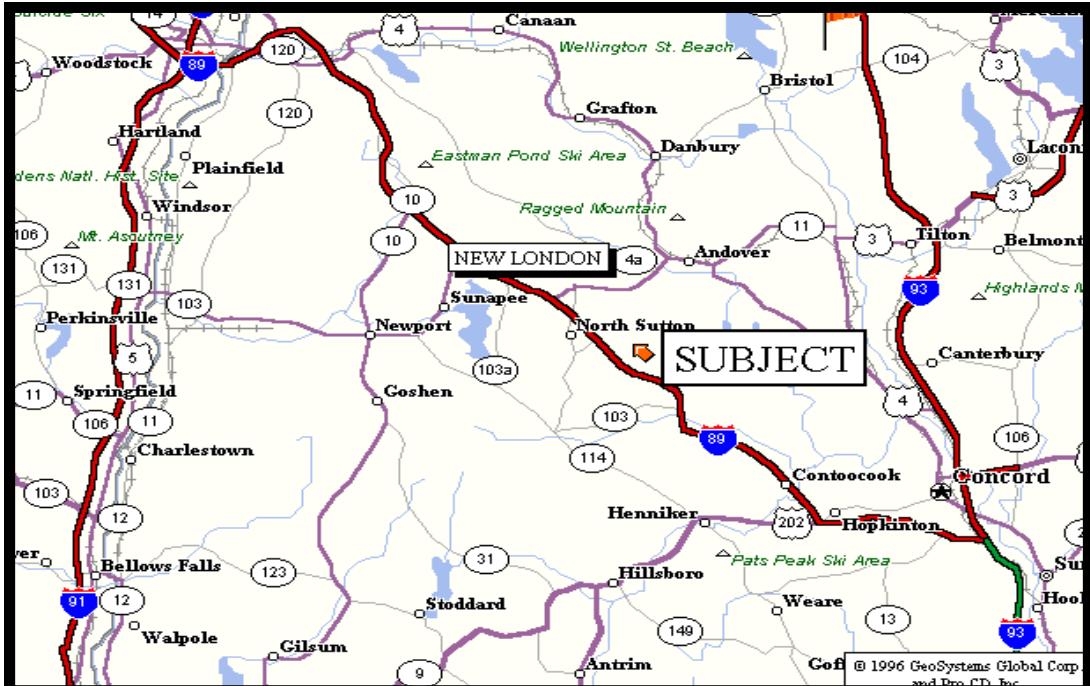


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COMMERCIAL LOT
EXIT 10, I-89
SUTTON/NEW LONDON ,NH

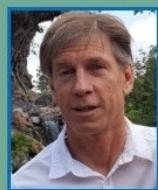


1/4 MILE OFF I-89

- 6 ACRES
- COMMERCIAL USE BY SPECIAL EXCEPTION
- APPEARS GOOD SOILS
- GENTLE TERRAIN
- 3 PHASE POWER NEARBY
- STREAM ACROSS FRONT OF LOT
- NEARBY IS: LAPSHERE CORP. HEADQUARTERS, COUNTRY CLUB OF NH, REGIONAL HIGH SCHOOL, NEW LONDON SHOPPING
- ON COLLECTOR/COMMUTER RD.



James P. Ward
Licensed Broker NH & VT
603 448 8000
264 Lafayette Rd. #10, Portsmouth NH
EquityGroupRealtors.com



5+ acres just off I-89 exit

5 AC Off exit 10 I-89

100 North Rd, Sutton, NH 03221

THE
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Listing ID: 30523738
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Industrial, Retail
Gross Land Area: 5.80 Acres
Sale Price: \$165,000
Unit Price: \$28,448 Per Acre
Sale Terms: Cash to Seller, Build-to-Suit, Other

Overview/Comments

Easy highway access off exit 10. 5.8 acres. Commercial uses by planning board approval. 3 phase power at street. Level terrain, mixed soils. Stream crossing onto site or possible row. Suitable for light industrial, self storage, distribution, service. Located between High school and new middle school. Very limited commercial zoning at exits 10,11,12 to service New London/Sunapee area. terms/JV 20 min. to Concord, 30 to Lebanon. Broker interest.



More Information Online

<http://www.newenglandcommercialproperty.com/listing/30523738>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN: 11-11
Possible Uses: Industrial, Retail, Self Storage, Other
Zoning: BY SITE PLAN
Sale Terms: Cash to Seller, Build-to-Suit, Other

Area & Location

Market Type:	Small	Feet of Frontage:	404
Property Located Between:	Concord and Lebanon	Traffic/Vehicle Count:	2,500
Road Type:	Paved	Highway Access:	1/4 mile off northbound ramp of I89
Property Visibility:	Good	Site Description:	Stream along front, level. just off exit 10 I-89. 3 phase power.
Largest Nearby Street:	north rd		

Area Description: Service area for New London, which has very limited comm zoned land. Good loc. for service industry to NL market. Halfway point Lebanon/Concord

Land Related

Lot Frontage:	404	Topography:	Undulating
Zoning Description:	Master plan identified area for commercial use. Current Use by special exception thru planning board.	Easements:	Utilities
		Available Utilities:	Electric

Location

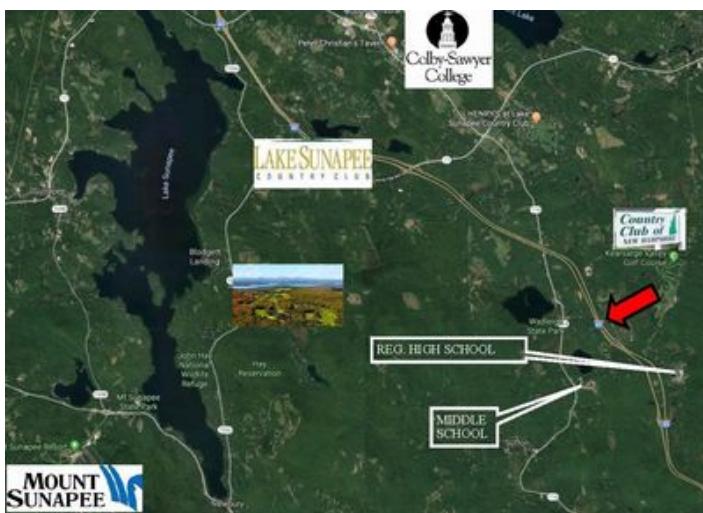
Address:	100 North Rd, Sutton, NH 03221	MSA:	Concord
County:	Merrimack	Submarket:	Concord



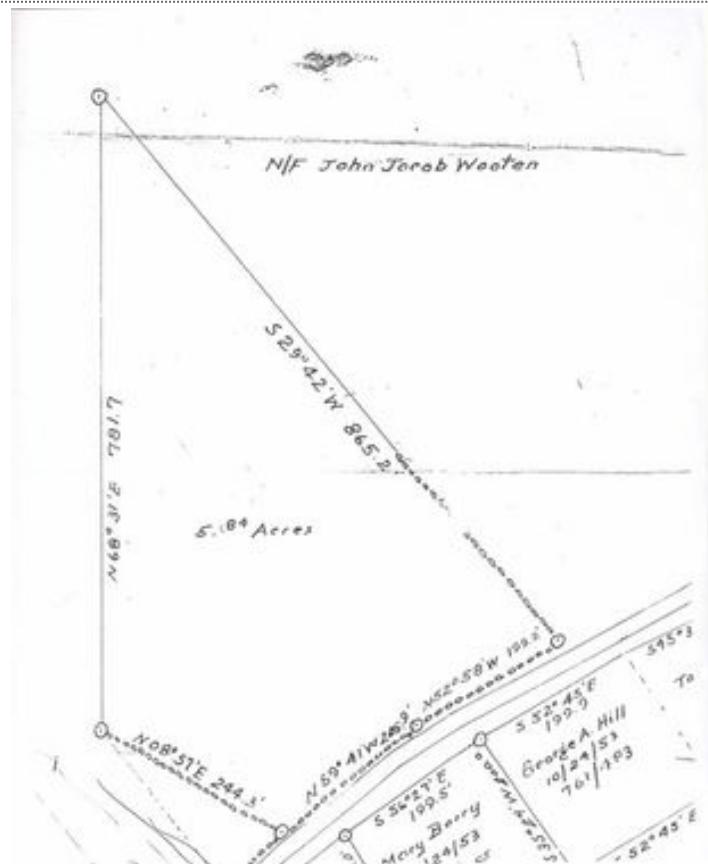
Property Images



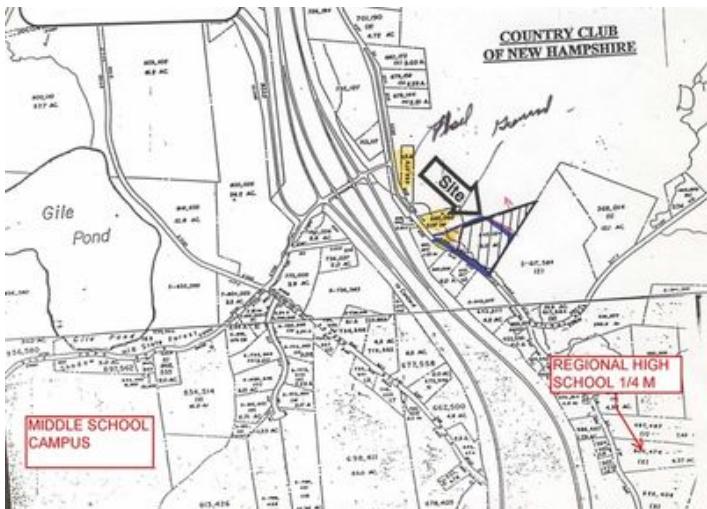
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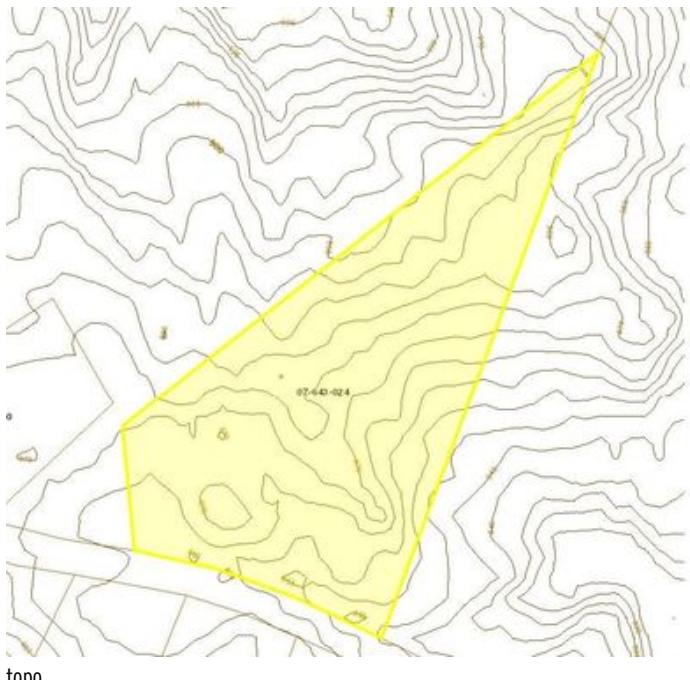
location highlights



survey map



location_map



topo

Property Contacts



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