

# FOR SALE



## INVESTMENT OPPORTUNITY

525 WASHINGTON STREET, AUBURN, MA 01501



*Voted Best Commercial Real Estate Brokerage - Worcester Business Journal*

**DAVID V. COHEN**

**Senior Vice President**  
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**CHRIS NAFF**

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Property Type:	Warehouse w/ Office
Building Size:	26,400 SF
Available SF:	8,400 SF Retail / 18,000 SF Industrial
Lot Size:	4.1 Acres
Zoning:	Highway Business Zoning
Roof:	New rubber membrane in 2021
Power:	3-Phase Power @480V
Utilities:	Natural gas, Town water & sewer
Loading:	Five (5) doors / two (2) docks
Ceiling Height:	18 - 25 ft
Traffic Count:	20,199
Year Built:	1987

## PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to present the investment opportunity at 525 Washington Street in Auburn, MA for sale. Priced at a 7.39% CAP rate, the property presents a tremendous opportunity to acquire a building that will be fully occupied by a publicly traded company. Once a long-time Honda dealership, a car dealership with 10 other locations in 6 other states across the country. A national, publicly listed car dealer will be entering year 1 of their new 5-year lease in Auburn and their lease includes multiple options to extend with strong rent escalations. With net operating income north of \$339,504, this turn-key investment is a rarity in today's market. Please call us for more information.

Tenant Lease Summary - 5 years - 26,400 SF - Occupancy dates TBD

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,096	34,455	146,464
Total Population	2,660	92,320	376,202
Average HH Income	\$78,137	\$65,277	\$68,595



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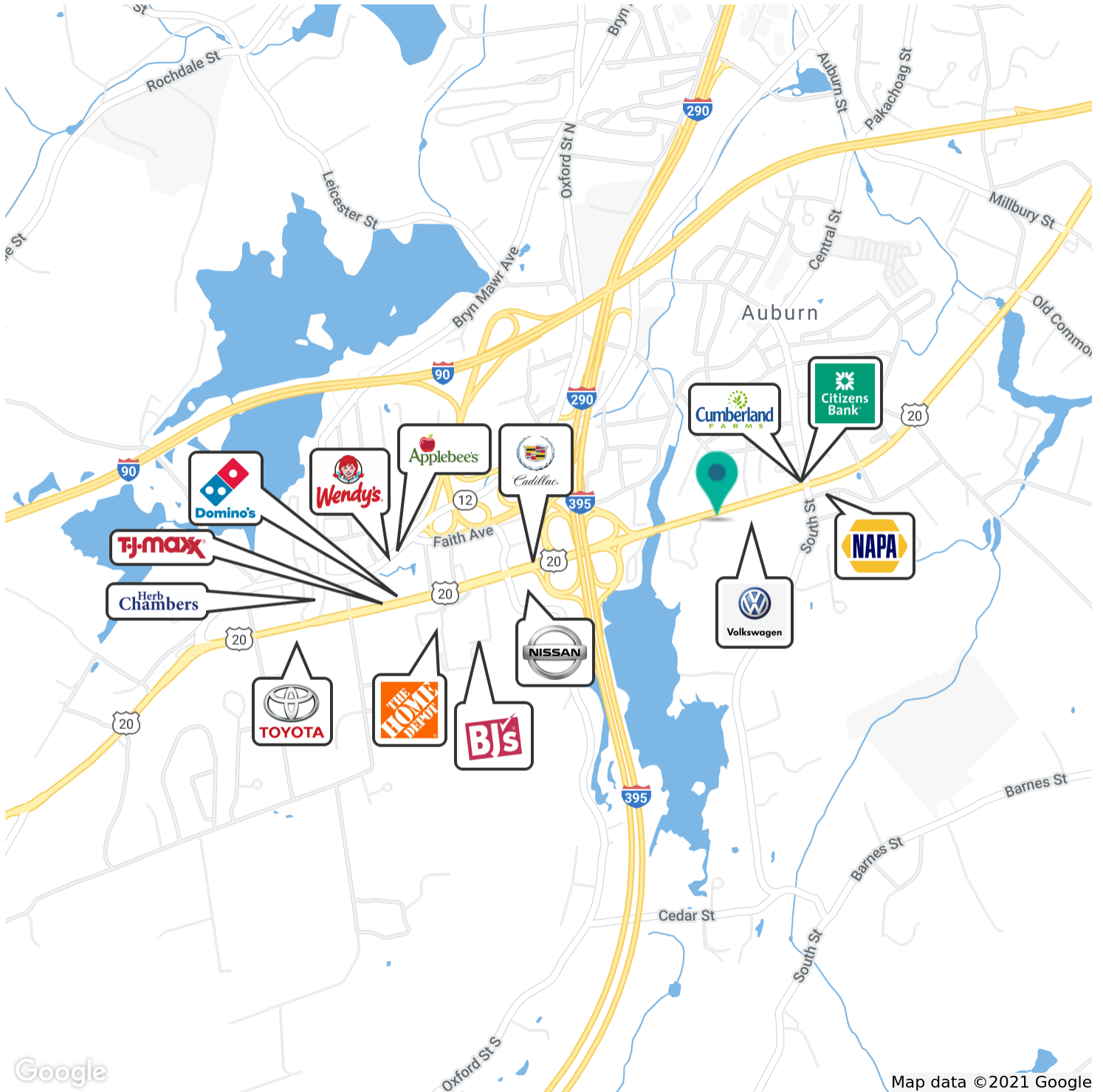
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# RETAILER MAP

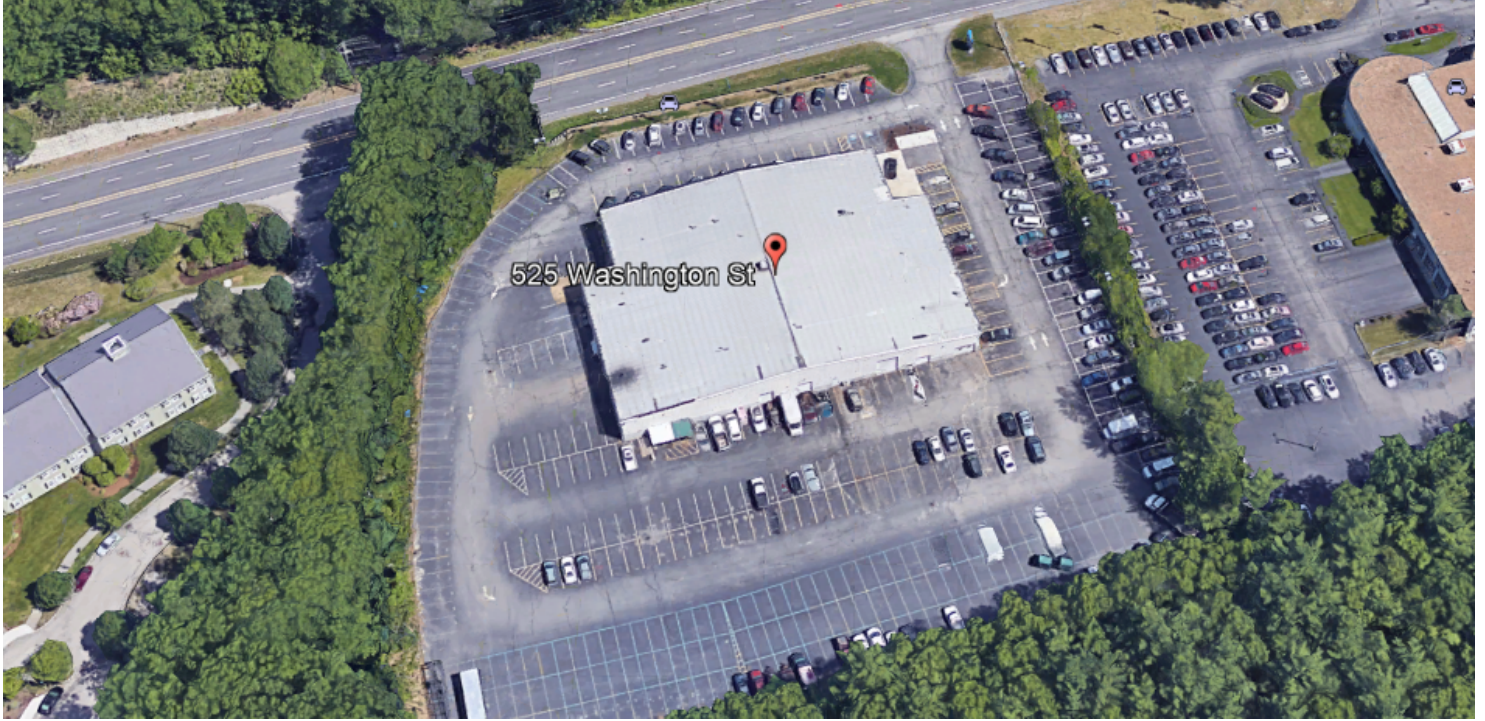


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## ADDITIONAL PHOTOS



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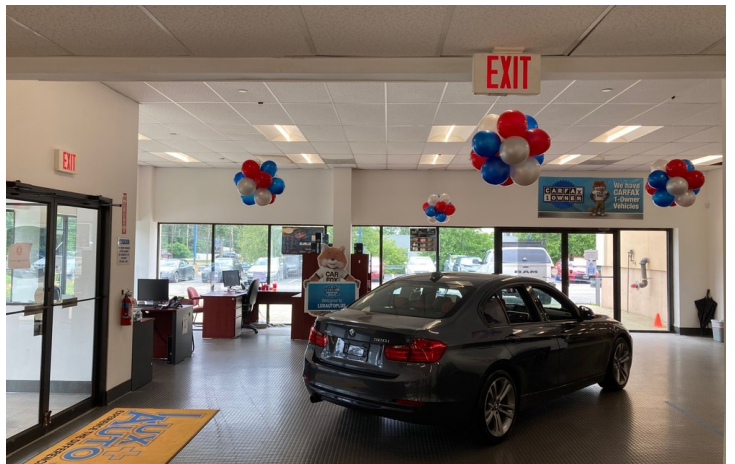
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# SHOWROOM PHOTOS



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## SERVICE AREA PHOTOS



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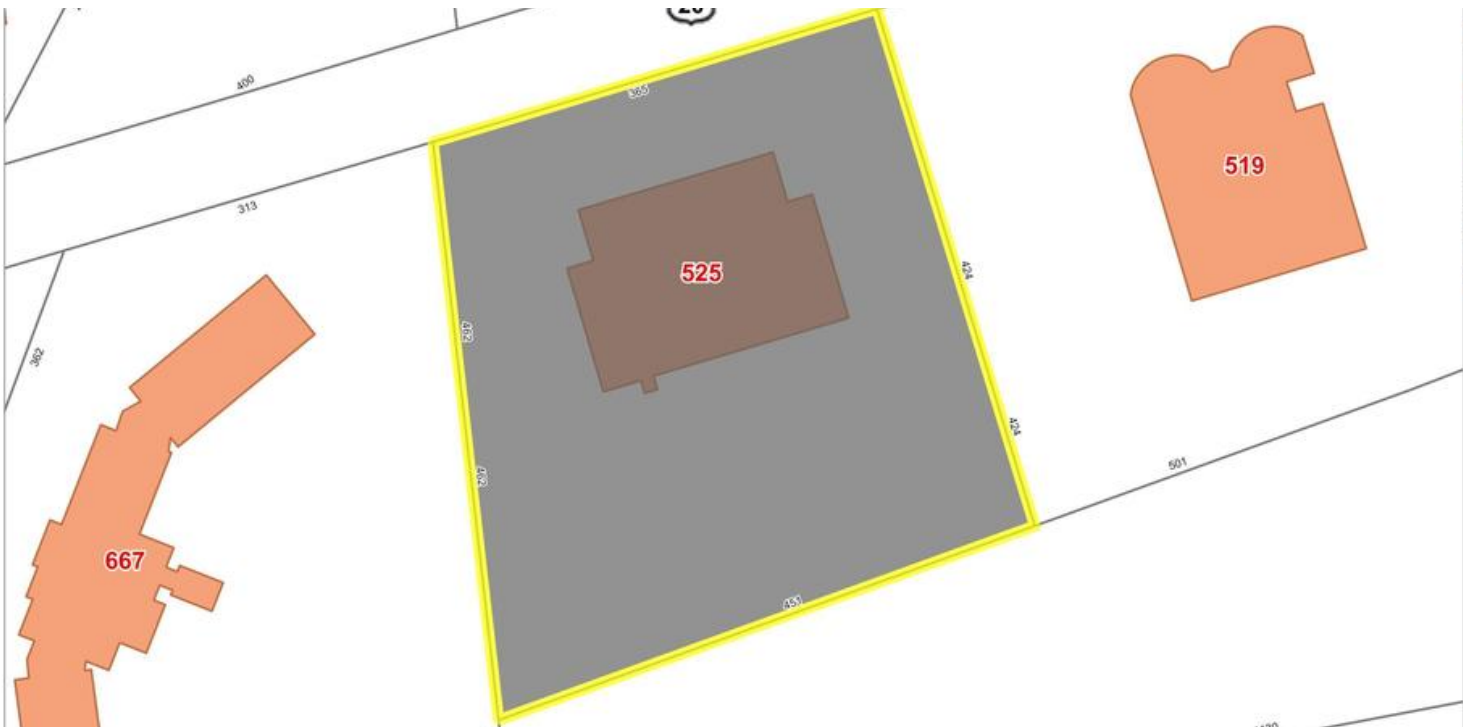
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# PLOT PLAN



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## CONFIDENTIALITY AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (this "Agreement") AGREEMENT is made this \_\_\_ **day of** \_\_\_\_\_ **2019** by and between \_\_\_\_\_ of \_\_\_\_\_ (hereinafter referred to as the ("Recipient") for the benefit of ("Owner"), with respect to the property commonly known as \_\_\_\_\_ (the "Property").

1. Recitals. Recipient has expressed to Owner an interest in purchasing the Property, and in connection therewith, Recipient has requested certain information and documentation for the purpose of considering the purchase of the Property (the "Transaction"). In consideration of the disclosure of such information, Recipient has agreed to keep such information confidential, pursuant to the terms of this Agreement.

2. Material. All information and documentation obtained from, or by meeting with Owner or its officers, employees, managers, advisors, attorneys, agents, representatives, affiliates or subagents, including, without limitation, any information or documentation contained in an electronic data room or website, is herein collectively referred to as the "Material". The term "Material" does not include information which (i) is generally available to the public other than as a result of a disclosure by Recipient or Recipient's Representatives (as defined below), (ii) was available to Recipient or its Representatives on a non-confidential basis prior to its disclosure to Recipient by or on behalf of Owner, or (iii) becomes available to Recipient or its Representatives on a non-confidential basis from a source other than Owner or its Representatives, provided that such source was not itself bound by an obligation of confidentiality owed to Owner.

3. Confidentiality. As a condition to the furnishing of any Material to Recipient, Recipient agrees that all Material will be treated as strictly confidential and will not be disclosed by Recipient or Recipient's directors, officers, employees, affiliates, advisors, clients, attorneys, accountants, consultants, lenders, current investors or potential co-investors, or any other representatives or agents (collectively, "Representatives") to any other person or entity, except as expressly permitted by the terms of this Agreement. Recipient agrees that Recipient and its Representatives will use the Material solely for the purpose of considering the Transaction. Recipient will not use the Material in any way which is or could be detrimental to Owner or the Property. Recipient further agrees that the Material will be disclosed only to such of its Representatives who need to examine the Material for the purpose described above. Before being provided with any Material, each such Representative shall be informed by Recipient of the confidential nature of the Material and the terms of this Agreement, shall be directed by Recipient to treat the Material confidentially and shall agree to abide by the provisions of this Agreement, and Recipient shall be liable for any breach hereunder caused by any such Representative. In the event that Recipient is required by a law, governmental or regulatory authority, or a court of competent jurisdiction to disclose any Material, Recipient will provide Owner with prompt written notice of such requirement prior to such disclosure. Neither Recipient nor its Representatives will contact the tenants, leasing agents or property management staff of the Property in connection with Recipient's review of the Material or the Transaction. Any and all questions related to the evaluation of the Material shall be directed solely to Owner, unless otherwise advised by Owner.

4. Return of Materials. Immediately upon the written request of Owner at any time, Recipient will deliver to Owner all documents and written information constituting Material previously furnished by Owner to Recipient or its Representatives, without retaining any copy thereof, or, if Owner so directs, Recipient will destroy all such written documents and information in its possession or in the possession of its Representatives. Upon written request by Owner, Recipient will also certify in writing within ten (10) days after return or destruction of such Material that all Material has been returned or destroyed.

5. No Representations, Warranties or Liability. Neither Owner nor any other persons disclosing Material to Recipient or Recipient's Representatives makes any warranty or representation whatsoever as to the accuracy or completeness of the Material. Recipient agrees that neither Owner nor any of its directors, officers, representatives, agents, attorneys, advisors, affiliates or subagents, shall have any liability to Recipient or its Representatives resulting from the use of the Material by Recipient or its Representatives.



6. Other Potential Purchasers. Owner reserves the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement with respect to the Transaction without prior notice to Recipient. Nothing herein shall imply any agreement on the part of Owner to enter into the Transaction with Recipient or to pay any commissions, finder’s fees or other compensation or fees to any person.

7. Brokers. Recipient shall be responsible for the payment of any brokerage fee, commission or other compensation to any broker who has introduced Recipient to the Property. Recipient agrees to indemnify, defend and hold harmless Owner and its Representatives from and against any and all claims, costs and liabilities made or imposed by such broker with respect to the Transaction. Owner reserves the right to take any action, whether in or out of the ordinary course of business, which it deems necessary or prudent in connection with the Property.

8. Term. This Agreement shall remain in effect until the date which is two (2) years from the Effective Date or until such time as Recipient and Owner enter into a binding Purchase and Sale Agreement at which time Recipient’s obligations in respect of the Material shall be governed by such binding Purchase and Sale Agreement.

9. Miscellaneous. This Agreement (a) shall be governed by the laws of the State in which the Property is located, and (b) may not be cancelled or modified, nor any of its provisions be waived, except in writing signed by Recipient and Owner or, in the case of a waiver, on behalf of the party making the waiver.

**TO ACCEPT THIS AGREEMENT:**

Please execute this Agreement electronically by agreeing to all the terms and conditions written above.

**POTENTIAL PURCHASER – PLEASE INDICATE YOUR CAPACITY FOR THIS TRANSACTION IN THE BOXES BELOW:**

I AM A BROKER/AGENT REPRESENTING A CLIENT

I AM A PRINCIPAL INVESTOR

**ACCEPTED & AGREED TO:**

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

COMPANY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
FAX NUMBER: \_\_\_\_\_