

INDUSTRIAL BUILDING FOR SALE

237 MAIN DUNSTABLE ROAD, NASHUA, NH 03062



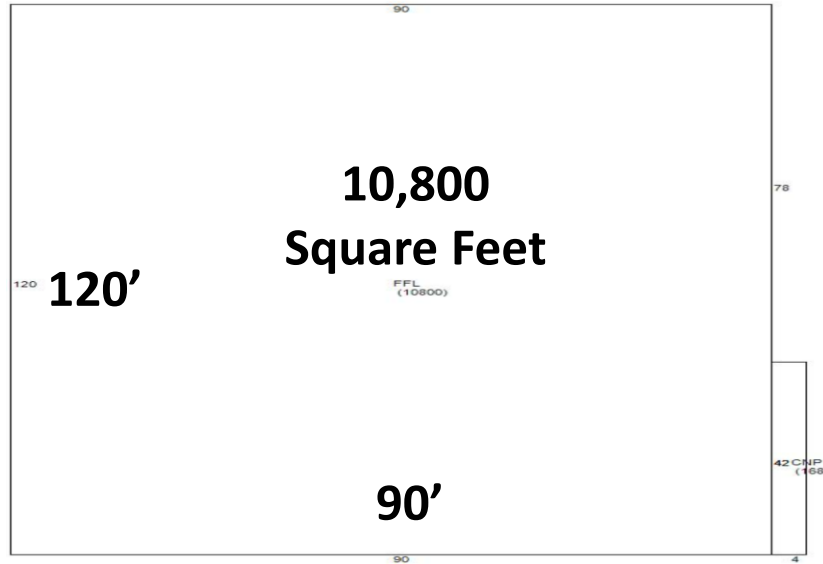
GRANITE
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FOR SALE: 10,800 SF BUILDING ON 1.246 ACRES
PRICING: CALL FOR DETAILS

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PROPERTY HIGHLIGHTS

- 10,800 SF Concrete Block Building
- Land Area: 54,277 SF
- ½ Mile from the Route 3 Exit ramp (Exit 5)
- Zoning: Park Industrial (PI)
- Loading Dock
- Wet Sprinkler System
- Flat Rubber Membrane Roof
- Floor Drains
- Clear Ceiling Height: 14'-6"
- Parking: 30 Spaces
- Year Built: 1961
- Potential to Expand the Building to the North

DEMOGRAPHICS

(5 MILE RADIUS - 2018)



Population: 113,775
Daytime Population: 92,708



Households:
45,890

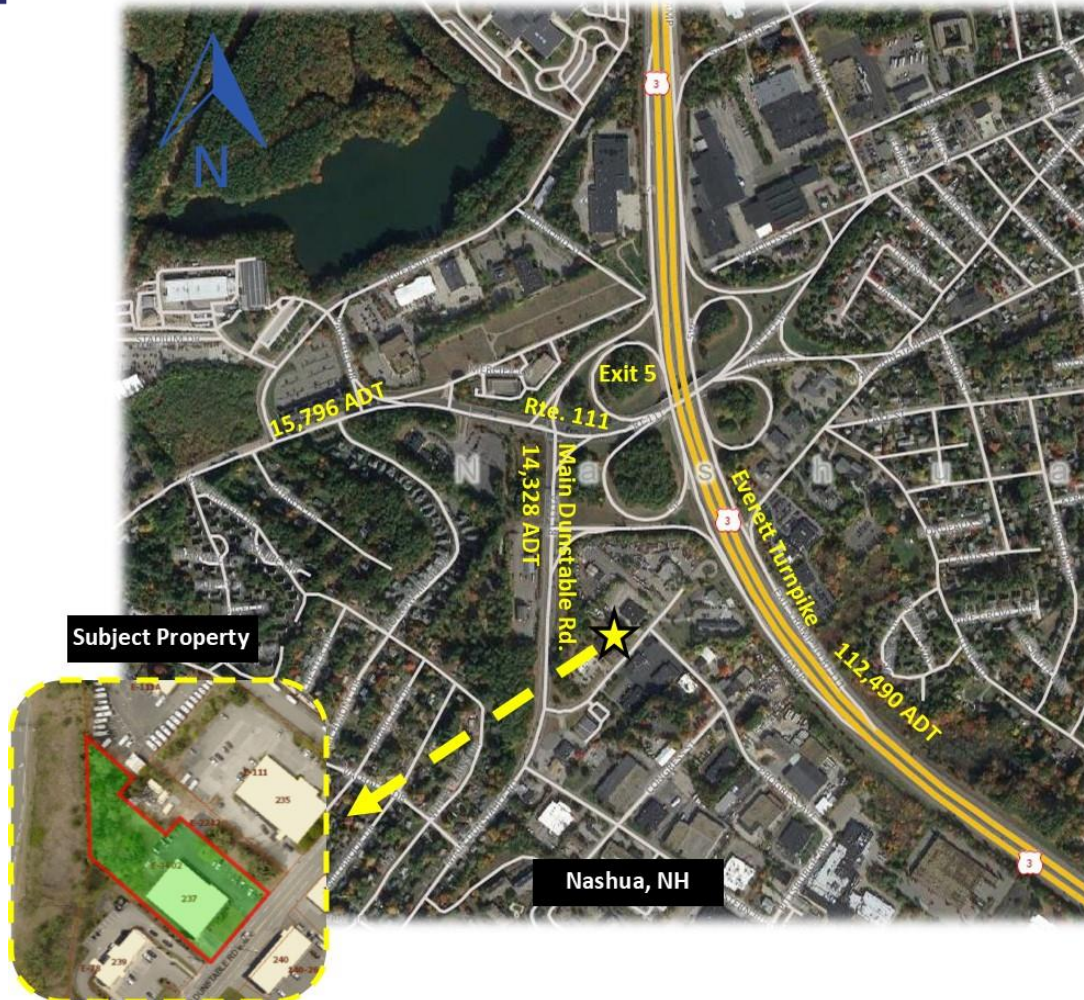


Median HH Income:
\$82,872

SITE INFORMATION
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237 MAIN DUNSTABLE ROAD
NASHUA, NH

The subject property is conveniently located off Exit 5 on Route 3 (Everett Turnpike) and Route 111A (Main Dunstable Road).



- Strong Industrial corridor in the heart of Nashua's population.
- Rare availability for a single-user building in this market.
- Located in Tax Free New Hampshire, just 5 miles from the Massachusetts border.
- 15 Miles from the Manchester-Boston Regional Airport and 13 Miles from I-93
- Major area employers include: Fidelity, BAE, Anheuser-Busch, and Southern NH Medical Center

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