



For Sale

5-Year Net Leased Investment

Dan Scanlon, JD, CCIM

Senior Associate
+1 603 860 1806
dan.scanlon@colliers.com

Cassandra Farley

Senior Associate
+1 603 703 5617
cassandra.farley@colliers.com



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

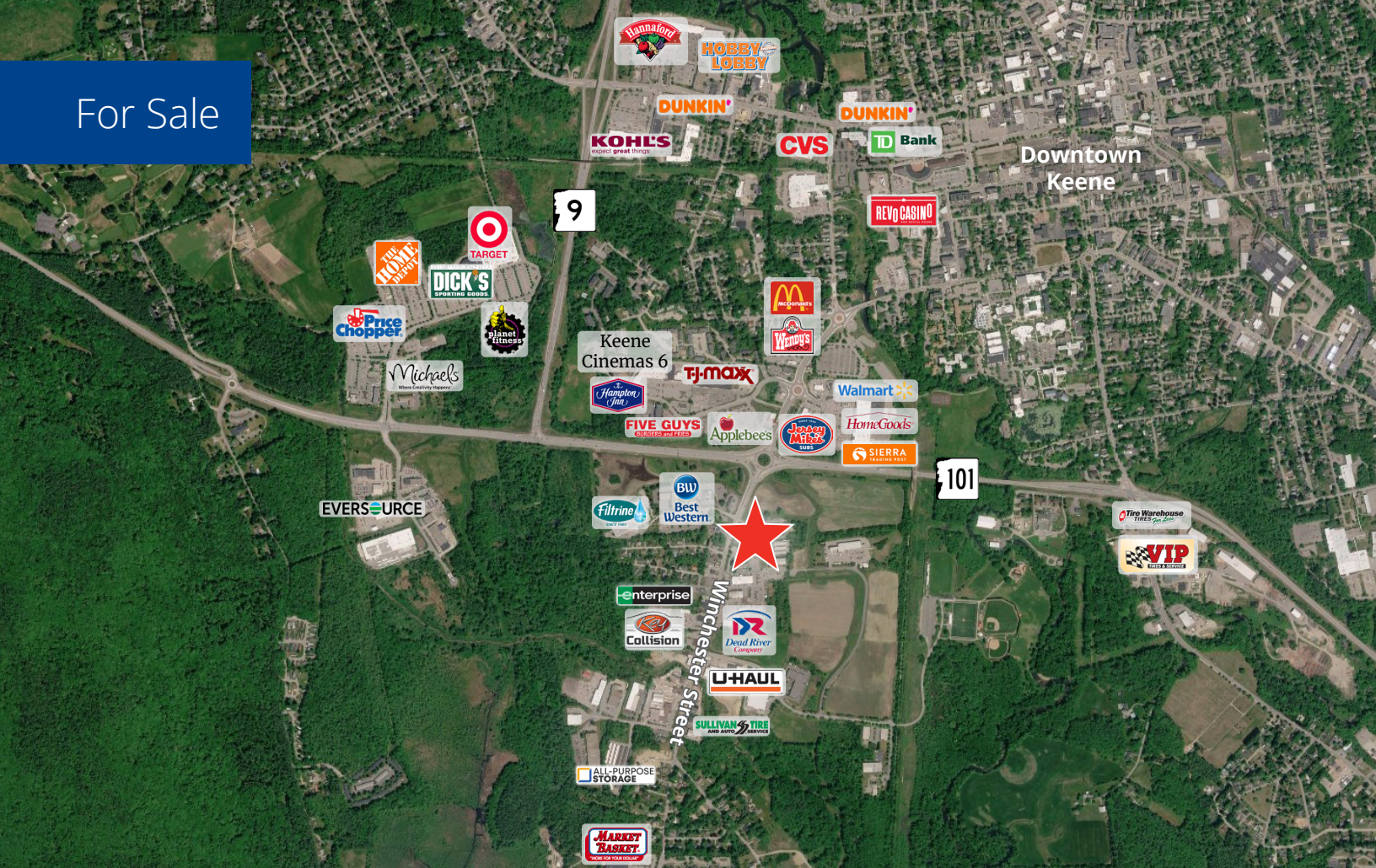
420 Winchester Street Keene, NH

Investment Overview

- Fully leased industrial condominium is available for sale; self storage bays in the rear of the lot are not included in this offering
- Unit is 16,320± SF and features 1 loading dock and 3 drive-in doors
- Current tenant, Consolidated Electrical Distributors, is in its initial 5-year term with a 5-year renewal option and annual escalations
- Formerly the home of FW Webb, building has long-term utility and can serve the needs of similar distributors in the future
- Conveniently located on Route 10, just off Route 101, near Route 12, and only a short drive from I-91 in Brattleboro, VT
- Financials available with signed non-disclosure agreement

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Specifications

Address:	420 Winchester Street
Location:	Keene, NH 03431
Building Type:	Industrial condominium
Year Built:	1983
Condominium SF:	16,320±
Floors:	1
Utilities:	Municipal water & sewer Propane
Zoning:	CL
Drive-in Doors:	3
Loading Dock:	1
2025 Taxes:	\$30,936.44
List Price:	\$2,500,000 (6.25% going-in CAP rate)



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+1 603 623 0100 | colliersnh.com

Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire ("Colliers") is the Seller's agent and will furnish to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **420 Winchester Street, Keene, NH**.

It is acknowledged by Buyer that the information provided by Colliers is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers | New Hampshire or **All Purpose Storage Keene, LLC** ("Seller") have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to Seller's company, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers consents in writing. At the close of negotiations, Buyer will return to Colliers all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

BUYER:

Signature

Date

Name (typed or printed)

