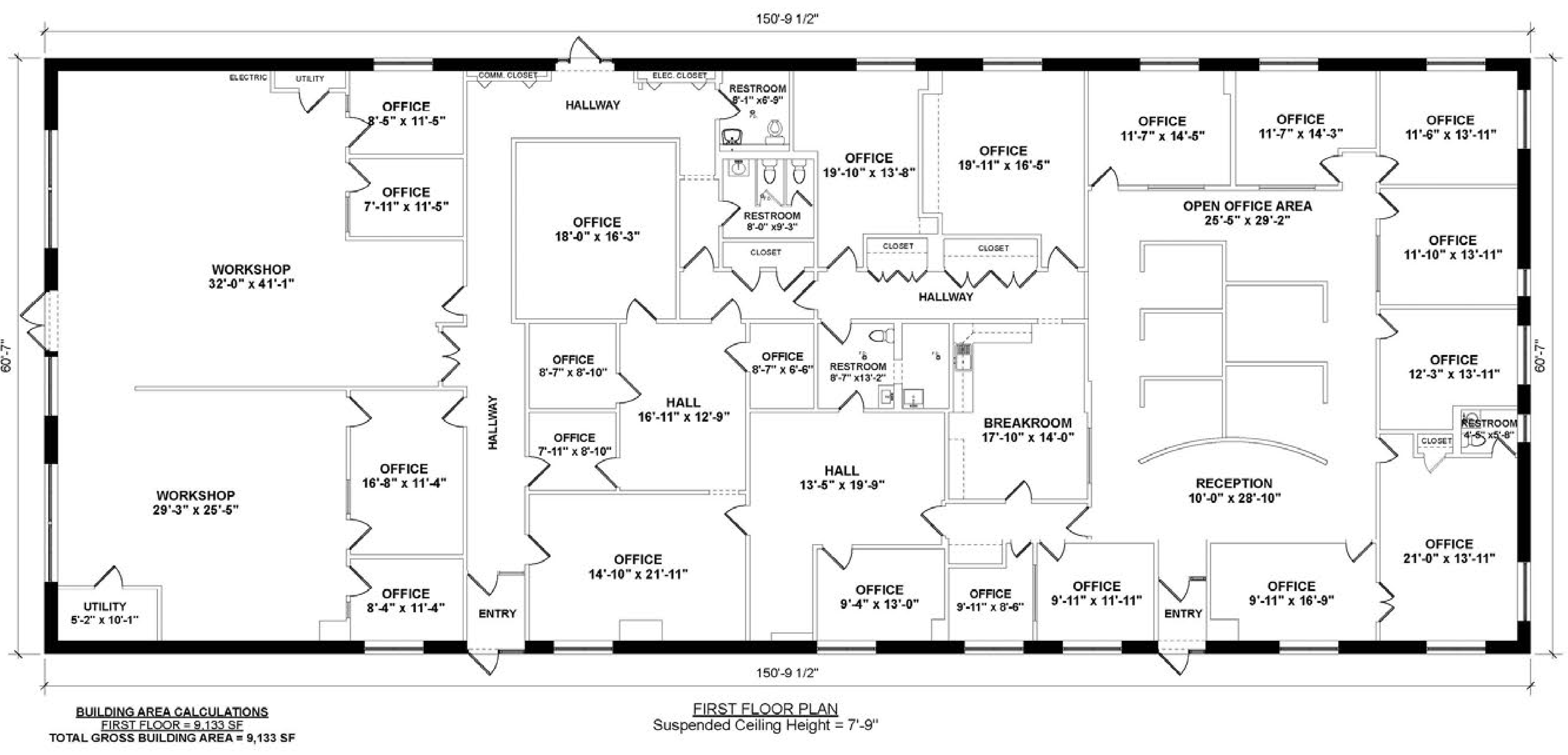
INCOME & EXPENSES (2024)

INCOME			
	ONE EMERSON ST	28 HASTINGS ST	COMBINED
RENTAL INCOME	\$68,000	\$679,501	\$747,501
SOLAR INCOME	\$13,584	\$95,001	\$108,585
OTHER INCOME	\$0	\$0	\$0
TOTAL INCOME	\$81,574	\$774,502	\$856,086
EXPENSES			
CLEANING & MAINTENANCE	\$3,153	\$70,010	\$73,163
INSURANCE	\$0	\$23,955	\$23,955
TAXES	\$10,242	\$37,011	\$47,253
TOTAL EXPENSES	\$13,395	\$130,976	\$144,371
NET OPERATING INCOME	\$68,189	\$643,526	\$711,715

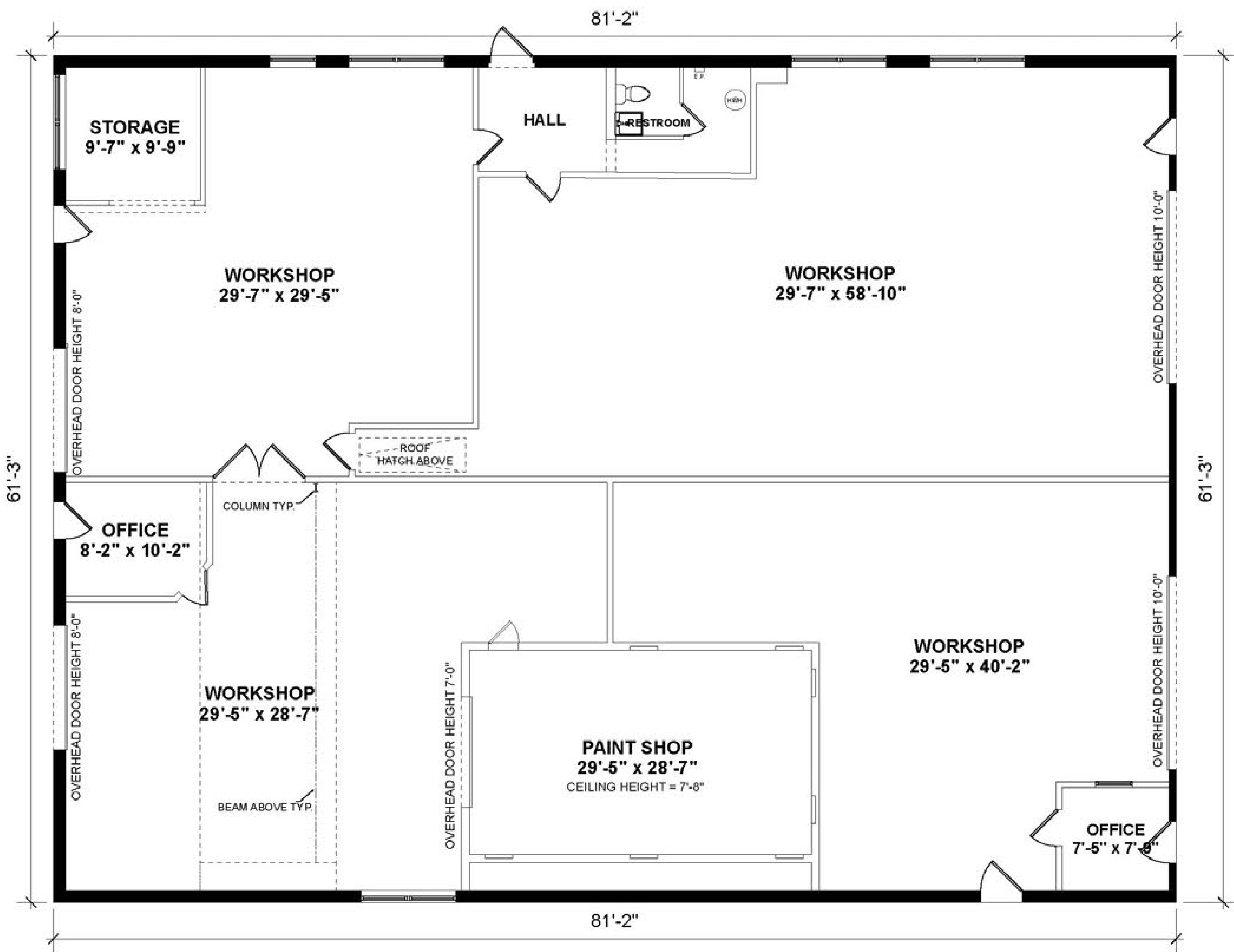
\$711,715

NOI

1 EMERSON ST



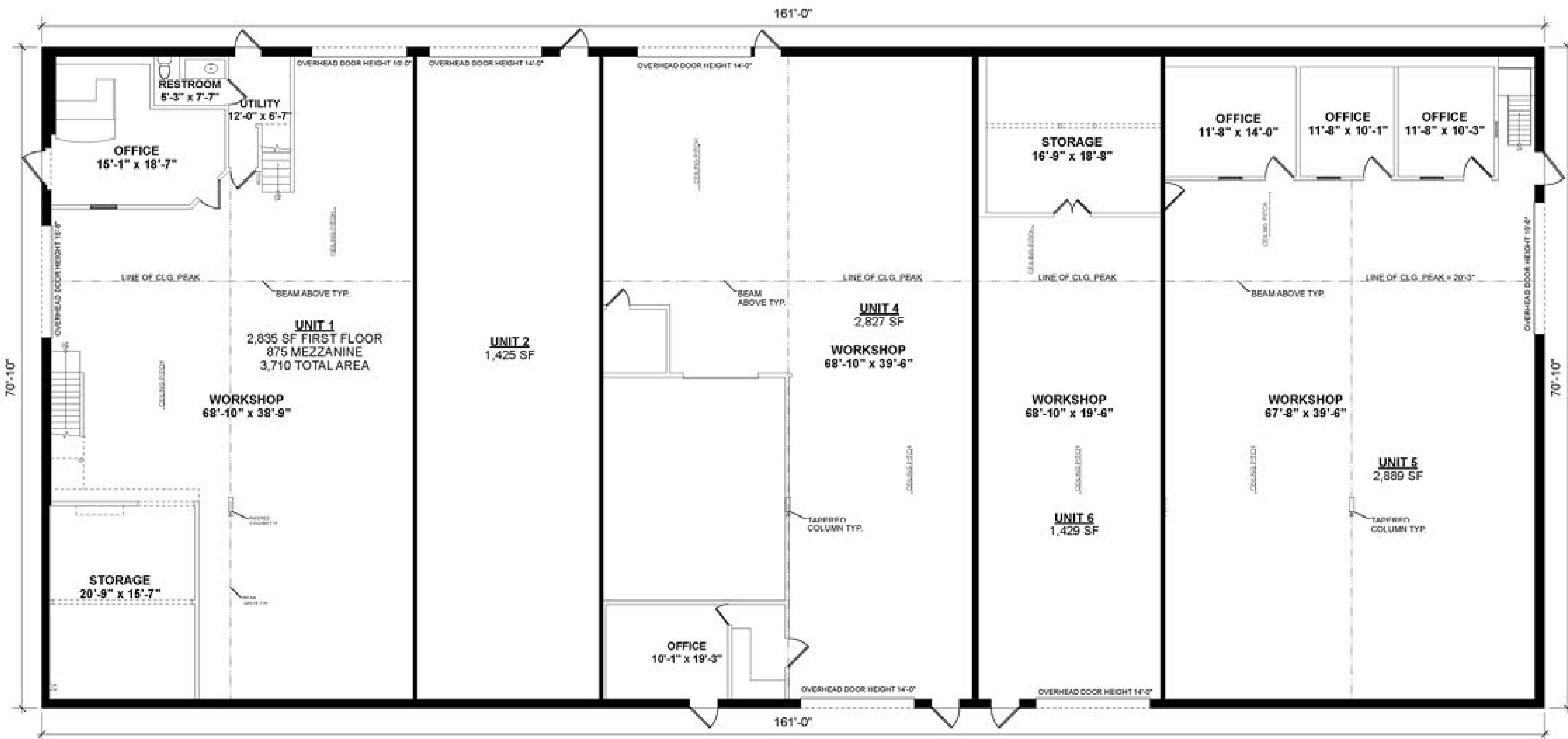
BUILDING A



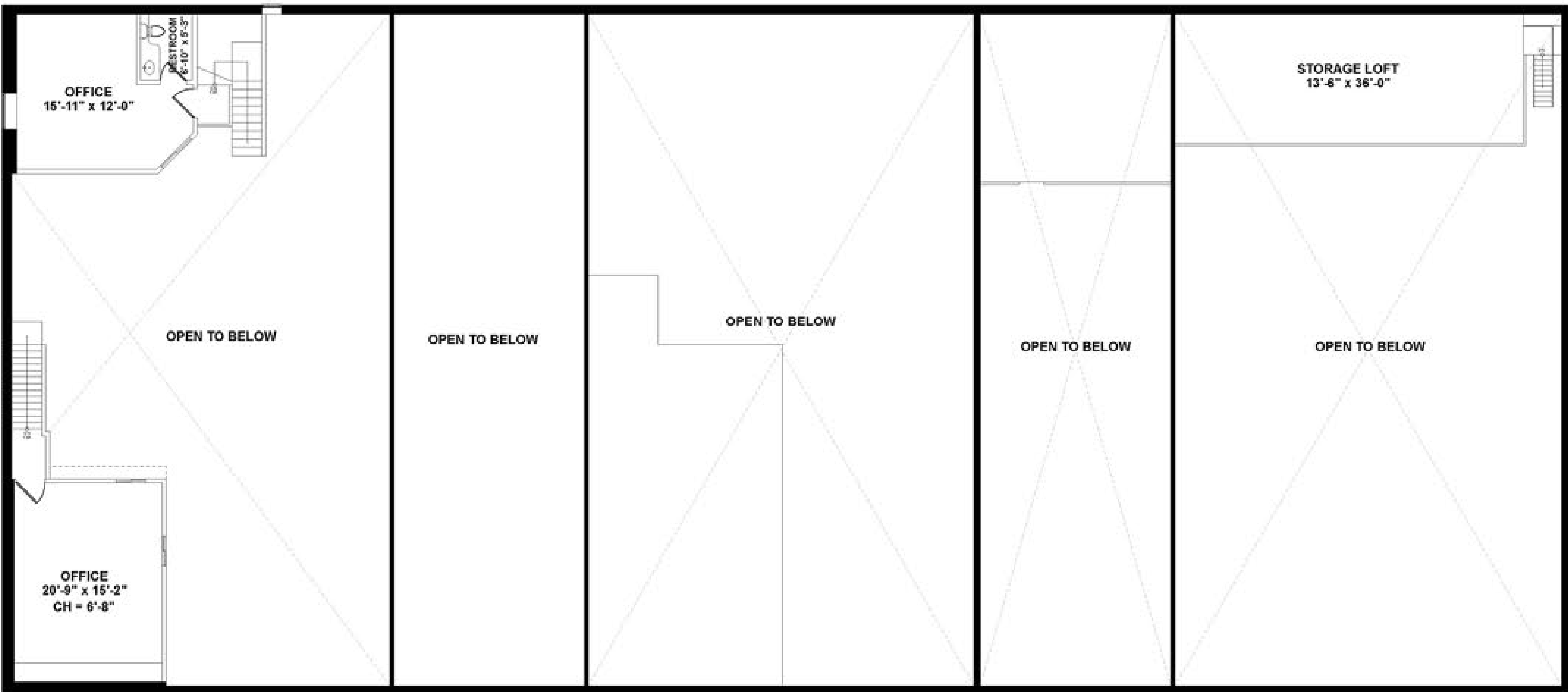
BUILDING AREA CALCULATIONS - BUILDING A
FIRST FLOOR = 4,971 SF
TOTAL GROSS BUILDING AREA = 4,971 SF

FIRST FLOOR PLAN
Ceiling Height = 13'-2"

BUILDING B



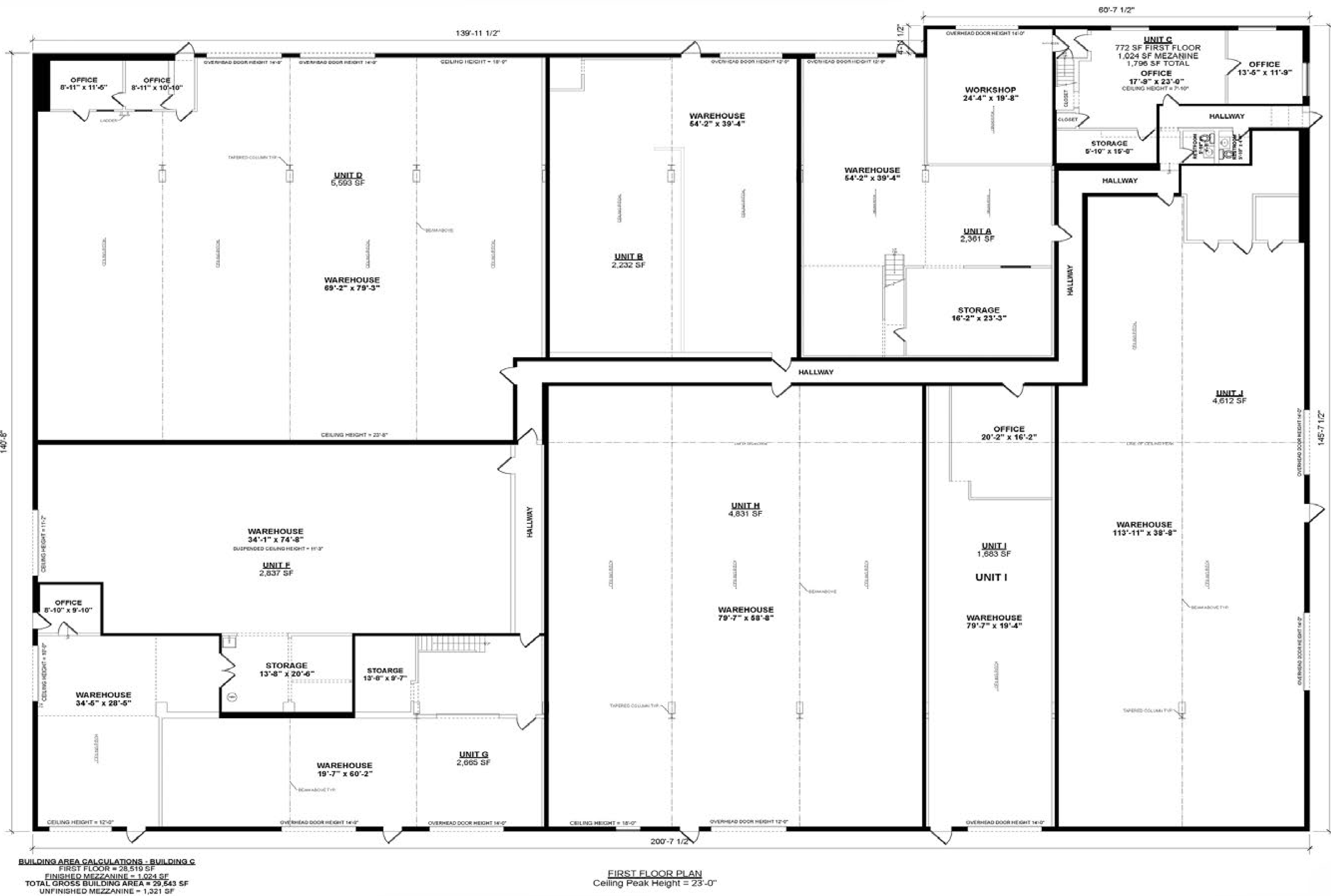
FIRST FLOOR PLAN
Ceiling Peak Height = 19'-5"



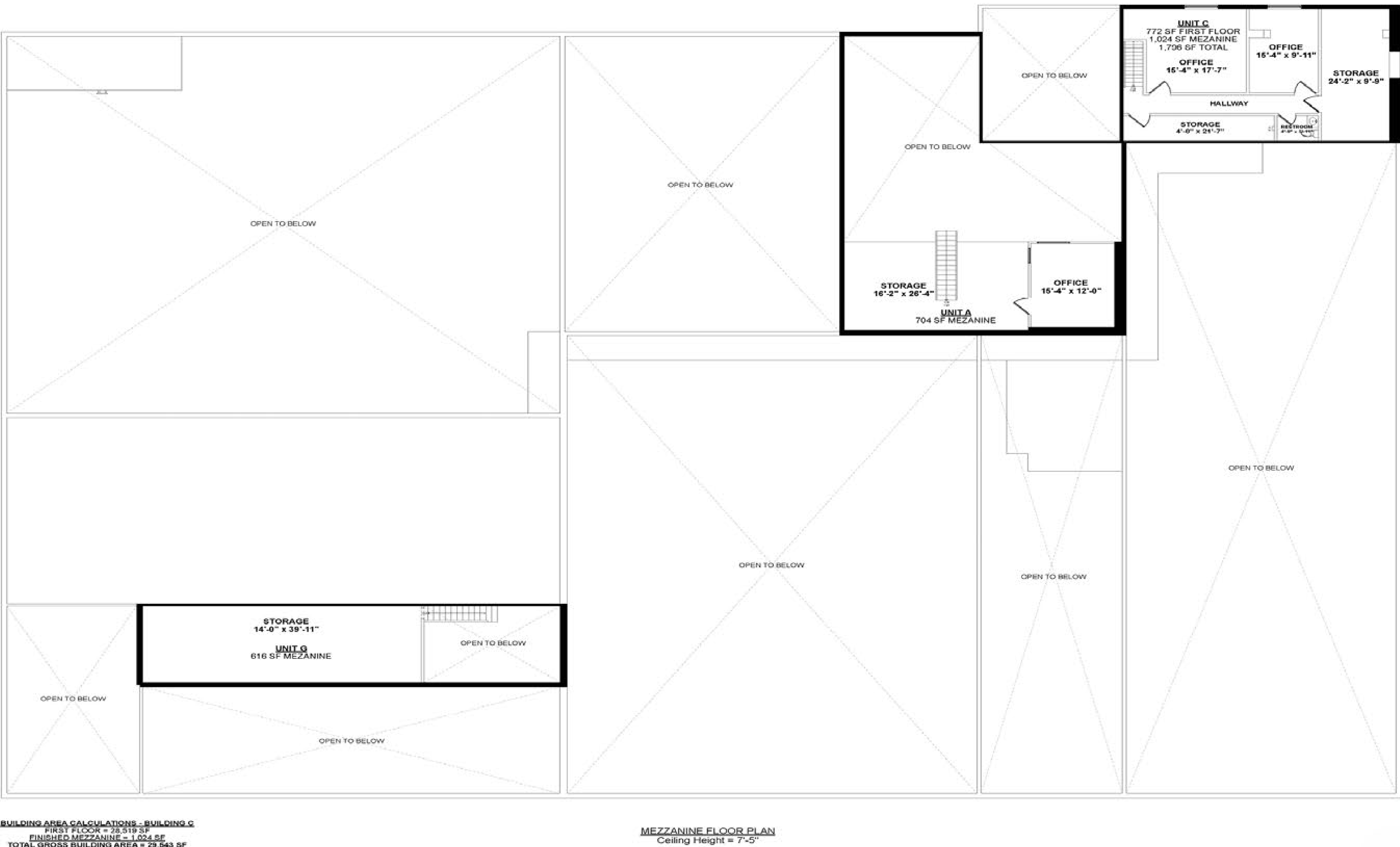
MEZZANINE FLOOR PLAN
Ceiling Height = 7'-4"

BUILDING AREA CALCULATIONS - BUILDING B
FIRST FLOOR = 11,406 SF
MEZZANINE = 213 SF
TOTAL GROSS BUILDING AREA = 12,280 SF

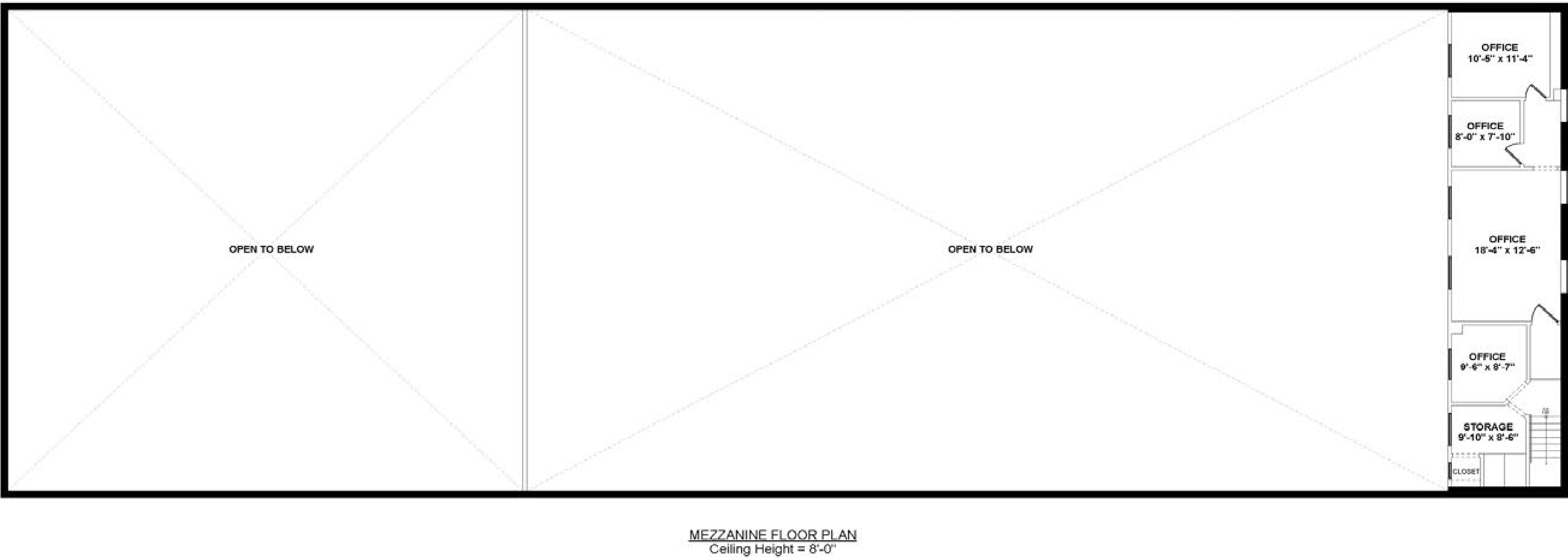
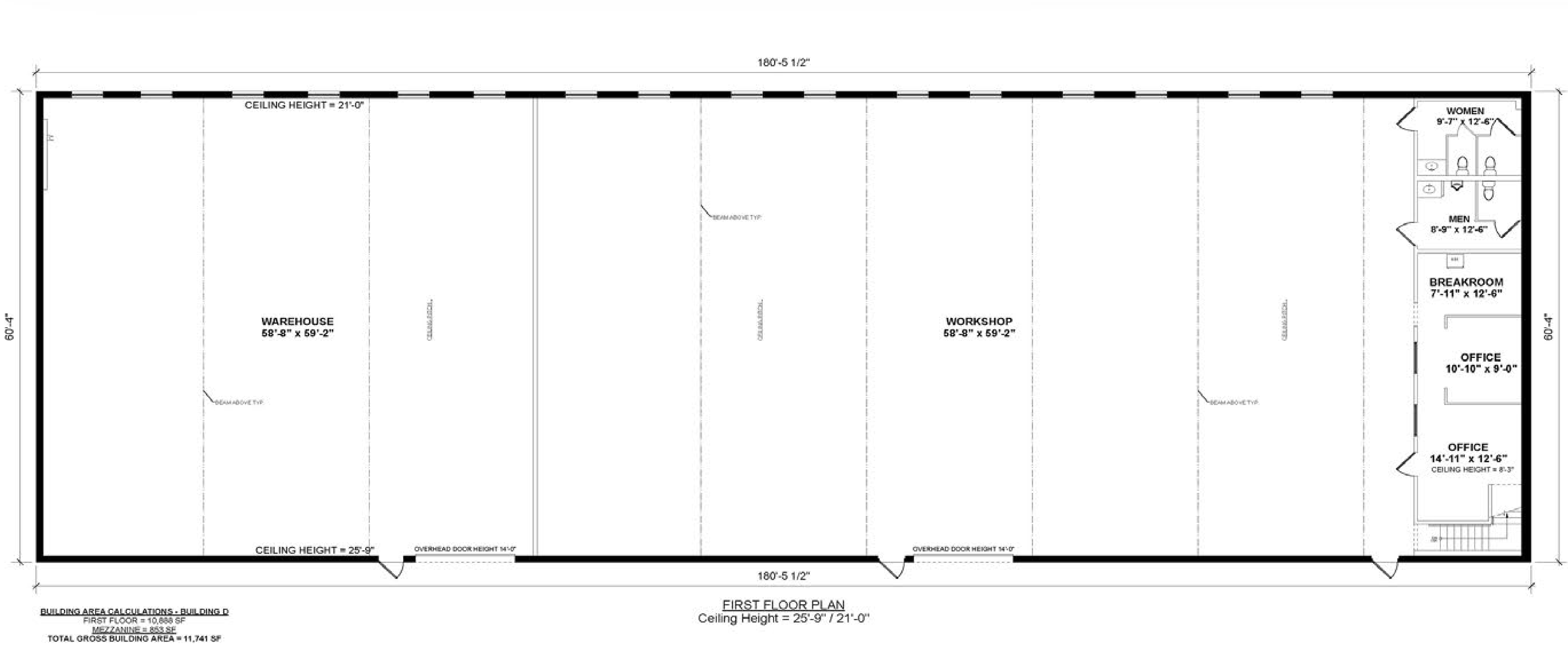
BUILDING C
(GROUND LEVEL)



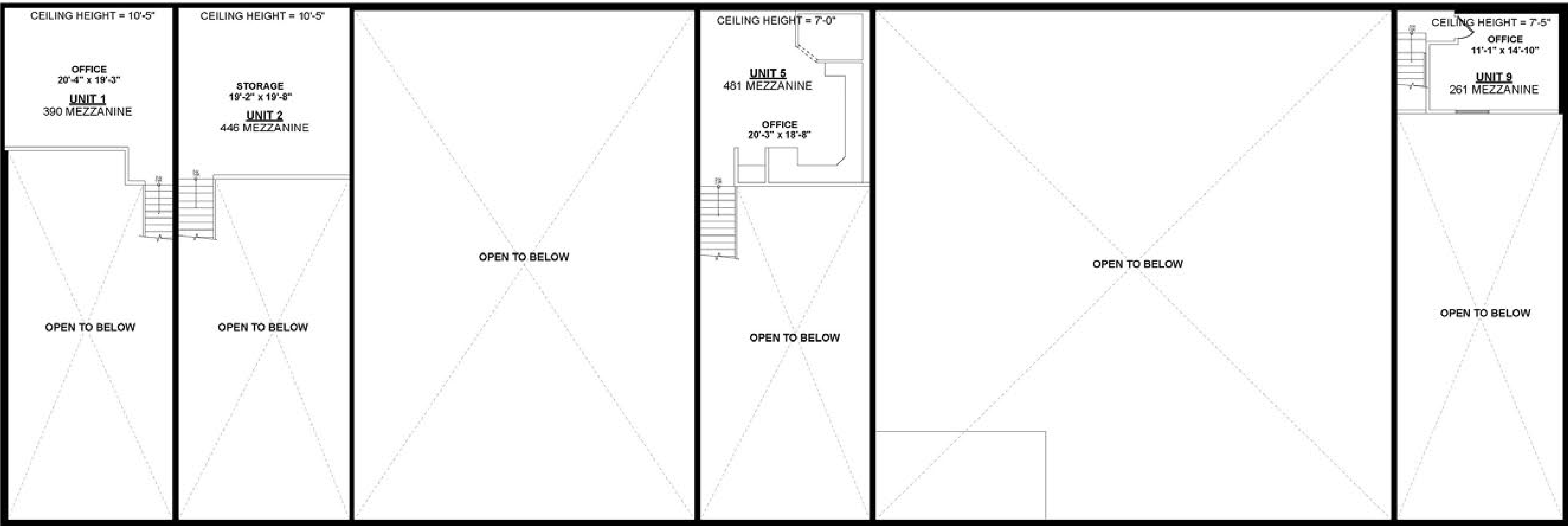
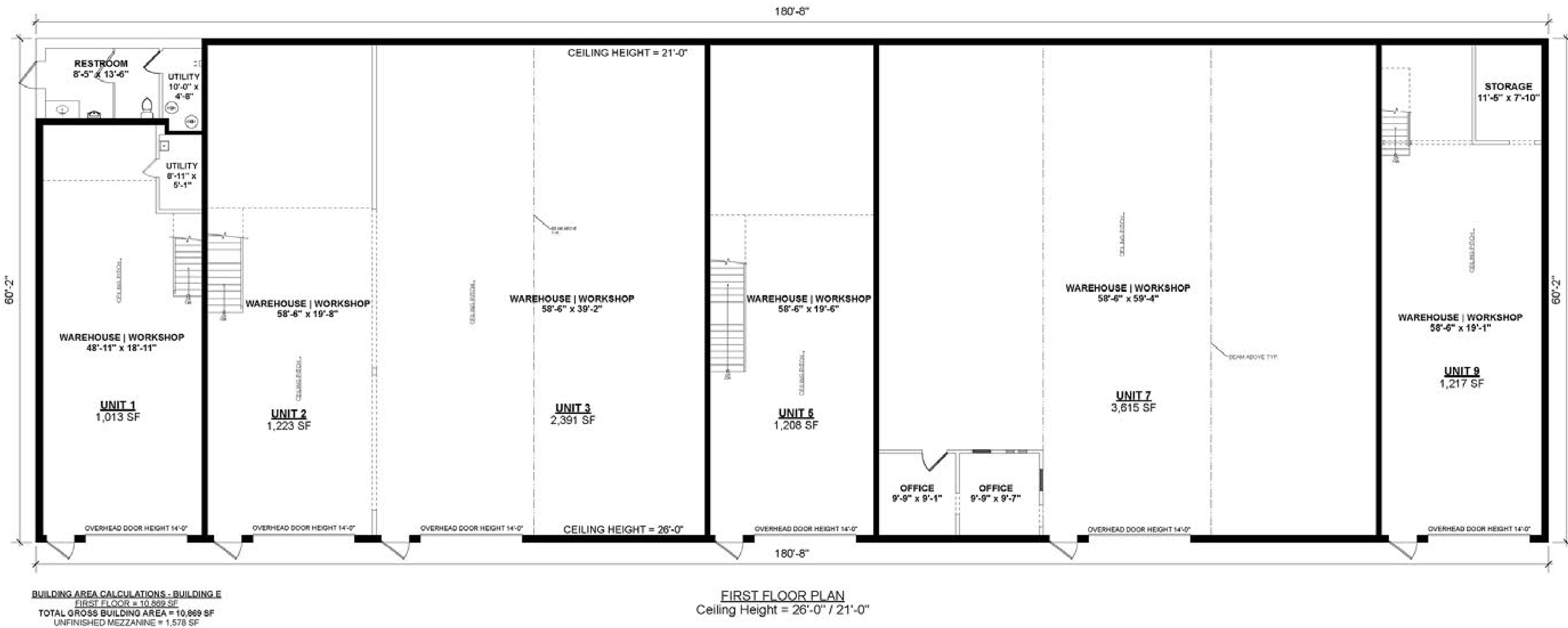
BUILDING C
MEZZANINE



BUILDING D



BUILDING E



CONFIDENTIALITY

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"LOCAL EXPERTISE, UNPARALLELED ON THE EAST COAST"

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