



PROLMAN  
REALTY, INC.

**NAINorwood Group**

Commercial Real Estate Services, Worldwide

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## INDUSTRIAL / FLEX DEVELOPEMENT OPPORTUNITY

### OFFERING MEMORANDUM

## 29 MANCHESTER STREET, MERRIMACK, NH 03054

**4.72 ± Acres of Industrial Land for Sale with  
Approval for a 39,000 SF Industrial/Flex  
Building**

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# PROPERTY INFORMATION



**29 Manchester St, Merrimack, NH 03054**

**4.72 ± Acres of Industrial Land for Sale with Approval  
for a 39,000 SF Industrial/Flex Building  
\$1,880,000**

## DESCRIPTION:

29 Manchester Street is a 4.72-acre industrial parcel with conditional site plan approval for a 39,000 SF industrial/flex building. With utilities available and site readiness in place, the property is ideal for developers or users seeking new construction in a constrained industrial market.

## PROPERTY FEATURES:

- Full Site Plan Approval
- Industrial Flex Zoning
- 39,000 ± SF Potential
- Ideal for Owner Occupant or Developer
- **Current Annual Property Taxes: \$11,309.27**



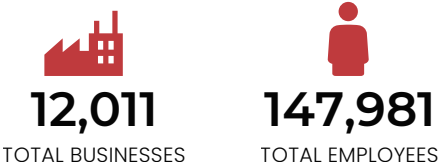
# DEMOGRAPHICS



## 2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	14,969	105,150	267,901
Households	6,802	44,069	107,476
Families	4,127	27,981	73,474
Avg HH Size	2.18	2.36	2.47
Median Age	44.2	42.2	42.7
Median HH Income	\$118,816	\$111,687	\$125,207
Avg HH Income	\$140,516	\$136,853	\$154,170

### BUSINESSES (10 MILE)

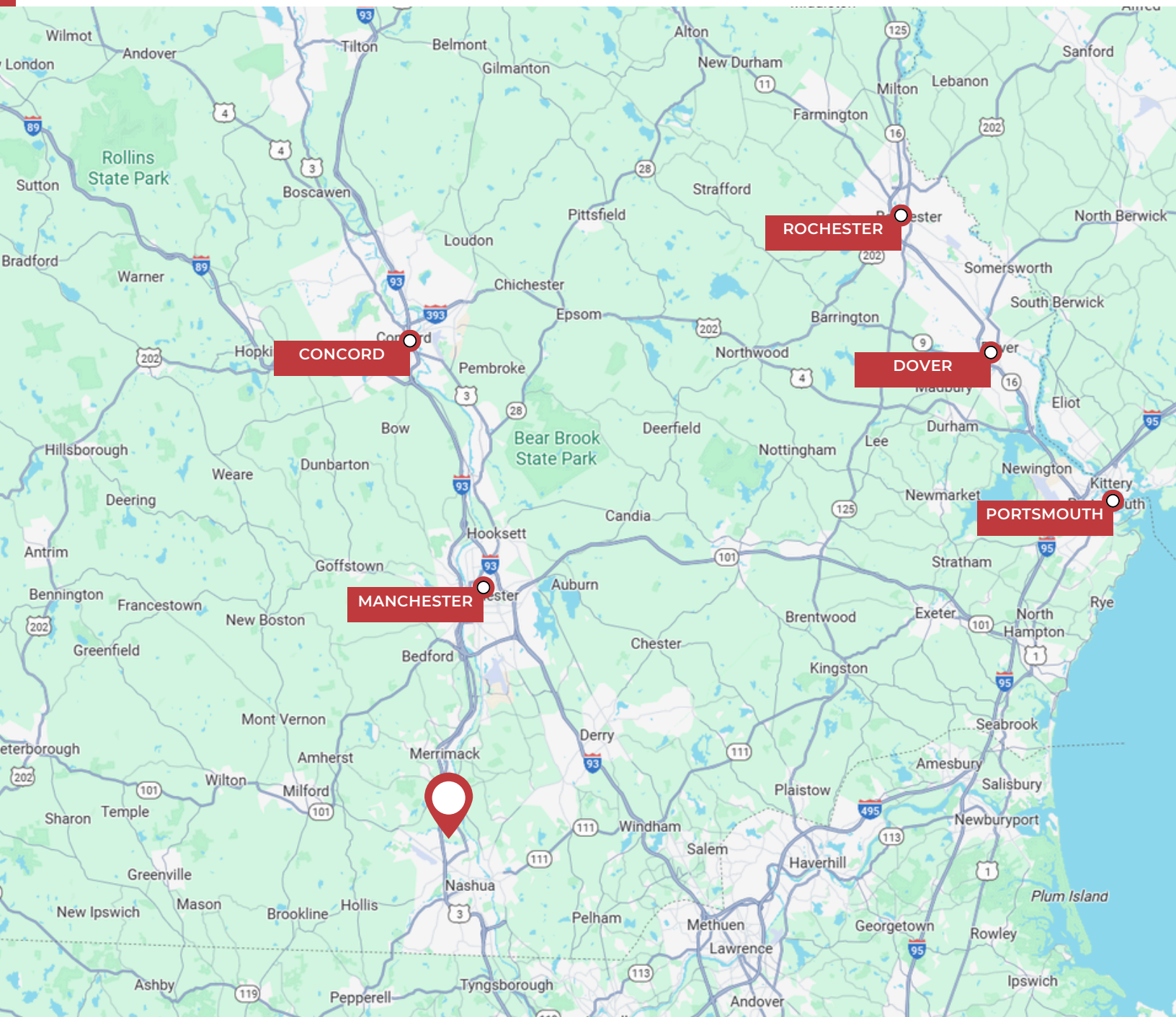


### INCOME (10 MILE)





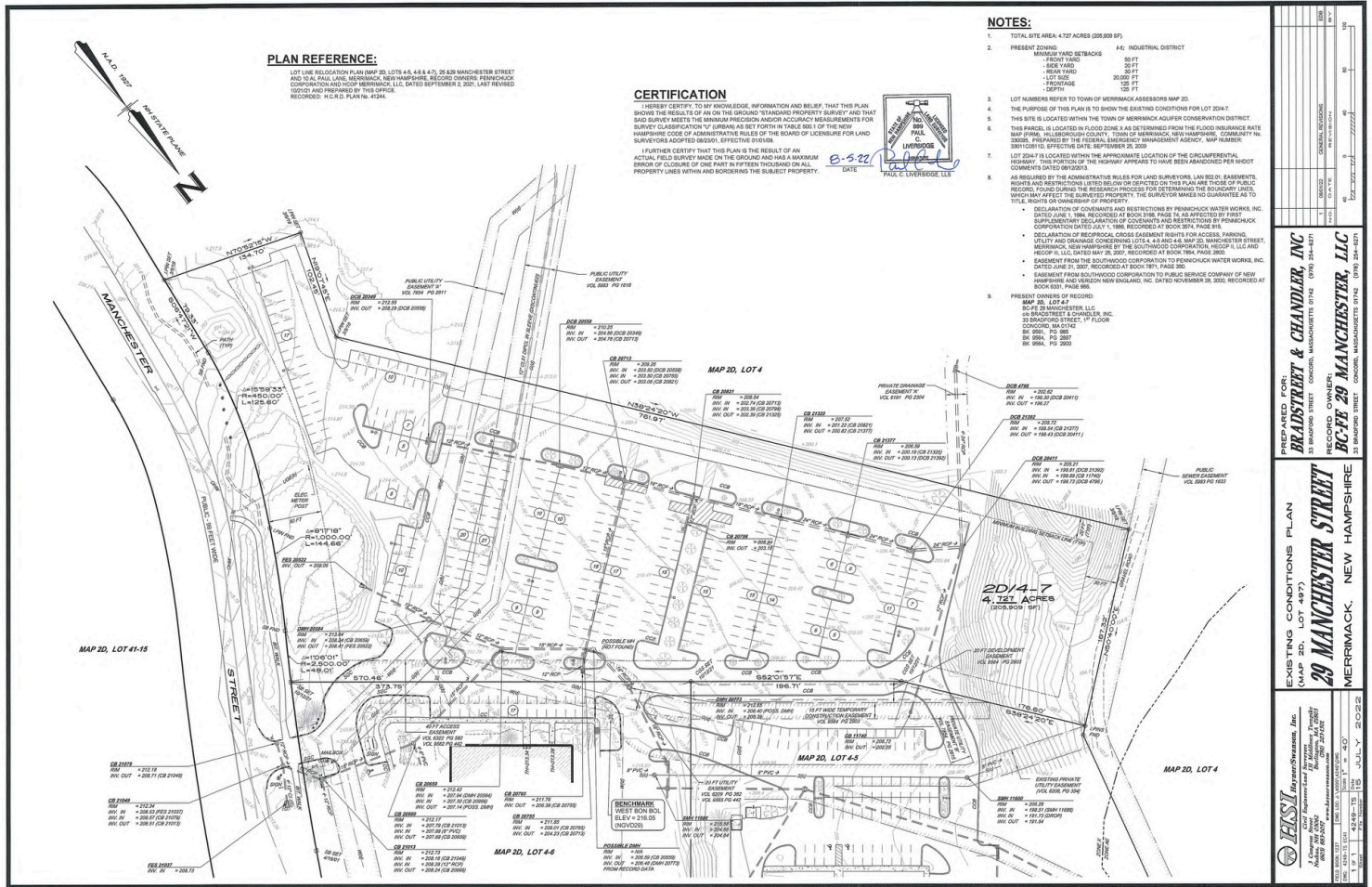
# MAP LOCATOR



## DRIVE TIMES TO:

<b>Manchester, NH</b>	20 mins	<b>Dover, NH</b>	1 hr 5 mins
<b>Concord, NH</b>	33 mins	<b>Portsmouth, NH</b>	1 hr 8 mins
<b>Rochester, NH</b>	1 hr 7 mins		

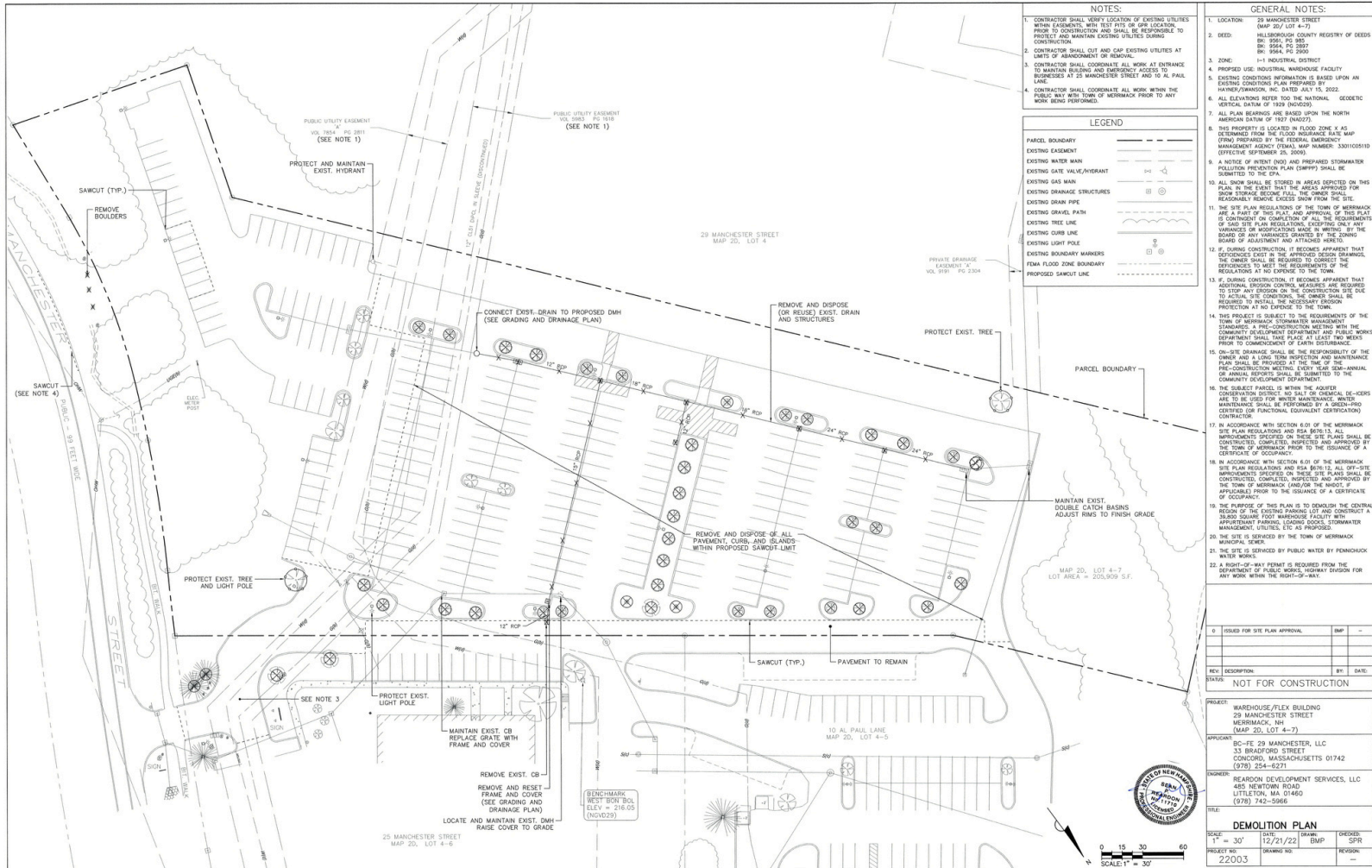
# PLANS & ELEVATIONS





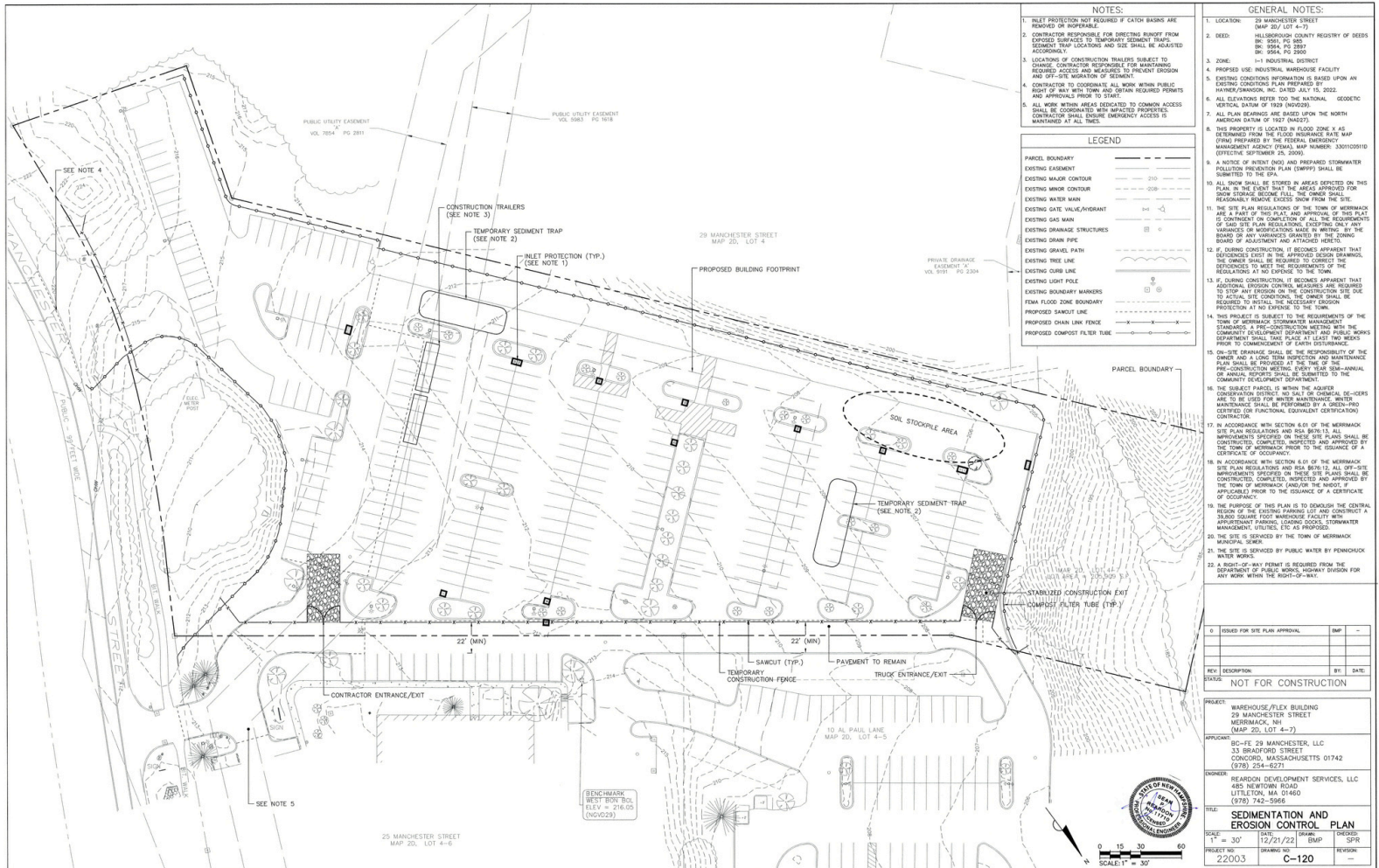
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7



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3





**Book:9561 Page: 985**

Record and Return To:  
Rath, Young and Pignatelli, P.C.  
One Capital Plaza  
PO Box 1500  
Concord, NH 03302-1500  
Attn: Michael J. Kasten, Esq.

E- Doc # 210080675  
Book 9561 Page 985

11/30/2021 03:38:47 PM  
Page 1 of 2

Mary Ann Crowell  
Register of Deeds, Hillsborough County  
LCHIP HIA649070 25.00  
TRANS TAX HI141346 2,250.00

TAX STAMP: \$2,250.00

## Warranty Deed

KNOW ALL BY THESE PRESENTS THAT **Pennichuck Corporation**, a New Hampshire corporation with an address at 25 Walnut Street, Nashua, New Hampshire 03060 ("Grantor"), for consideration paid grants to **BC-FE 29 Manchester, LLC.**, a New Hampshire limited liability company with a place of business at 33 Bradford Street, Concord, Massachusetts 01742 ("Grantee"), with Warranty Covenants, the following described property:

A certain parcel of land situated in the Town of Merrimack, County of Hillsborough, State of New Hampshire being shown as Lot 2D/4-7 on plan entitled "Subdivision Plan (Map 2D, Lot 4) 29 Manchester Street, Merrimack, New Hampshire," prepared for/record owner: The Southwood Corporation, dated December 20, 2017, as revised, by Hayner/Swanson, Inc., recorded in the Hillsborough County Registry of Deeds as Plan No. 40227.

Containing an area of 165,285 square feet (3.794 acres), being the same, more or less.

Subject to all matters as shown on Plan No. 40227.

Subject to any and all easements, rights of way, and any other matters of record.

Meaning and intending to describe and convey and hereby conveying the same premises as conveyed by The Southwood Corporation, a New Hampshire corporation to Grantor in a Warranty Deed dated December 23, 2019 and recorded in the Hillsborough County Registry of Deeds on December 27, 2019, in Book 9247, Page 2279.

*[Signature Page Follows]*

# DEEDS, CONT.

Book: 9561 Page: 986

IN WITNESS WHEREOF, the said Pennichuck Corporation has caused this instrument to be signed by Larry D. Goodhue, its CEO and CFO, duly authorized, as of this 30 day of November, 2021.

Pennichuck Corporation



Witness



By: Larry D. Goodhue, CEO

STATE OF NEW HAMPSHIRE  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2021, by the above-named Larry D. Goodhue, the CEO of Pennichuck Corporation.



Justice of the Peace/Notary Public

Print Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_



[Signature Page to Warranty Deed from Pennichuck Corporation to BC-FE 29 Manchester, LLC]



# DEEDS, CONT.

Book:9564 Page:2900

Return To:  
BC-FE 29 Manchester, LLC  
c/o Bradstreet & Chandler, Inc.  
33 Bradford Street  
Concord, MA 01742

Doc # 210082649 12/08/2021 01:31:33 PM  
Book 9564 Page 2900 Page 1 of 3  
Mary Ann Crowell  
Register of Deeds, Hillsborough County  
LCHIP HIA650647 25.00

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that **HCOP MERRIMACK, LLC**, a Delaware limited liability company with an address c/o Bradstreet & Chandler, Inc., 33 Bradford Street, Concord, MA 01742 ("Grantor"), for consideration paid grants to **BC-FE 29 MANCHESTER, LLC**, a New Hampshire limited liability company with a place of business c/o Bradstreet & Chandler, Inc., 33 Bradford Street, Concord, MA 01742 ("Grantee"), with Quitclaim Covenants, the following real property:

That certain parcel of land, together with all improvements thereon, situated in the Town of Merrimack, County of Hillsborough, State of New Hampshire being shown as "P/O OLD LOT 2D/4-6" on that certain plan entitled "Lot Line Relocation Plan (Map 2D, Lots 4-5, 4-6 & 4-7), 25 & 29 Manchester Street and 10 Al Paul Lane, Merrimack, New Hampshire, prepared for Bradstreet & Chandler, Inc., Record Owners: Pennichuck Corporation and HCOP Merrimack, LLC", dated September 2, 2021, as revised on October 21, 2021, by Hayner/Swanson, Inc., and recorded in the Hillsborough County Registry of Deeds as Plan No. 41244 (the "Plan"), such land being more particularly bounded and described as set forth on Exhibit A attached hereto.

The within conveyance by Grantor is made subject to all matters shown on the Plan, as well as all easements, rights of way, restrictions, reservations, covenants, and any other matters of record existing as of the date hereof.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Grantor pursuant to that certain Special Warranty Deed recorded in the Hillsborough County Registry of Deeds on January 8, 2014, at Book 8634, Page 0003.

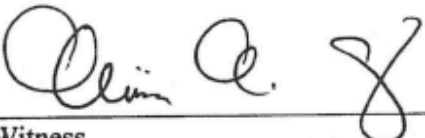
This conveyance is exempt from transfer tax pursuant to RSA 78-B:2(V).

*[Signature Page Follows]*

# DEEDS, CONT.

IN WITNESS WHEREOF, HCOP Merrimack, LLC has caused this instrument to be signed by F. Robert Parker, its Manager, duly authorized, as of this 8<sup>th</sup> day of December, 2021.

HCOP MERRIMACK, LLC

  
\_\_\_\_\_  
Witness


  
\_\_\_\_\_  
By: F. Robert Parker, Manager

COMMONWEALTH OF MASSACHUSETTS  
MIDDLESEX, SS

On this 8<sup>th</sup> day of December, 2021, before me, the undersigned notary public, personally appeared F. Robert Parker, the Manager of HCOP Merrimack, LLC, personally known to me/proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as his/her free act and deed.



ELIDA K. ALANA  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
April 18, 2025

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4-18-2025



# DEEDS, CONT.

**Book: 9564 Page: 2902**

## EXHIBIT A

### Description of Land

A certain parcel of land located in the Town of Merrimack, Hillsborough County, New Hampshire, shown and identified as "P/O Old Lot 2D/4-6" on the aforementioned Plan, and further bounded and described as follows:

Beginning at a stone bound set on the westerly sideline of Manchester Street at the southerly corner of a lot shown and identified on the Plan as Proposed 2D/4-6 ("Lot 4-6"); thence turning and running

Southwesterly by said sideline of Manchester Street along a curve to the right having a radius of 2,500.00 feet, a delta angle of  $01^{\circ}06'01''$ , and an arc length of 48.01 feet to a stone bound found; thence turning and running

Southwesterly by said sideline of Manchester Street along a curve to the left having a radius of 1,000.00 feet, a delta angle of  $08^{\circ}17'18''$ , and an arc length of 144.66 feet to a point; thence turning and running

N $38^{\circ}24'20''$ W through a portion of a lot shown and identified on the Plan as Proposed 2D/4-7 ("Lot 4-7"), a distance of 404.61 feet to a point; thence turning and running

N $38^{\circ}05'41''$ E through a portion of said Lot 4-7 a distance of 47.66 feet to a cotton gin spike set on the northeast boundary line of said Lot 4-7, said spike being also at the southernmost corner of a lot shown and identified on the Plan as Proposed 2D/4-5 and the westernmost corner of Lot 4-6; thence turning and running

S $52^{\circ}01'57''$ E by said Lot 4-6 a distance of 373.75 feet to the point of beginning.

Containing an area of 35,937 square feet, according to such Plan.

# DISCLOSURES, CONT.

Property Address

29 Manchester St.  
Merrimack, NH



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

**RADON :** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

## WATER SUPPLY SYSTEM

Type: \_\_\_\_\_

Location: \_\_\_\_\_

Malfunctions: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

Date of most recent water test: \_\_\_\_\_

Problems with system: \_\_\_\_\_

N/A: No service, but will be public in Pennickville

## SEWERAGE DISPOSAL SYSTEM

Size of Tank: \_\_\_\_\_

Type of system: \_\_\_\_\_

Location: \_\_\_\_\_

Malfunctions: \_\_\_\_\_

Age of system: \_\_\_\_\_

Date most recently serviced: \_\_\_\_\_

Name of Contractor who services system: \_\_\_\_\_

N/A: No privet system, but will be public sewer

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Last Revised 2/9/18

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NH CIBOR, 166 South River Road Bedford, NH 03110  
PATRICIA VISCONTE

Phone: (603)623-0100

Fax:

Untitled

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# DISCLOSURES, CONT.

Property Address 29 Manchester St.  
Merrimack, NH

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?  
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): \_\_\_\_\_

Type: \_\_\_\_\_

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: \_\_\_\_\_

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

# DISCLOSURES, CONT.

Property Address \_\_\_\_\_  
\_\_\_\_\_

## 8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:

Remaining Term: \_\_\_\_\_

Amount of Charges: \_\_\_\_\_

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings \_\_\_\_\_

## 9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒ Unknown ☐

## 10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

## 11) PROPERTY ADDRESS:

Address: 29 Manchester St.

Unit Number (if applicable): \_\_\_\_\_

Town: Merrimack, NH

J. J. [Signature]  
SELLER, Manager

10/9/2025  
Date

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

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Last Revised 2/9/18

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PATRICIA VISCONTE

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Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

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# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:



**JOE ROBINSON**

**ADVISOR**

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mobile (603) 714-4019

[jrobinson@nainorwoodgroup.com](mailto:jrobinson@nainorwoodgroup.com)

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**ADVISOR**

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mobile (603) 714 - 3426

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**NATHAN BELIVEAU-ROBINSON**

**ADVISOR**

tel (603) 637 - 2248

mobile (603) 345 - 0202

[nathan@nainorwoodgroup.com](mailto:nathan@nainorwoodgroup.com)

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**&**

**MARK PROLMAN**

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