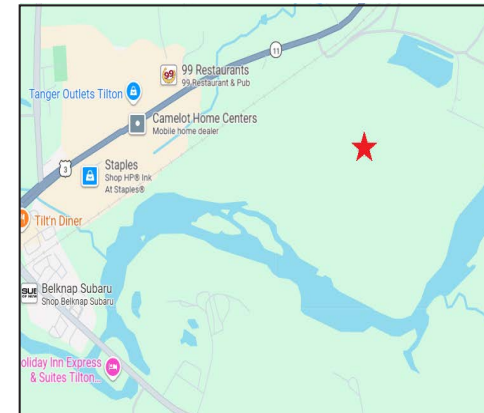




## LAND - BUILD TO SUIT

- ❖ 120-acre master-planned industrial flex campus
- ❖ Build-to-suit opportunities from ±50,000 to ±400,000 SF
- ❖ Flexible building configurations – single large facility or multi-building campus
- ❖ Ability to subdivide parcels for end-users or developers
- ❖ Joint-venture opportunities with end-users or development partners
- ❖ Rail-served industrial site with onsite rail access
- ❖ Designed to accommodate exterior laydown and outdoor storage areas
- ❖ Flexible site plan allows for potential large-scale outdoor storage (IOS) or contractor yards
- ❖ Multiple development scenarios including logistics, manufacturing, and distribution
- ❖ Approved opportunity for up to 240 residential units
- ❖ Developer willing to sell residential approvals or pursue joint-venture development
- ❖ Onsite prefabrication manufacturing facility producing residential building components
- ❖ Potential cost and schedule efficiencies through onsite prefabricated construction
- ❖ Scalable industrial campus designed for modern logistics and manufacturing users



### Highway Access:

- < 0.4 mi to Route 3
- ≤ 1 mi to Route 140
- ≤ 1 mi to I-93

**DEANE NAVAROLI**  
CELL: 603.315.0808  
EMAIL: DEANE@WRCRE.COM

OFFICE: 603.851.5841

WRCRE.COM

## PROPERTY DESCRIPTION

### 120-Acre Master-Planned Industrial & Logistics Campus

Positioned for modern industrial users, this 120-acre master-planned industrial flex park offers a rare combination of scale, flexibility, and multimodal access designed to accommodate a wide range of manufacturing, logistics, and distribution operations.

The development supports build-to-suit opportunities ranging from approximately 50,000 to 400,000 square feet, with multiple building sizes and configurations available. Proposed concepts can be easily reconfigured to support a single large facility, multiple buildings, or campus-style layouts, including options for dedicated exterior laydown areas, outdoor storage, or expanded trailer parking.

The developer offers exceptional flexibility to meet the needs of occupiers and partners. Opportunities include single or multi-building build-to-suit projects, parcel subdivision for end-users, sales to other developers, or joint-venture partnerships with industrial users or development groups.

A key differentiator of the project is its onsite rail access, providing tenants with efficient multimodal logistics capabilities and direct connectivity for rail-served operations.

In addition to industrial uses, the project includes approvals for up to 240 residential units, creating an opportunity for a complementary workforce housing component. The developer is open to selling the residential approvals outright or entering into a joint venture, with the added advantage of prefabricated building components manufactured onsite. These components will be produced within the development as the developer establishes its new prefabrication production facility, enabling potential cost and schedule efficiencies for residential construction.

The site also offers the ability to accommodate large-scale outdoor storage or laydown areas, making it well suited for contractors, equipment operators, logistics providers, and other industrial users requiring flexible exterior space.

This development represents a highly adaptable industrial campus capable of supporting a wide range of uses while offering developers, tenants, and investors multiple pathways to participate in the project.

Build-to-suit. Joint venture. Parcel sales. Industrial and residential opportunities — all within a scalable, rail-served industrial campus.

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OFFICE: 603.851.5841

[WRCRE.COM](http://WRCRE.COM)

**CONCEPT MAPS**



**CONCEPT 1**



**CONCEPT 2**