

FOR SALE

\$1,139,000

INDUSTRIAL BUILDING



OFFERING MEMORANDUM

 **POULIOT**
REAL ESTATE

207.248.6044

122 LYONS ROAD

SIDNEY, MAINE

MATT POULIOT

matt@pouliotrealestate.com

Brianna Mannisto- Shuck

brianna@pouliotrealestate.com

EXECUTIVE SUMMARY

The offering of 122 Lyons Road in Sidney, Maine is the opportunity to acquire a 9,000-square-foot single-tenant industrial building positioned directly at Interstate 95 Exit 120. The property sits on approximately six acres and is offered at a 6.71 percent capitalization rate, delivering stabilized industrial income from one of the most accessible interchange locations in central Maine.

The building is fully occupied by XPO, Inc., the fourth largest less-than-truckload freight carrier in North America, under a NNN lease expiring 6/30/2030. The tenant's use is purpose-matched to the location, a highway-front industrial site that supports exactly the kind of freight operation XPO runs, which reinforces long-term occupancy.

For an investor seeking dependable income, a 1031 exchange placement, or a long-term industrial holding on Maine's primary freight corridor, 122 Lyons Road pairs the security of a single national tenant with a location that rarely comes available.



INDUSTRIAL BUILDING
\$1,139,000



PROPERTY SUMMARY

ADDRESS:	122 Lyons Rd, Sidney, ME 04330
ZONING:	Commercial
TYPE:	Sale
SPACE AVAIL:	9,000 SF
GROSS LAND AREA:	6 Acres
CLASS OF SPACE:	Class ?
AVERAGE OCCUPANCY:	100%
CONSTRUCTION:	Metal frame, siding and roof
YEAR BUILT:	1986
TAXES 2024:	\$7,198 Annually
HIGHLIGHT:	Proximity and Visibility from I-95
CAP RATE:	6.71%
TENANT:	XPO Logistics

INDUSTRIAL BUILDING
\$1,139,000

LOCATION & OPPORTUNITY

Sidney sits in the heart of Kennebec County, between the service centers of Augusta to the south and Waterville to the north. The property anchors directly to Interstate 95 at Exit 120, the Lyons Road interchange, placing it on the only primary interstate in Maine and the main artery for freight moving through the state from the New Hampshire line to the Canadian border. Trucks reach the highway within moments of leaving the site, and the building carries direct visibility from the corridor, an advantage that cannot be engineered into an interior parcel at any price.

The six-acre land area is its own opportunity. Beyond the building footprint, the parcel offers room for trailer staging, equipment storage, future expansion, or yard improvements, depth that is increasingly scarce in well-located industrial inventory. In a region where highway-adjacent industrial land rarely trades, 122 Lyons Road combines location, access, and acreage in a single offering.



INDUSTRIAL BUILDING

\$1,139,000

INVESTMENT HIGHLIGHTS

- **Single National Tenant:** Occupied by XPO, Inc. (NYSE: XPO), the fourth largest less-than-truckload carrier in North America, with 2025 revenue of \$8.16 billion and operations across 17 countries.
- **Secure Cash Flow:** 100 percent occupied with in-place income at a 6.71 percent capitalization rate. No vacancy or lease-up risk to underwrite.
- **Purpose-Matched Location:** Direct access and visibility at Interstate 95 Exit 120, Maine's primary freight corridor, on a site structurally suited to a national logistics operator.
- **Land Depth:** ±6 acres supports trailer storage, equipment staging, and expansion, a durable advantage in a market short on well-located industrial acreage.
- **Low Operating Burden:** 2025 real estate taxes of \$7,198 and durable all-metal construction keep ownership costs and maintenance exposure low.
- **Lease Strength:** NOI is \$76,437. NNN lease, remaining through 6/30/2030, currently \$125/year escalation. Tenant has been in this location since 1999.



TENANT PROFILE

XPO, Inc. (NYSE: XPO) — NOI is \$76,437. NNN lease, remaining through 6/30/2030, currently \$125/year escalation. Tenant has been in this location since 1999.

XPO, Inc. is a national leader in asset-based less-than-truckload (LTL) freight transportation, headquartered in Greenwich, Connecticut. Formerly known as XPO Logistics, the company refocused as a dedicated LTL carrier in December 2022 and has since become one of the strongest performers in its sector.

The company reported 2025 revenue of \$8.16 billion and operates a network of approximately 592 locations across 17 countries, with roughly 37,000 employees serving about 55,000 customers. Its North American LTL coverage extends to 99 percent of U.S. zip codes. XPO ranks as the fourth largest LTL carrier in North America and holds an estimated 9 percent share of the \$52 billion LTL market.

For a property owner, XPO represents the profile that defines a durable net-lease investment: a publicly traded, nationally scaled operator whose business model depends on a distributed footprint of highway-connected industrial facilities. The tenant's use is structurally aligned with the asset and its location, which supports occupancy stability over the life of the lease.

INDUSTRIAL BUILDING
\$1,139,000

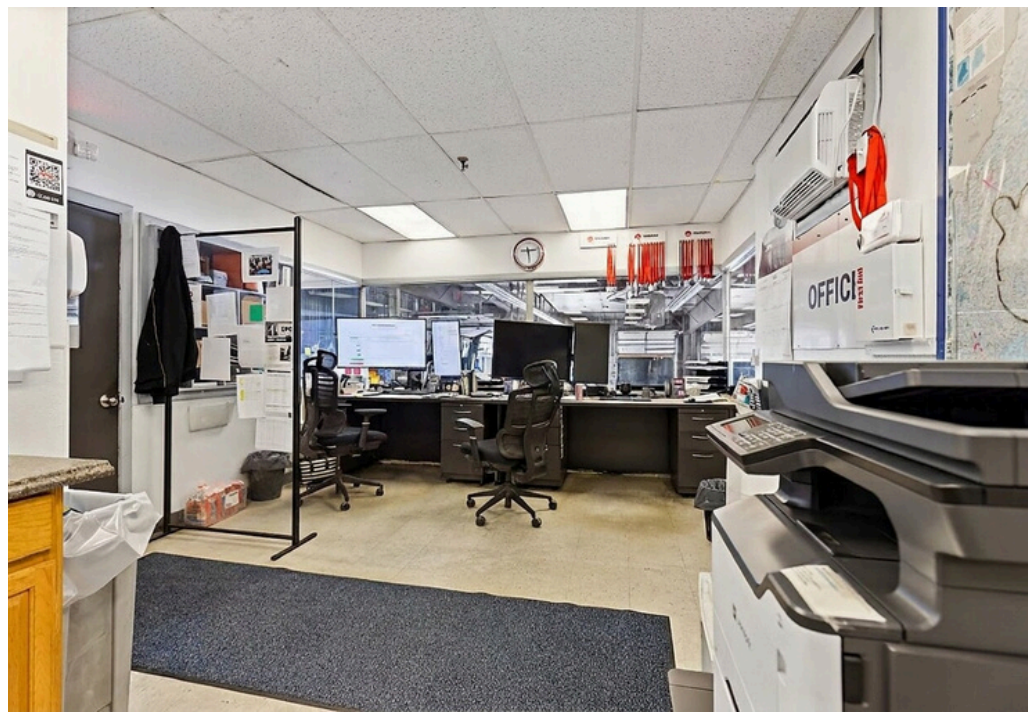
FINANCIAL OVERVIEW

- **Net Operating Income (NOI):** \$76,437.00
- **Capitalization Rate:** 6.71% on current income
- **Asking Price:** \$1,139,000
- **Price per SF:** \$126.56
- **Annual Real Estate Taxes (2025):** \$7,198
- **Lease Structure:** NNN lease, remaining through 6/30/2030, currently \$125/year escalation.

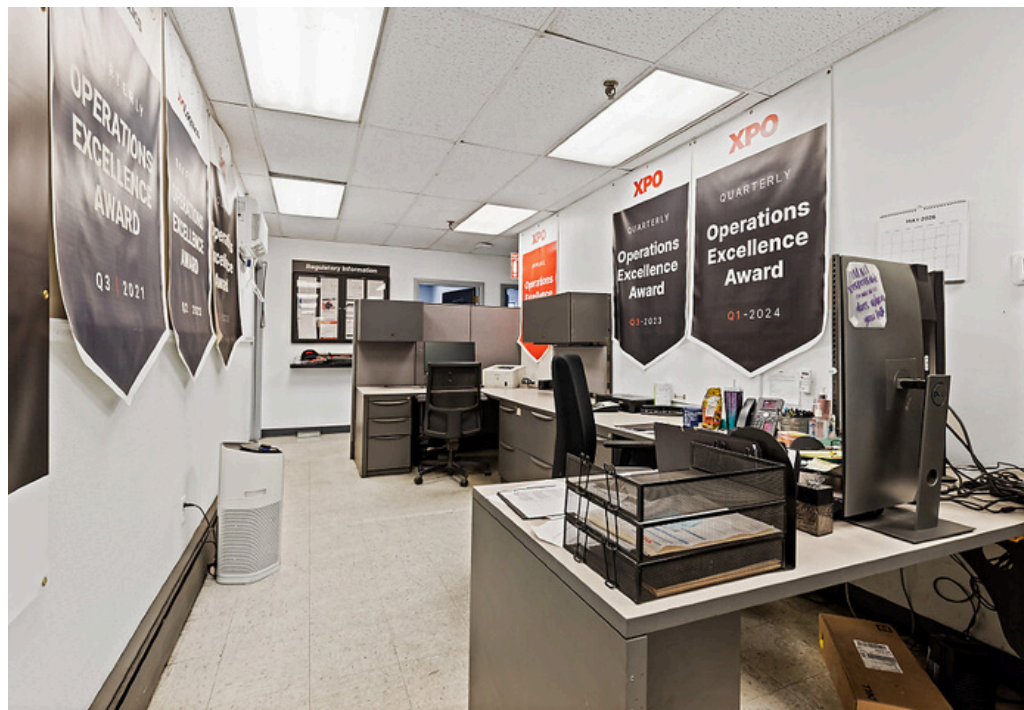
The property delivers stabilized, single-tenant income from a national LTL carrier whose operating model is matched to the location, providing a clean, low-management hold backed by one creditworthy occupant.



INDUSTRIAL BUILDING
\$1,139,000



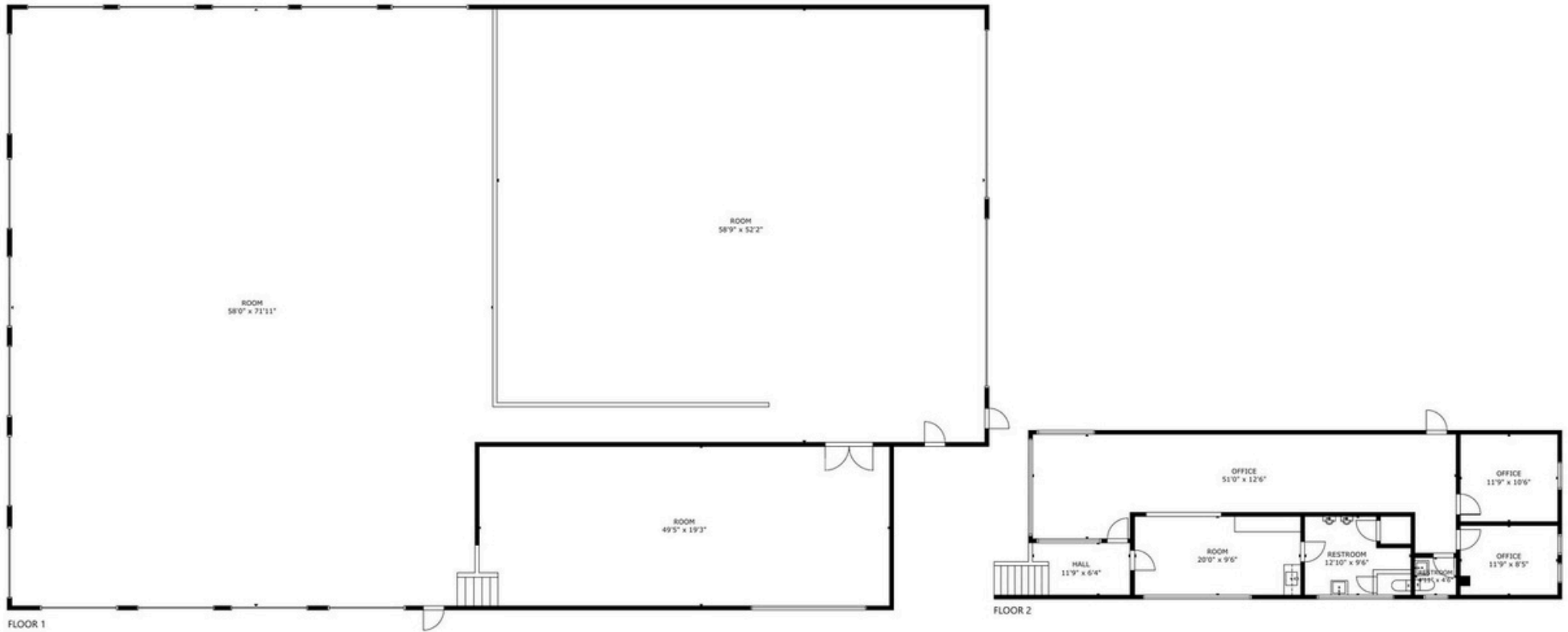
INDUSTRIAL BUILDING
\$1,139,000



INDUSTRIAL BUILDING
\$1,139,000

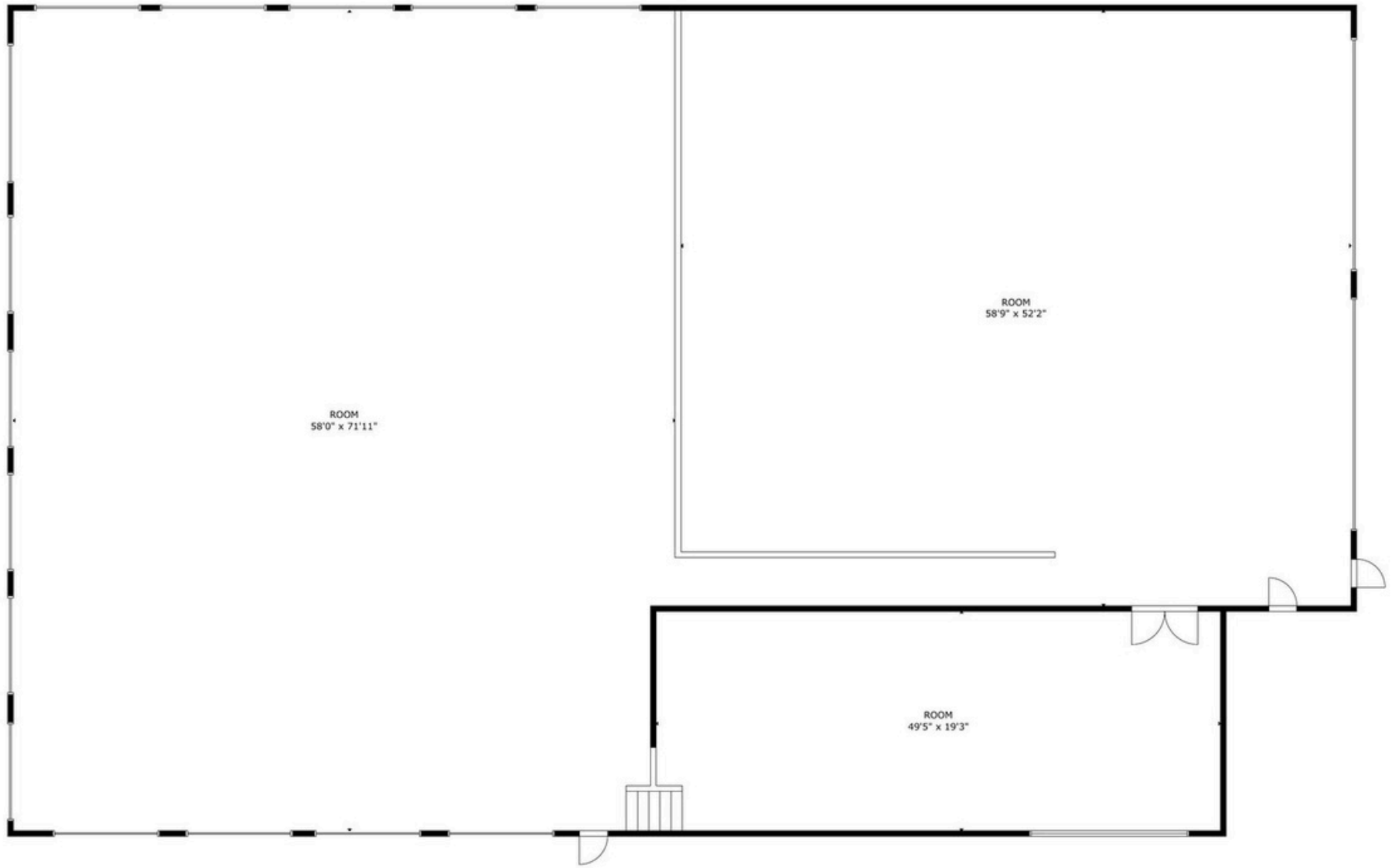


INDUSTRIAL BUILDING
\$1,139,000



GROSS INTERNAL AREA
 TOTAL: 9,439 sq ft
 FLOOR 1: 8,200 sq ft, FLOOR 2: 1,239 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

INDUSTRIAL BUILDING
 \$1,139,000



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 9,439 sq ft
FLOOR 1: 8,200 sq ft, FLOOR 2: 1,239 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

INDUSTRIAL BUILDING
\$1,139,000



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 9,439 sq ft
FLOOR 1: 8,200 sq ft, FLOOR 2: 1,239 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

INDUSTRIAL BUILDING
\$1,139,000

DEMOGRAPHICS

2020 Census & 2020-2024 ACS Estimates

2020 Summary	Augusta	Waterville	Sidney
Population	18,899	15,828	4,645
Households	9,453	6,804	1,889
Persons/Household	1.93	2.08	2.50
Median HH Value	\$201,000	\$184,600	\$336,200
Civilian Labor Force	56.7%	56.5%	
Median HH Income	\$47,979	\$53,580	\$83,488
Per Capita Income	\$35,261	\$32,905	\$44,614



\$83,488

*MEDIAN HH
INCOME



\$44,614

*PER CAPITA
INCOME

*Sidney Data



\$336,200

*MEDIAN HOME
VALUE



INDUSTRIAL BUILDING

\$1,139,000



POULIOT REAL ESTATE

*122 LYONS ROAD
SIDNEY, MAINE*



**MATT POULIOT &
BRIANNA MANNISTO-SHUCK**

207-248-6044

MATT@POULIOTREALESTATE.COM

BRIANNA@POULIOTREALESTATE.COM