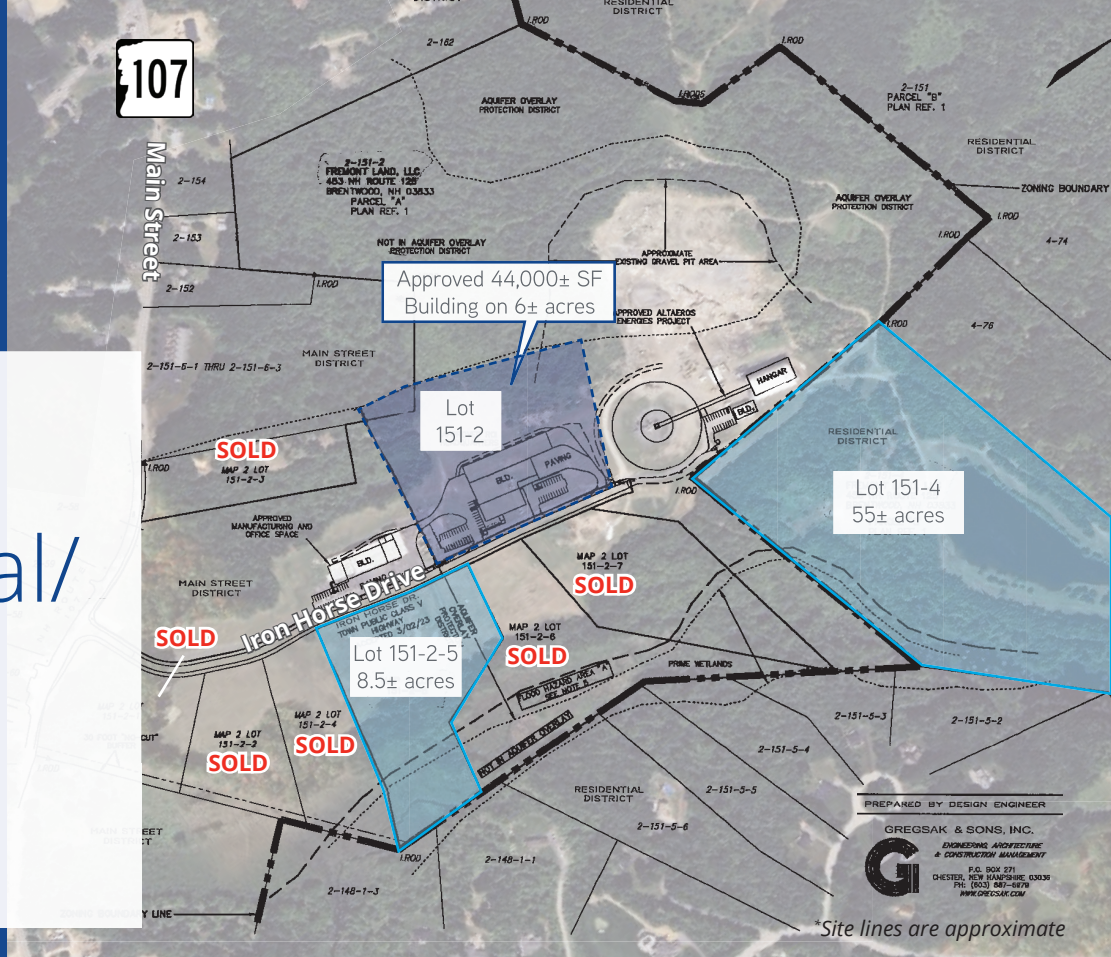


Available

# Industrial/ Commercial/ Residential Land



**Hugo F. Overdeput, CCIM**  
Vice President  
+1 603 560 2764  
hugo.overdeput@colliers.com



175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliersnh.com

## 662 Main Street Fremont, NH

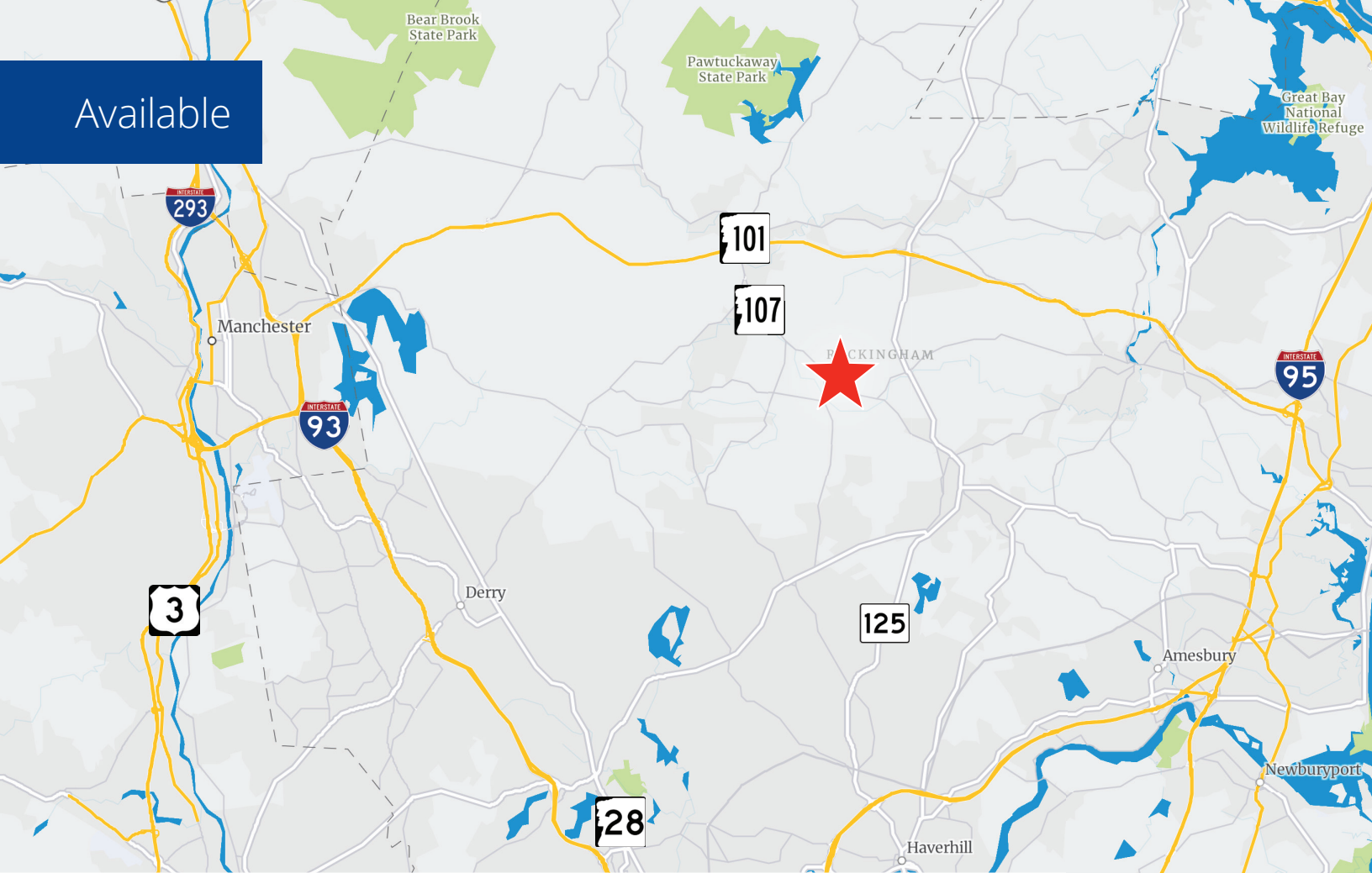
### Property Highlights

- Well-located industrial/commercial/residential parcels at Iron Horse Industrial Park, a 164.4± acre development project in Fremont, NH
- Approved and permitted 44,000± SF industrial building on 6± acres is pad site ready within Lot 151-2 and has private utilities
- Lot 151-2-5 consists of 8.5± acres (3± usable); owner will level lot and make pad site ready with private utilities
- Future expansion opportunity available on Lot 151-2 that could support upwards of 300,000± SF
- Mixed-use Commercial/Residential zoning allows for many uses including industrial, office, R&D, and residential
- Lots are in the Economic Revitalization Zone (ERZ) providing the opportunity to qualify for certain tax credits
- Current park tenants include Tigercat Industries and Altaeros; future users include a veterinary center, childcare, residential builder, and general contractor

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

Accelerating success.

Available



## Specifications

Address:	662 Main Street
Location:	Fremont, NH 03044
Acreage:	Lot 151-2: 6.0± (will need to be subdivided) Lot 151-2-5: 8.5± (3.0± usable acres) Lot 151-4*: 55.0±
Proposed SF:	Lot 151-2: 44,000± (approved & permitted)
Utilities:	Private well and septic
Zoning:	Commercial Main Street District Mixed-Use Commercial/Residential
Accessibility:	Located 6± miles from Exit 5, Route 101, offering easy access to Manchester and the Seacoast, and 3 miles from Route 125
Owner Offers:	<ul style="list-style-type: none"><li>• Build-to-suit/lease</li><li>• Ground lease</li><li>• Sale</li></ul>
Pricing:	<b>Call Broker for Details</b>

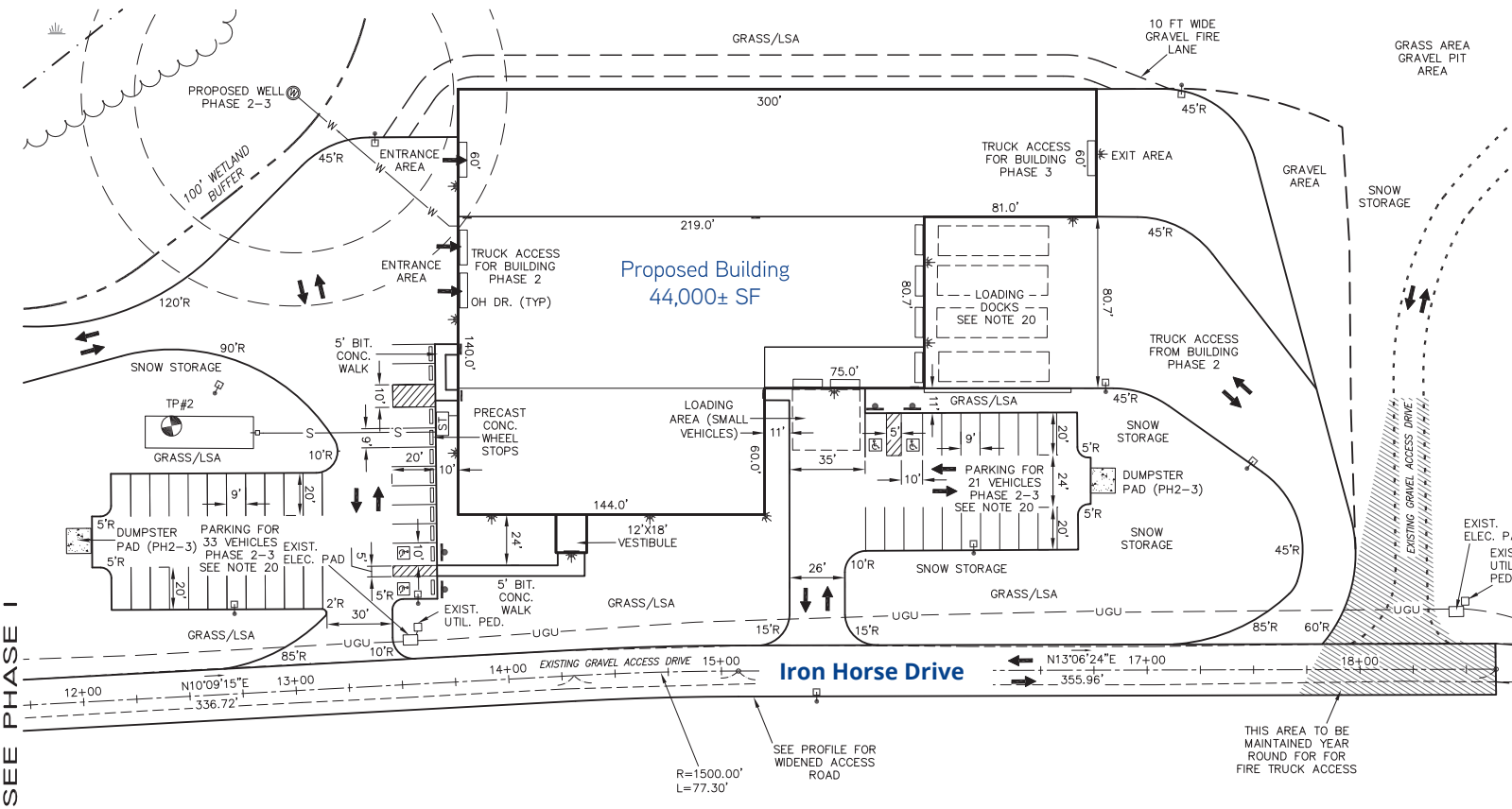
\*Lot will be accessed by Iron Horse Drive.



Colliers | 175 Canal Street, Suite 401, Manchester, NH 03101  
+1 603 623 0100 | colliersnh.com



# Proposed Plan | Lot 151-2



SEE PHASE 1

Engineering specifications are available upon request.

**LEGEND**

- UGU--- EXISTING ELEC. UTILITIES (UNDERGROUND)
- OHU--- EXISTING ELEC. UTILITIES
- ⊙ TEST PIT
- ⊕ BENCHMARK
- ⊙+ POLE MOUNTED LIGHT
- ⊙ WALL MOUNTED LIGHT

	<b>REVISIONS</b> NO. DESCRIPTION DATE		<b>AMENDED SITE PLAN PHASE 2-3</b> TAX MAP 2 - LOT 151-2 <b>RAGNAR ORIGINAL INNOVATION, INC.</b> OFFICE AND MANUFACTURING FACILITY 662 MAIN STREET FREMONT, NEW HAMPSHIRE		PREPARED FOR: OWNER: FREMONT LAND, LLC. P.O. BOX 396 CHESTER, NH 03036	PREPARED BY DESIGN ENGINEER <b>GREGSAK &amp; SONS, INC.</b> ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT P.O. BOX 271 CHESTER, NEW HAMPSHIRE 03036 TEL: (603) 881-6979 WWW.GREGSAK.COM	REGISTRATION 	OCT. 1, 2019 SCALE SHEET 4 OF 18 JOB # 2375
	NO. DESCRIPTION DATE							