

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Prime Commercial Condo in Fieldstone Industrial Park – Plaistow, NH

4 Wilder Dr Unit 10D, Plaistow, NH 03865

Exclusively Represented By:

Shelly Weeks

Commercial Advisor

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OFFERING MEMORANDUM

Table Of Contents

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Table Of Contents

TABLE OF CONTENTS	2
EXECUTIVE SUMMARY	4
COMPLETE HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
LOCATION MAP	8
AERIAL MAP	9
PLANS	10
DEMOGRAPHICS MAP & REPORT	12

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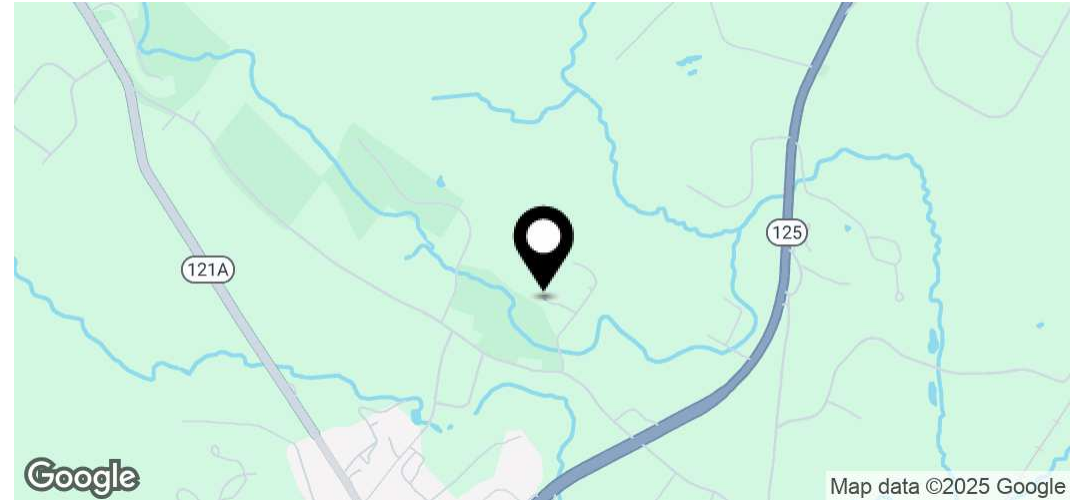
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Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$9.50 SF/yr
Lease Type	NNN
GSF	6,362 SF
Site Size	43,560 SF
Year Built	1999
Zoning	I

Property Overview

This 2,825± SF industrial condo in the highly sought-after Fieldstone Industrial Park offers a versatile layout and prime location near major routes. Ideal for contractors, trades, warehousing, or light manufacturing. Key features include: 12x10 grade-level door, office area or storage area, half bath, 3-phase 277/480v & 120/208v power with 4-20 amp and 220v twist-lock outlets, two radiant heat units and all new LED lighting. Located just minutes from Route 125, I-495, and the MA border, this space provides easy access for clients, suppliers, and employees. Whether you're expanding, relocating, or starting fresh, this is an excellent opportunity to establish your business in a thriving industrial park.

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Complete Highlights

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Property Highlights

- 12'x10' grade-level door
- Office area or additional storage
- Half bath
- 3-Phase Power
- Two radiant heat units
- All new LED lighting



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Additional Photos

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Location Information

Section 2

Location Map

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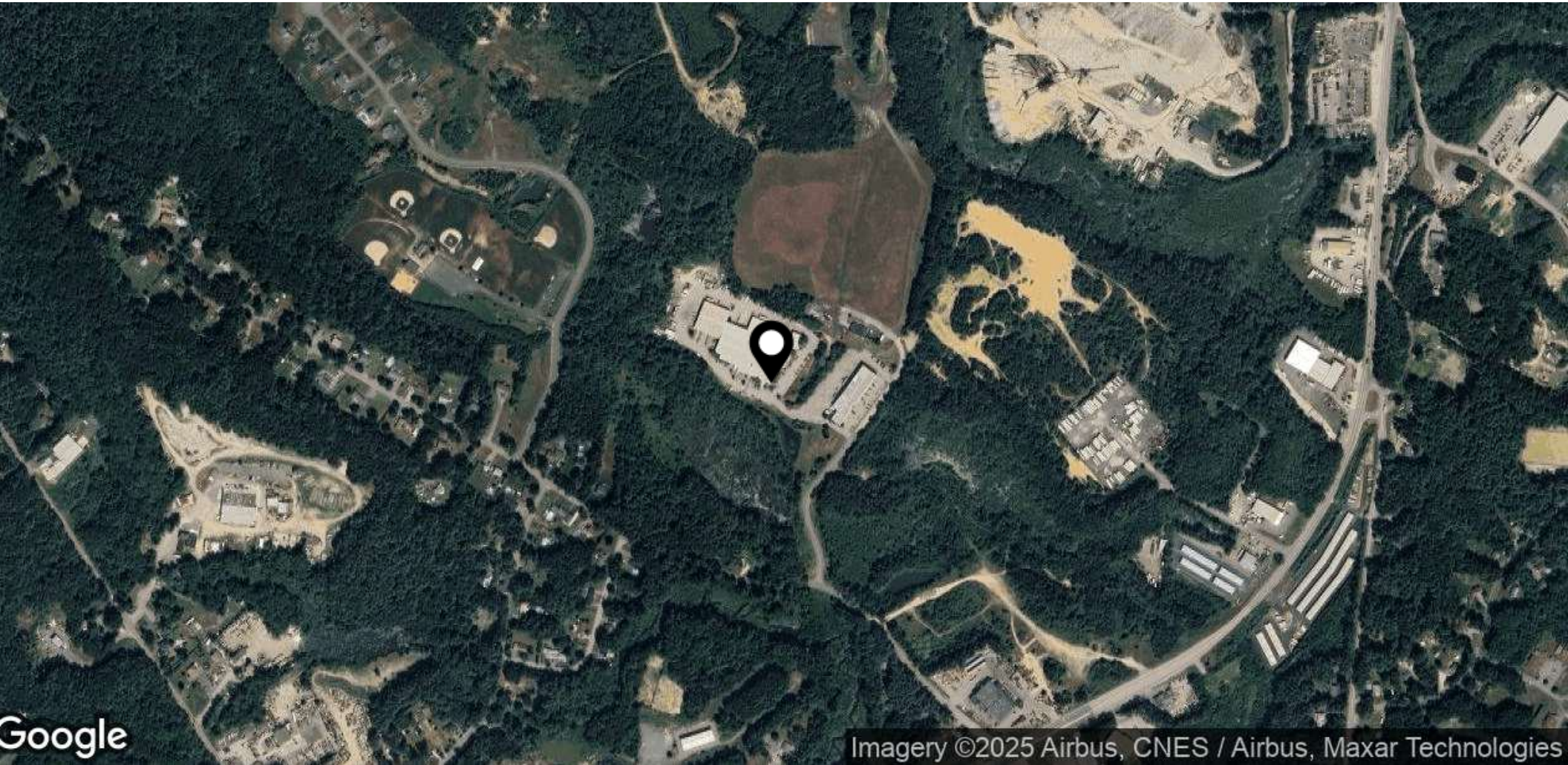
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Aerial Map

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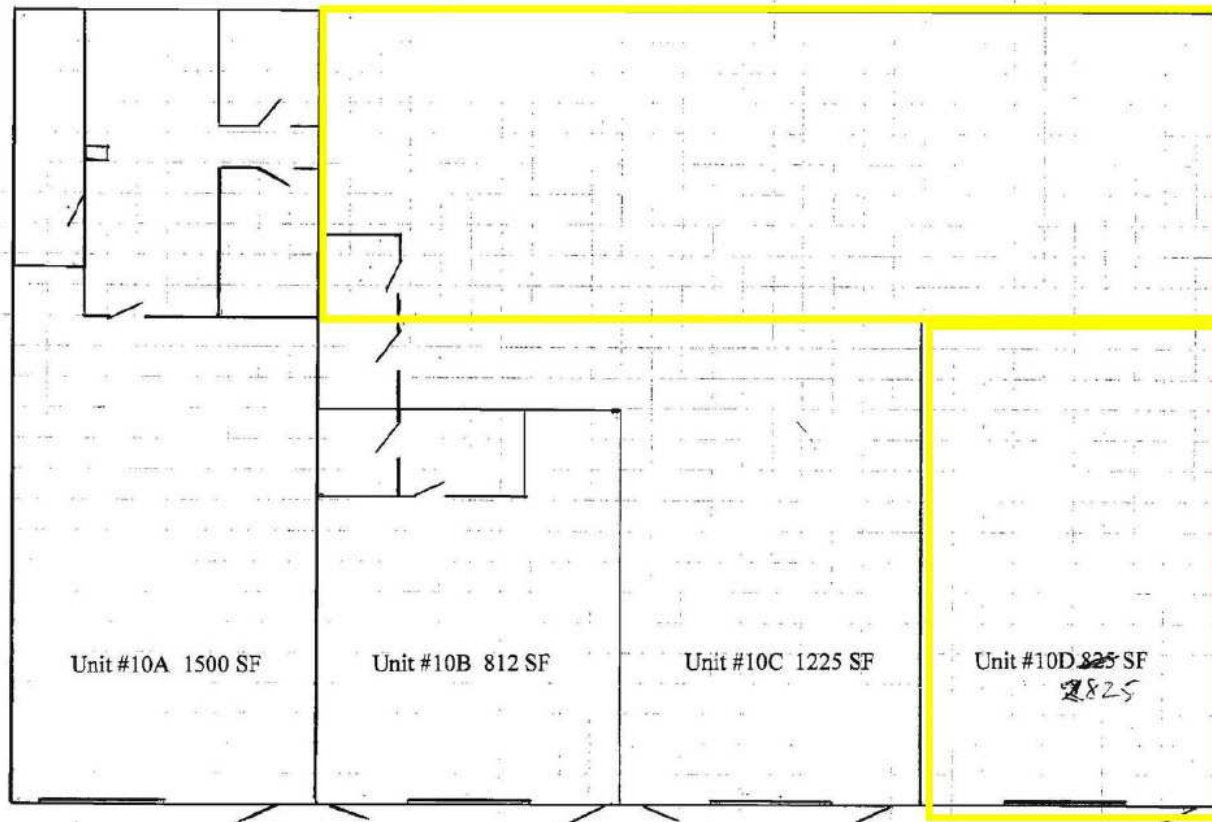
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Plans

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4 Wilder Drive Plaistow NH 03865

Units 10A through 10D 1"=10'



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Demographics

Section 3

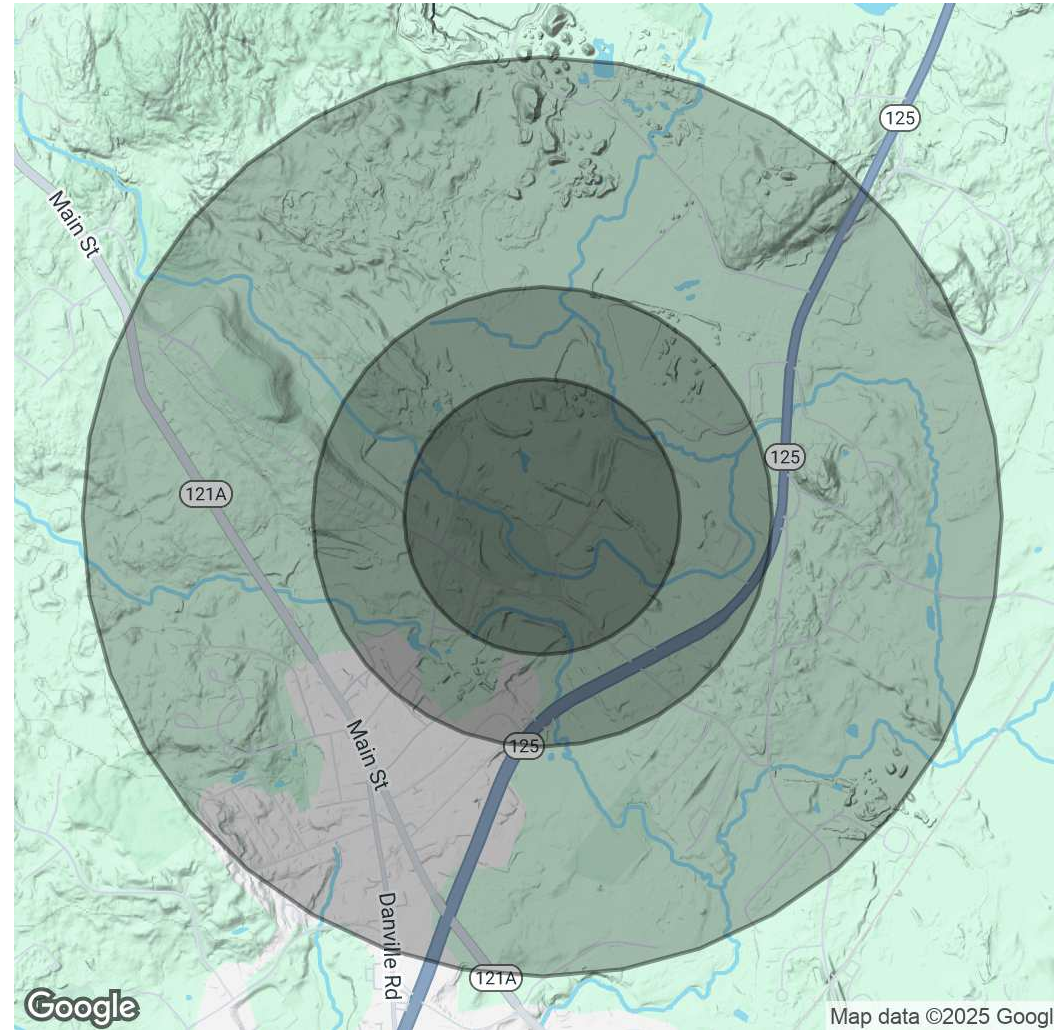
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	73	346	1,662
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	30	140	665
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$112,691	\$112,807	\$114,602
Average House Value	\$452,097	\$452,584	\$452,118

Demographics data derived from AlphaMap



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