

# 28 HASTINGS ST MENDON, MA

## OFFERING MEMORANDUM

**66,652 SF INDUSTRIAL CAMPUS:**

- FIVE BUILDINGS
- 100% OCCUPIED
- PRICING GUIDANCE: 8.1% CAP





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## THE OFFERING

As the exclusive agent, The Stubblebine Company/ CORFAC International is pleased to offer for sale 28 Hastings St, located in Mendon, MA is a 69,403 SF five-building industrial park which is 100% 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	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E
BUILDING SIZE	4,971 SF	11,405 SF	28,519 SF	10,888 SF	10,869 SF
YEAR BUILT	1945	1970	1970	2005	2005
CLEAR HEIGHT	13'2"	19'5"	23'	21'-25'9"	21'-26'
GRADE-LEVEL DOORS	4 DOORS	7 DOORS	14 DOORS	2 DOORS	6 DOORS
SEPTIC	PRIVATE	SHARED W/ B, D & E	PRIVATE	SHARED W/ B, D & E	SHARED W/ B, D & E
HEAT	GAS	GAS	GAS	GAS	GAS
ROOF	METAL (2000)	METAL (2005)	METAL (2005)	METAL (2005)	METAL (2005)

## INVESTMENT HIGHLIGHTS

**Total Building Area:**  
66,652 SF

28 Hastings:  
Building A: 4,971 SF  
Building B: 11,405 SF  
Building C: 28,519 SF  
Building D: 10,888 SF  
Building E: 10,869 SF

**Land Area:**  
8.9 AC

**Stable cash-flow with significant upside potential**

- 100% leased
- \$687,690 NOI

**Superior Location**

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

**Excellent Demographics**

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

household income within a 10-mile radius

**Zoning: GB**

**Pricing Guidance:**  
8.1% cap rate on existing NOI









# 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.

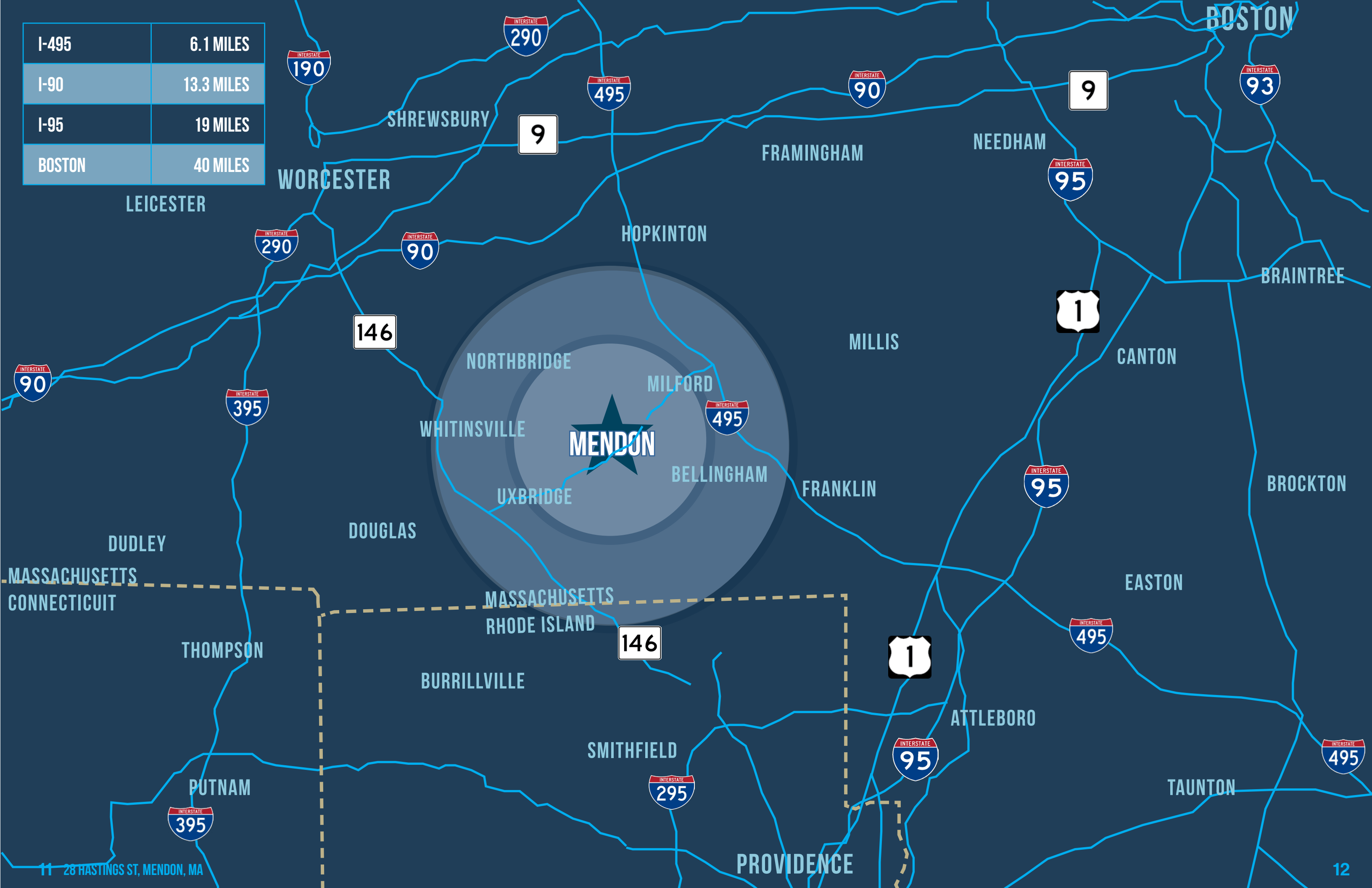
The surrounding area features diverse amenities, including parks, recreational facilities, and a rich historical backdrop, enhancing the quality of life for residents and employees alike. With a commitment to preserving its natural beauty and fostering economic growth, Mendon is poised to become a prime 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





# MENDON AREA INDUSTRIAL MARKET REPORT

5.1M

INVENTORY SF

5.3%

VACANCY RATE

657K

UNDER CONSTRUCTION SF

\$11.13

MARKET ASKING RENTS

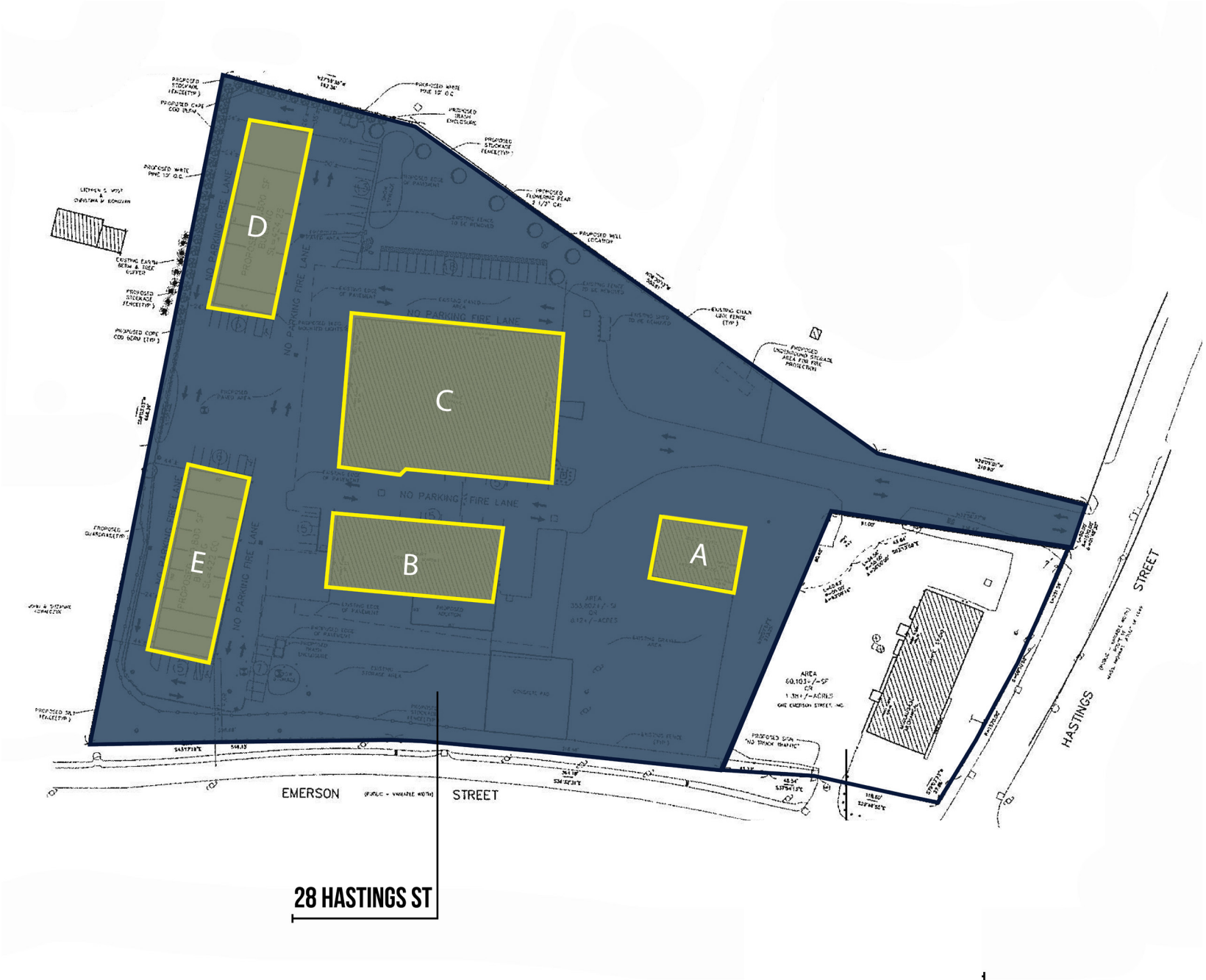
# INCOME & EXPENSES (2024)

INCOME	
RENTAL INCOME	\$757,776
SOLAR INCOME	\$95,001
TOTAL INCOME	\$852,777
EXPENSES	
CLEANING & MAINTENANCE	\$70,010
MANAGEMENT FEE (PRO FORMA)	\$34,111
INSURANCE	\$23,955
TAXES	\$37,011
TOTAL EXPENSES	\$165,087
NET OPERATING INCOME	\$687,690

\$687,690

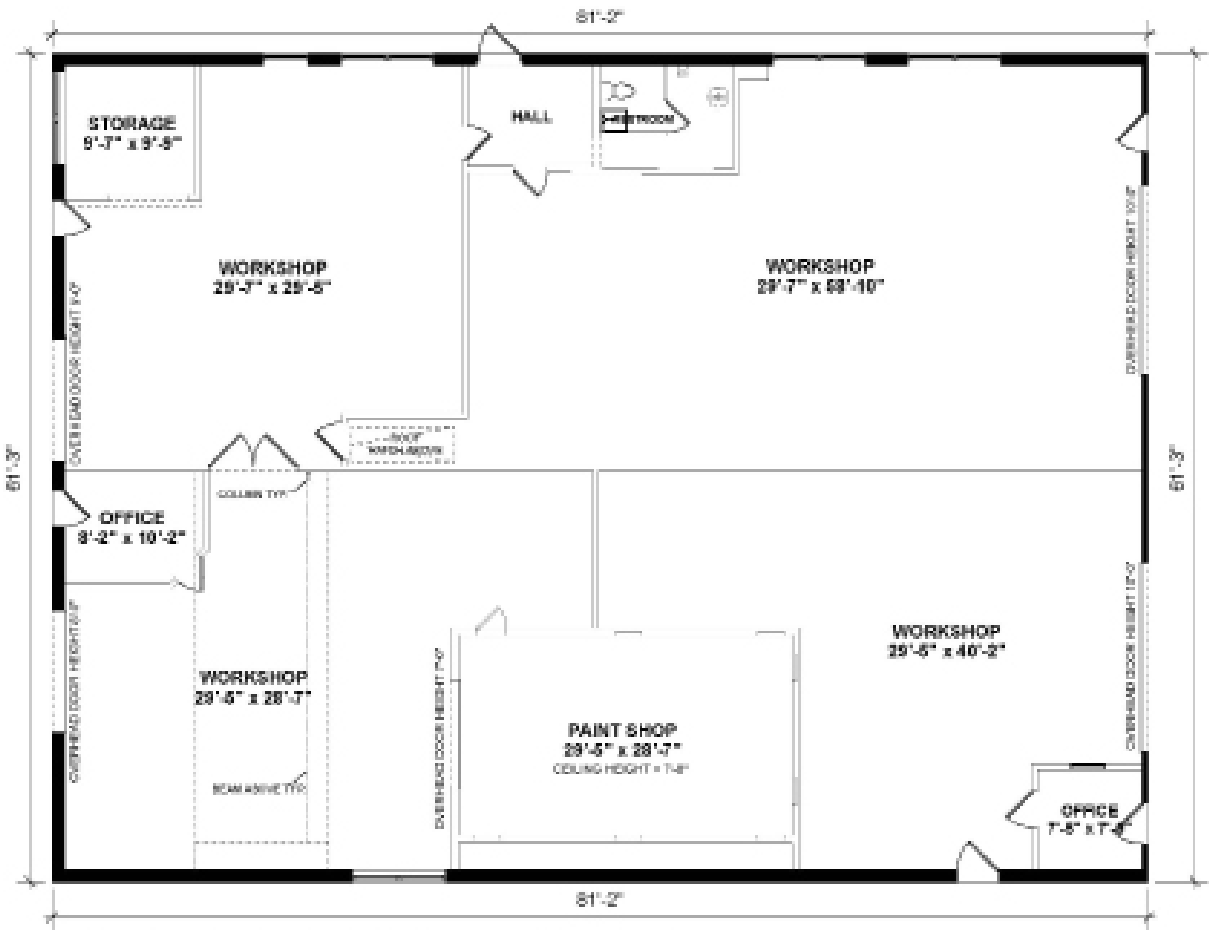
NOI







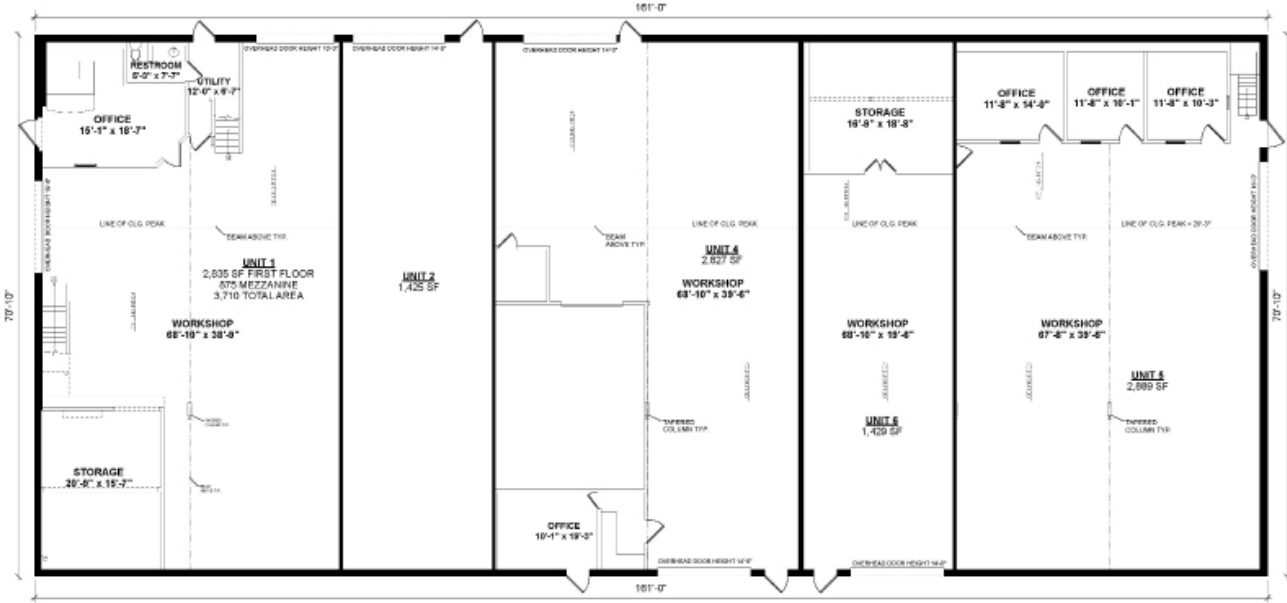
BUILDING A



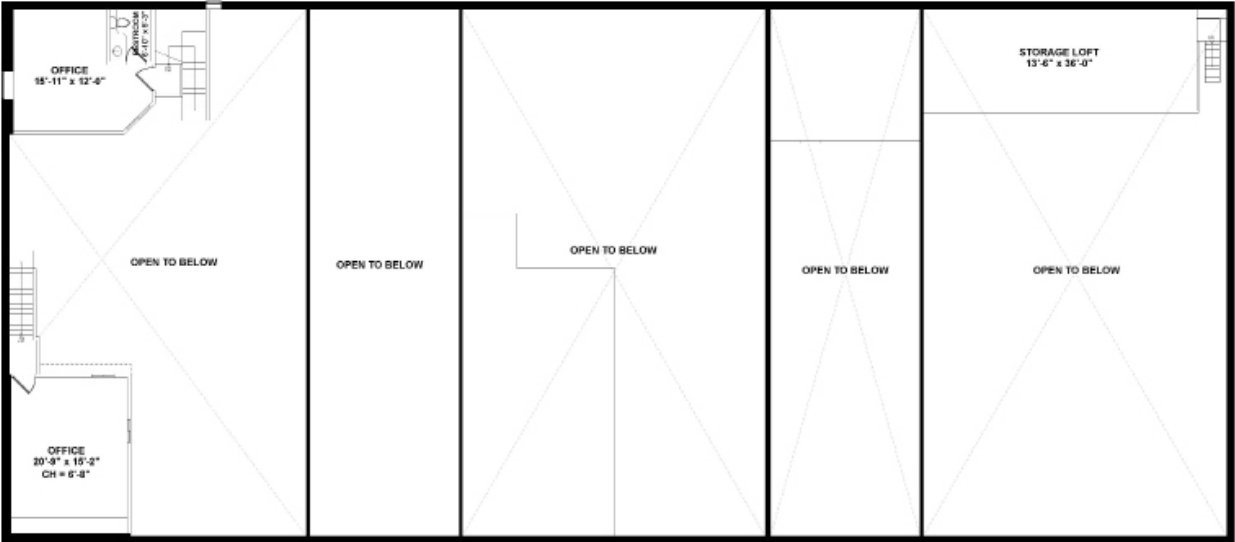
**BUILDING AREA CALCULATIONS - BUILDING A**  
FIRST FLOOR = 4,871 SF  
TOTAL GROSS BUILDING AREA = 4,871 SF

**FIRST FLOOR PLAN**  
Ceiling Height = 12'-0"

BUILDING B



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

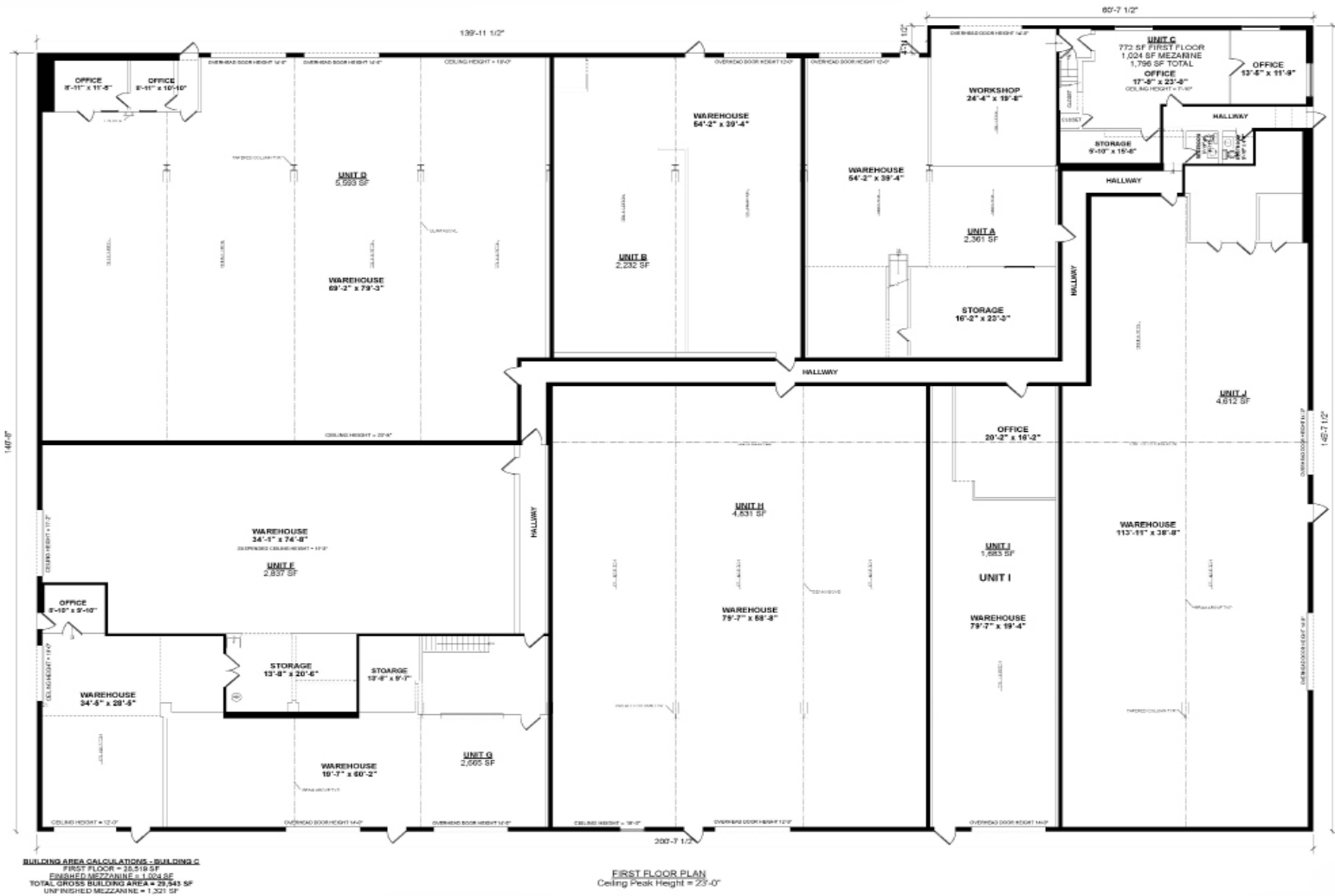


**MEZZANINE FLOOR PLAN**  
Ceiling Height = 7'-4"

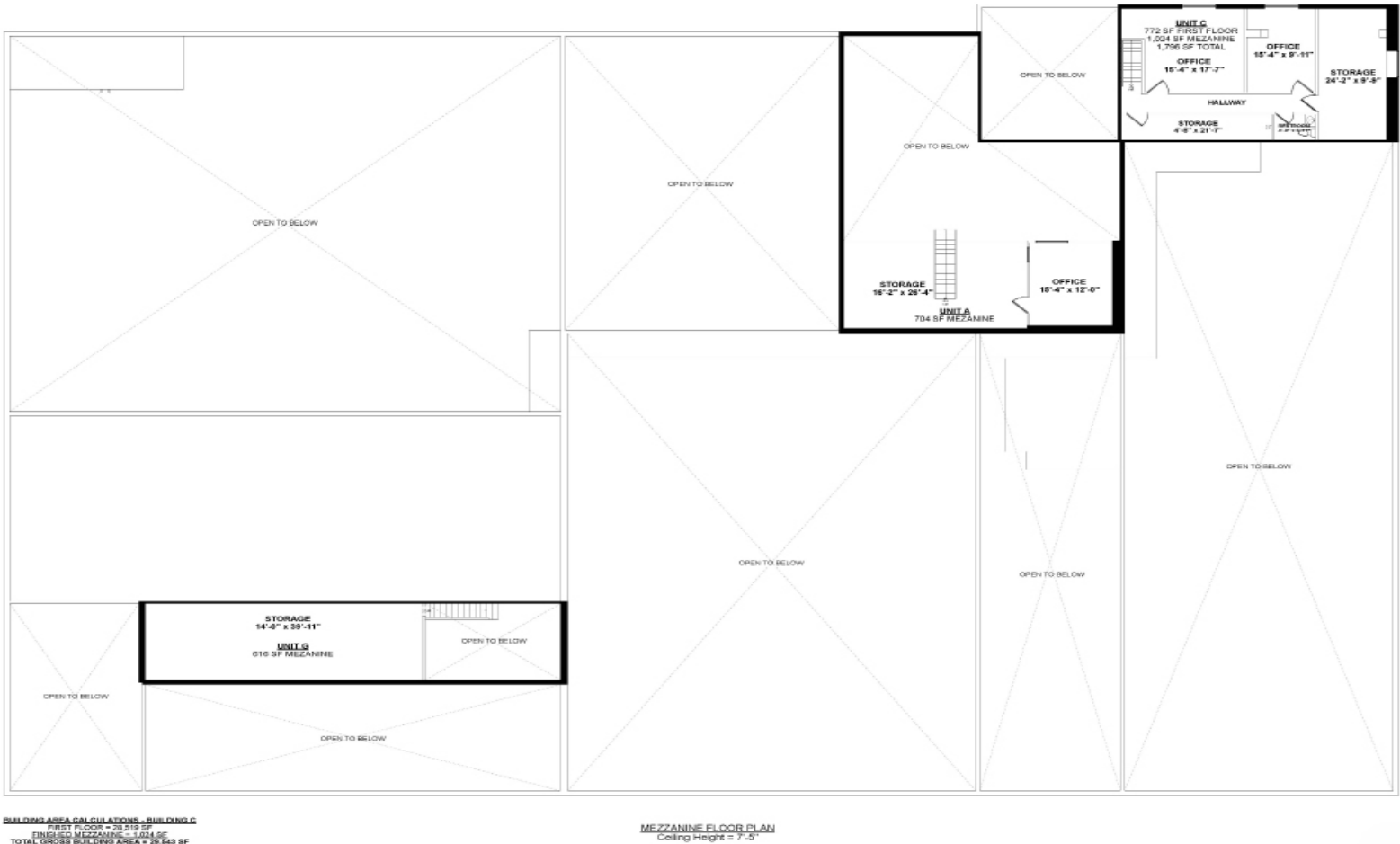
**BUILDING AREA CALCULATIONS - BUILDING B**  
FIRST FLOOR = 11,485 SF  
MEZZANINE = 5,035 SF  
TOTAL GROSS BUILDING AREA = 12,200 SF



BUILDING C  
(GROUND LEVEL)

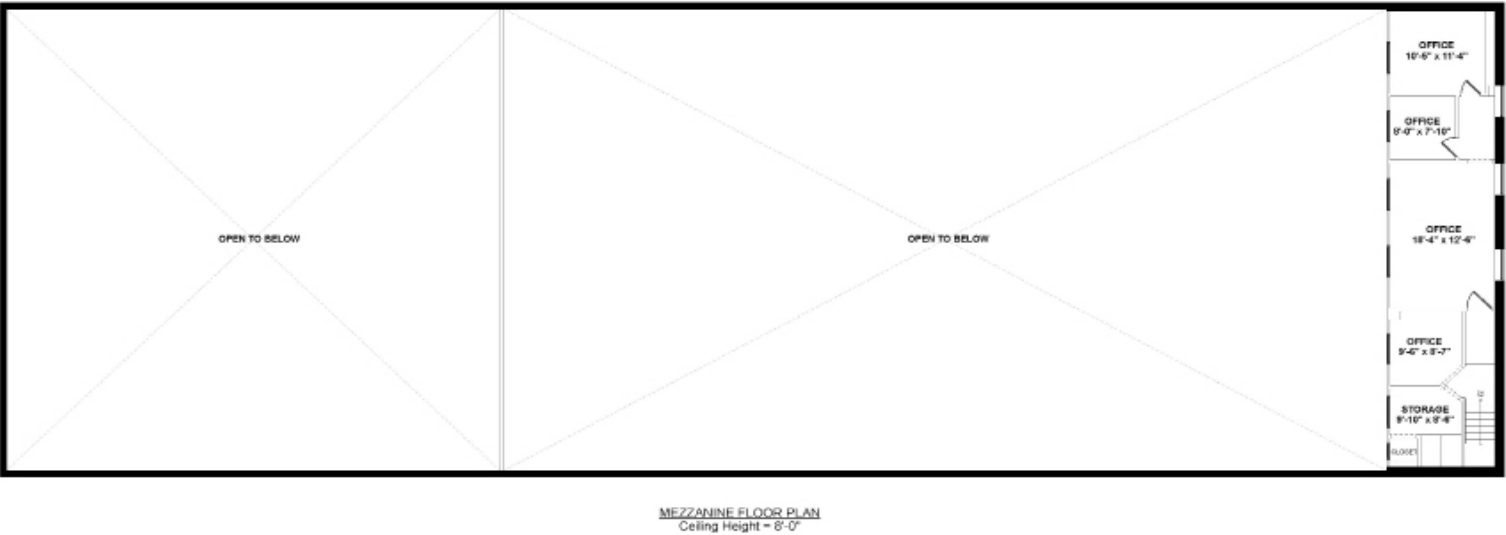
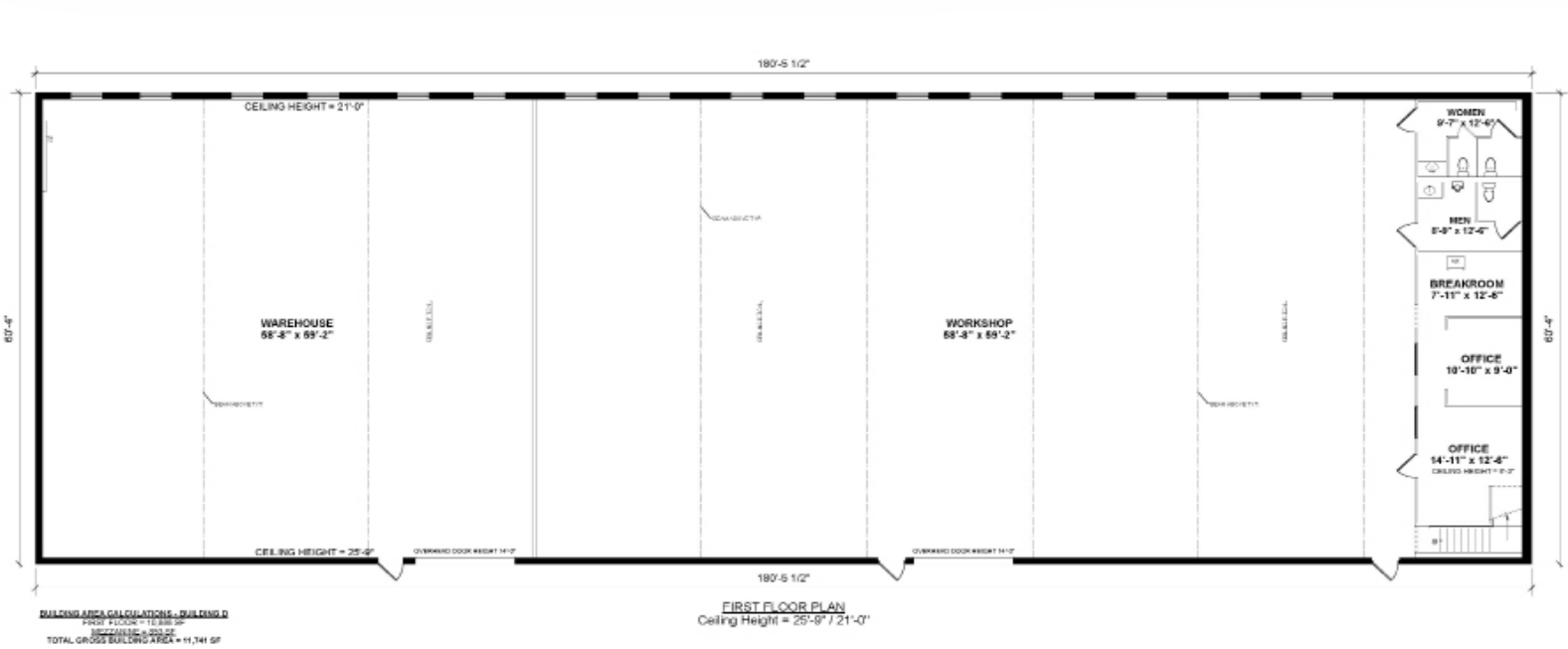


BUILDING C  
MEZZANINE

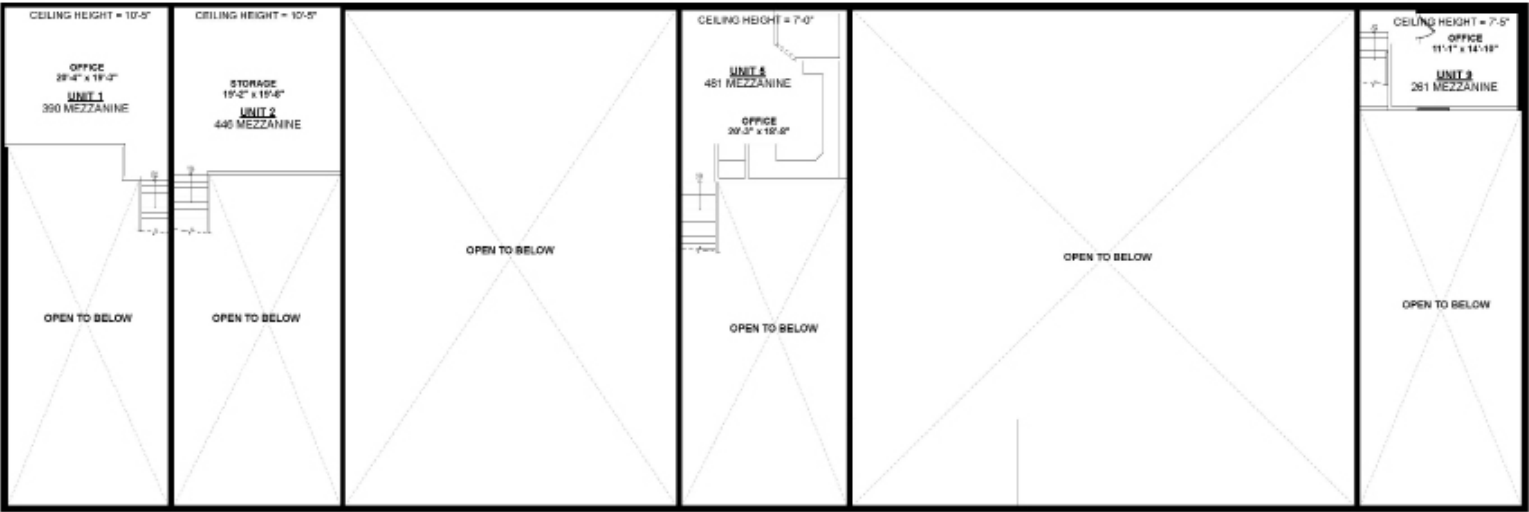
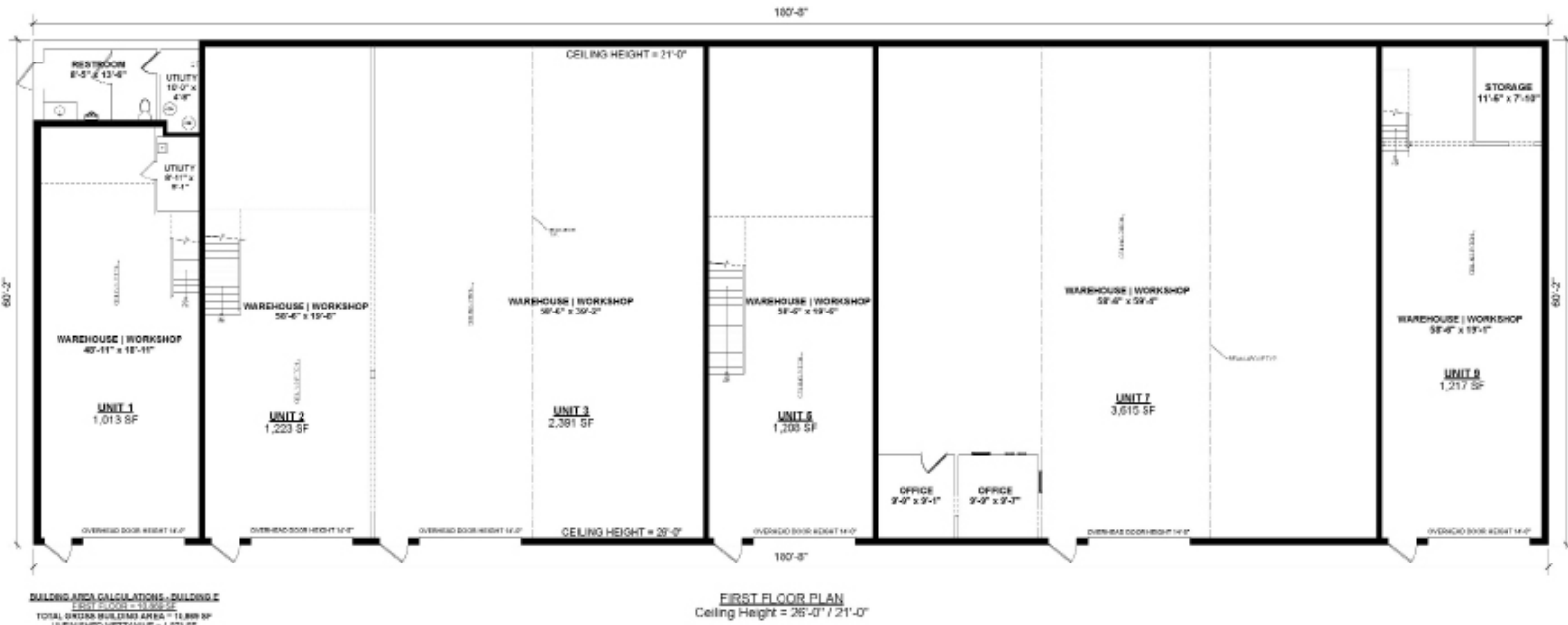




BUILDING D



BUILDING E





# CONFIDENTIALITY

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# "LOCAL EXPERTISE, UNPARALLELED ON THE EAST COAST"

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