

# FOR SALE

## Industrial Building

15,555± SF | 4.5± acres



## 276 Riverside Drive

Auburn, Maine

We are pleased to offer 276 Riverside Drive in Auburn for sale. The property is offered with a new, 10-year, absolute NNN lease from Gagne and Sons. See inside brochure for additional lease terms. The property is comprised of 15,555± SF and is located on 4.5± acres of land.

- ***10-year Lease Back***
- ***Absolute NNN***
- ***No Landlord Responsibilities***

### Broker Contact

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## Property Overview

Owner	GCBRE, LLC
Assessor's Reference	Map 202, Lot 31
Deed Reference	Book 10692, Page 31
Building Size	15,555± SF
Site Size	4.5± acres
Zoning	GB - General Business
Building Age	1976
Construction	Steel and masonry
Roof	Flat rubber membrane
Siding	Masonry
Flooring	Concrete slab
HVAC	Oil FHA
Overhead Doors	Yes, Four (4)
Utilities	Public water and sewer
Road Frontage	950± feet

**FOR SALE : \$1,250,000**



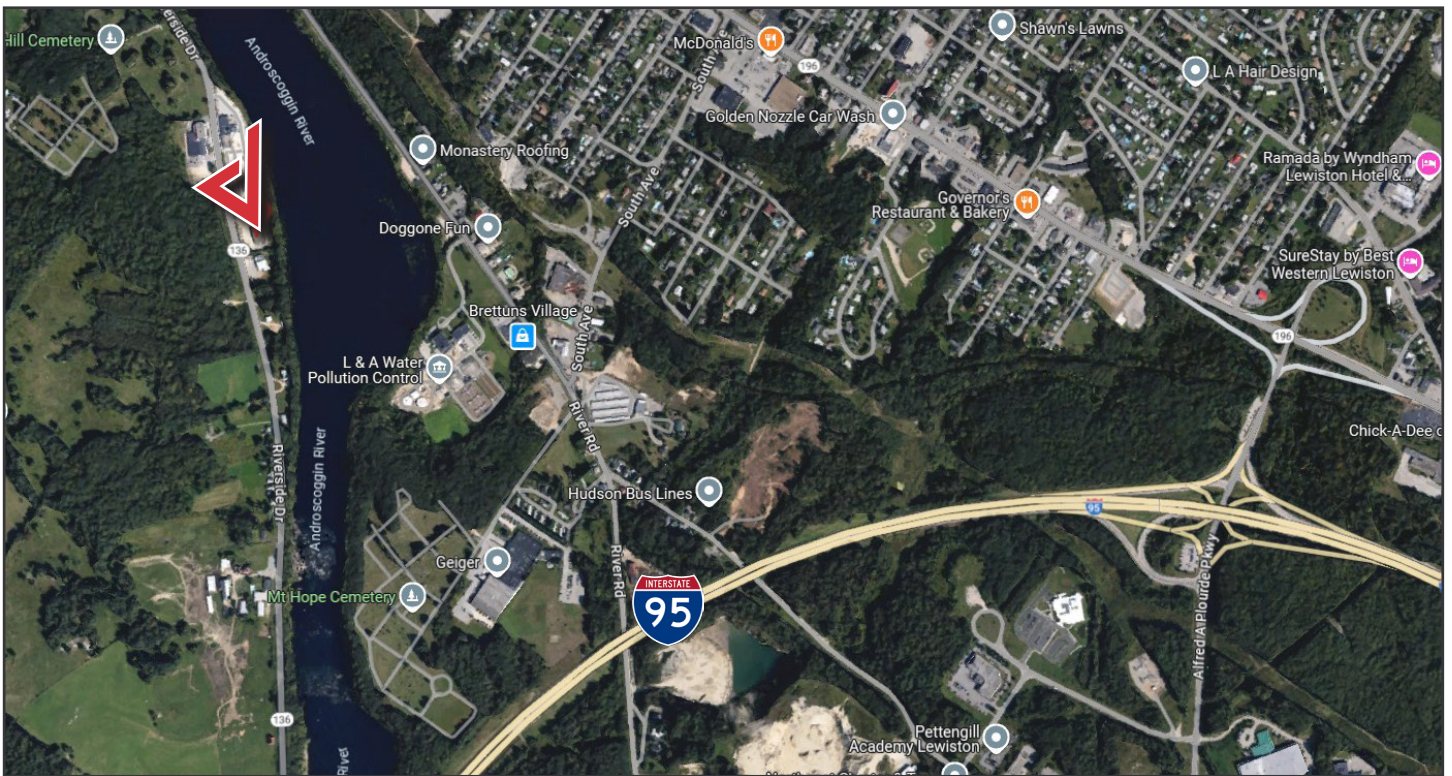
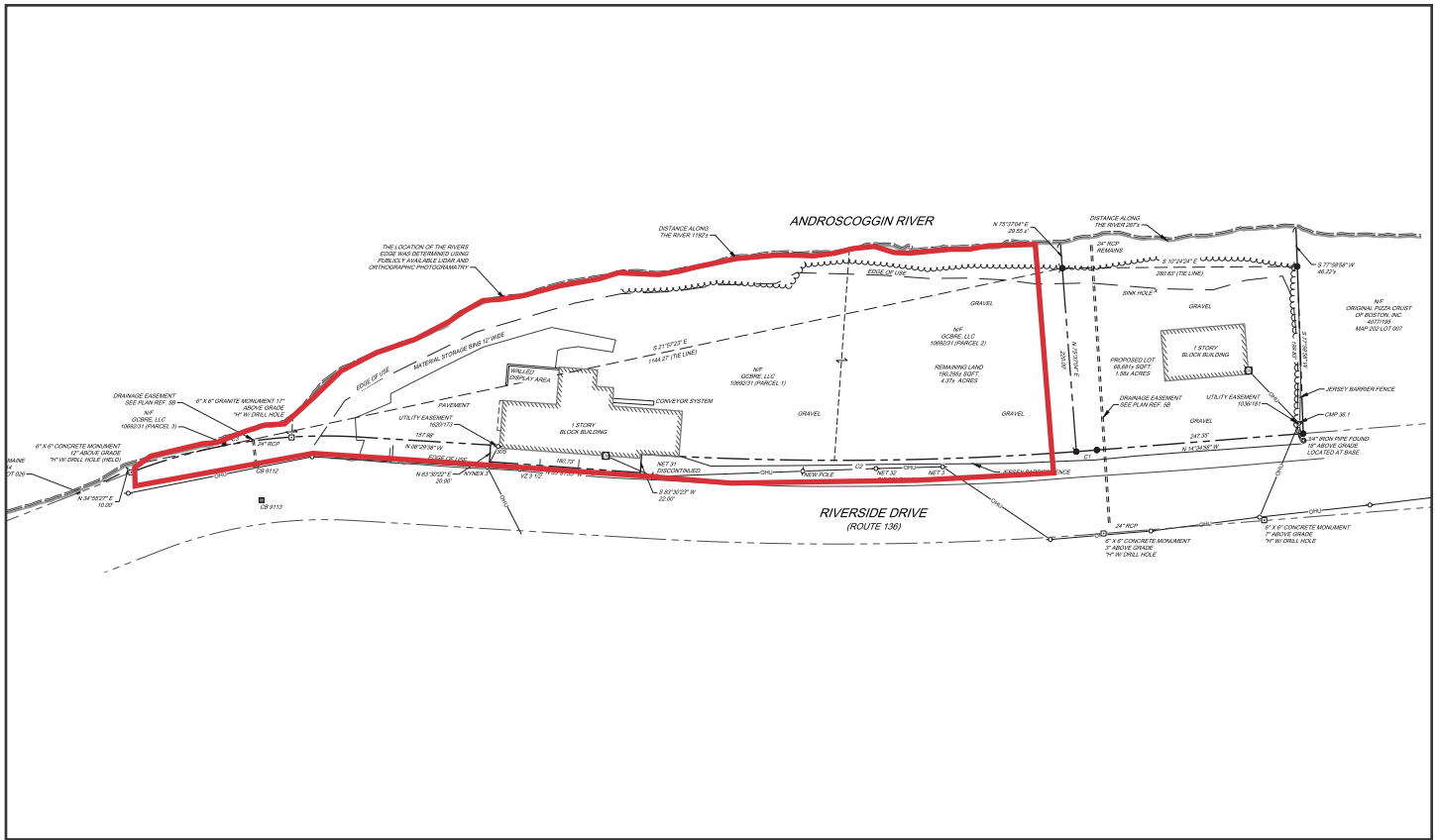


Founded in 1945, Gagne & Son is a family owned Maine based manufacturer-supplier, dealer, and retailer offering an array of concrete, stone, and masonry products for residential and commercial structural, architectural, beautification, and leisure applications. They carry complimentary outdoor kitchen, heating, lighting, and patio furniture solutions, too.

### General Lease Terms

<u>Tenant:</u>	Gagne and Sons, LLC
<u>Demised Premises:</u>	The demised premises shall be deemed to contain 15,555±sf of leasable building area situated on 4.5+- acres (TBD).
<u>Initial Lease Term:</u>	Ten (10) years.
<u>Option Term:</u>	Four (4) options to renew for seven (7) years each. All at a continuation of the initial annual escalator.
<u>Rent/Term</u>	
<u>Commencement Date:</u>	The first calendar day after closing.
<u>Lease Rate:</u>	Year 1: \$6.00 NNN (\$93,330/yr) Years 2-10: 2.5% annual escalators The above rent is quoted on an absolute triple net basis. Therefore, Tenant is directly responsible for all operating expenses for this property, including, but not limited to, real estate taxes, building insurance, repairs and maintenance including capital replacement items, all utilities including water, sewer, heating fuel, electricity, etc.
<u>Right of First Refusal:</u>	Tenant shall have a rolling right of first refusal at any point during the lease. Tenant shall have 10 calendar days to respond to a bona fide offer. Tenant shall then have up to 120 days to close on the property.
<u>Assignment:</u>	Tenant may assign the lease in the event the retail business of the Tenant is sold.
<u>Sublease:</u>	Tenant may sublease some or all of the property.
<u>Non-Compete:</u>	If Tenant vacates property, Landlord shall not release to a competitor of Gagne and Sons for a period of at least 10 years.

# 276 Riverside Drive



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.