

NEW TO MARKET

SALEM, NEW HAMPSHIRE

NNN R&D / Flex Asset

Rare 10 Year Sale-Leaseback Offering



GRANITE
COMMERCIAL REAL ESTATE
INITIATIVE AND INTEGRITY

Price: \$6,728,815

6.50% CAP Rate

- Located off Interstate 93, Exit 3, Salem, New Hampshire.
- 11 Klein Drive consists of 48,597 Rentable SF (per proposed floor plan) on 23.6 Acres.
- 10 Klein Drive is a 1.21 acre parcel paved parking lot.
- An additional 6.9 acre parcel abutting 11 Klein Drive is available for sale separately.



Proposed Façade Elevation

GRANITECRE.COM

FOR MORE INFORMATION CONTACT:

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10 & 11 KLEIN DRIVE
SALEM, NH