

YOUR HOME FOR NEW ENGLAND LOGISTICS IS WAITING

# CAMPBELL MILLS

— LOGISTICS CENTER —



46± ACRES CLASS A INDUSTRIAL DEVELOPMENT

Development by:



AVAILABLE FOR DESIGN/BUILD  
SALE OR BUILD-TO-SUIT

Raymond | NH 03300

The rendering shown is for illustration purpose  
only.

[campbellmills.com](http://campbellmills.com)

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 COMMERCIAL DIVISION™

Giovanni Verani  
Benjamin Mello



## LOCATION OVERVIEW

**CAMPBELL MILLS**  
— LOGISTICS CENTER —



### LOCATED ON NH-27 READY FOR LOGISTICS

Campbell Mills Logistics Center sits in close proximity to Walmart distribution facility, just two truck turns from Route 101 with direct access to I-93 and I-95. The site offers excellent connectivity to Boston, Manchester, Portsmouth, Portland, and regional ports and intermodal hubs, making it a strategic hub for modern distribution.



## FLEXIBLE BUILD TO SUIT

**CAMPBELL MILLS**  
— LOGISTICS CENTER —

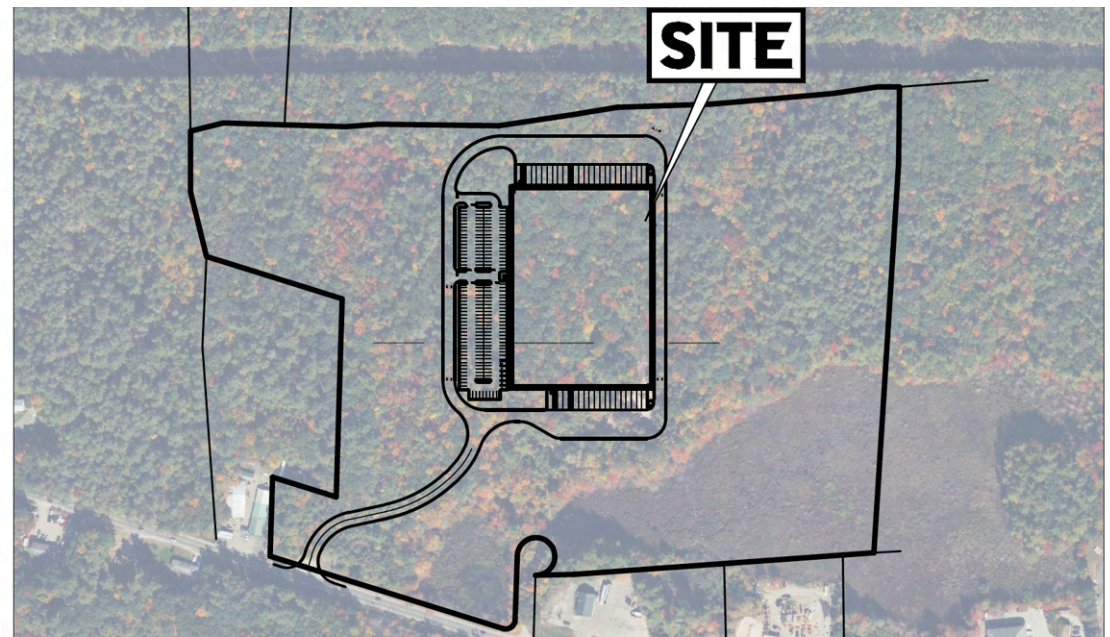
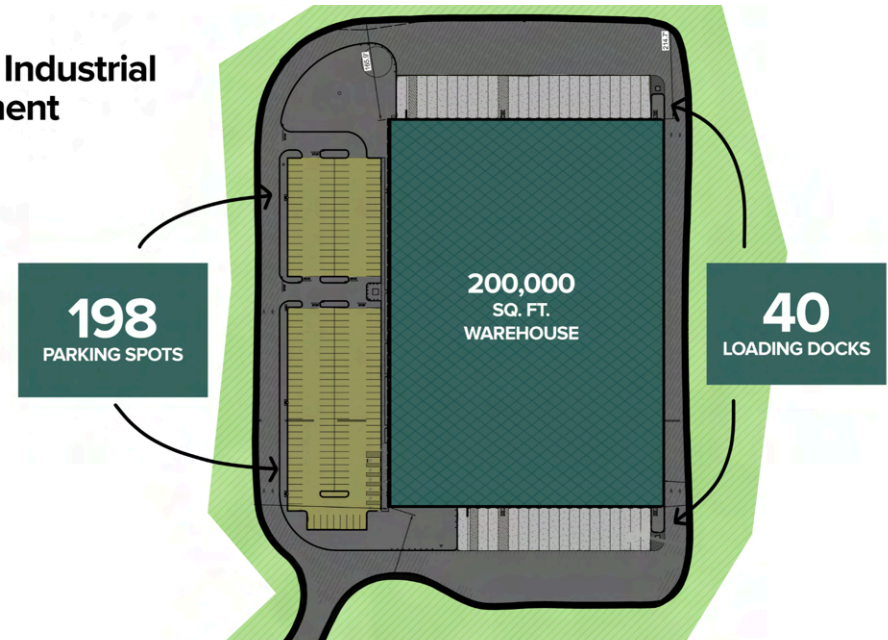
### PURPOSE-BUILT LOGISTICS IN NEW ENGLAND'S GROWTH CORRIDOR

- ±46-acre industrial development site
- Approved for ±200,000 SF build-to-suit warehouse/distribution facility
- Conditional approval received February 2025
- Groundbreaking targeted for early 2026
- Two-turn truck access to Route 101, with direct connectivity to I-93 and I-95
- Regional reach: Boston, Manchester, Portsmouth, Portland, plus regional ports and intermodal hubs
- 32'+ clear heights with 40' planned building height
- Recent precedent for 50' building height in Raymond, underscoring flexibility for large-scale users
- 40 flexible dock positions and drive-in doors
- 198 passenger vehicle parking spaces
- Flexible SF office build-out to suit
- Customizable layout for a single user or multiple tenants
- Rare opportunity to secure modern logistics space in one of New England's fastest-growing industrial markets

**Additional confidential site details  
available upon request**

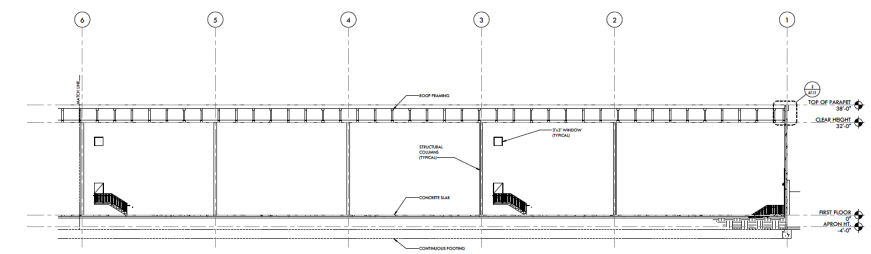
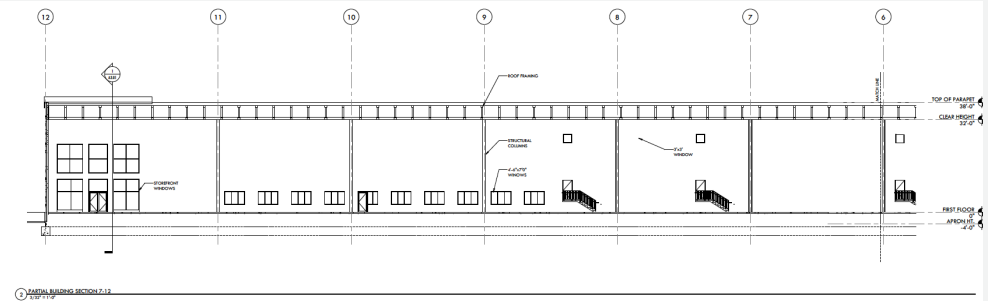
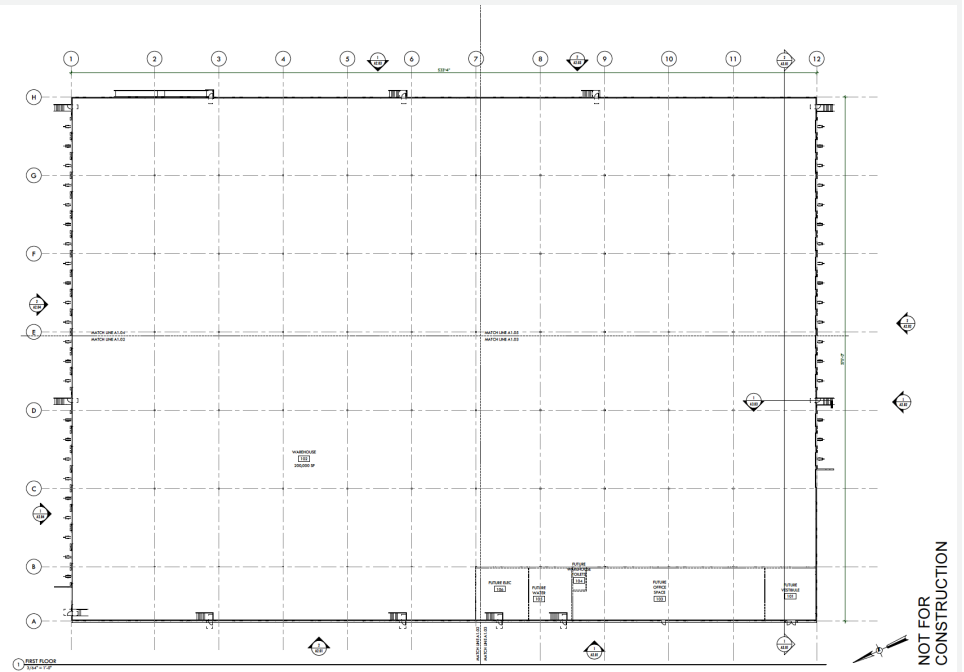
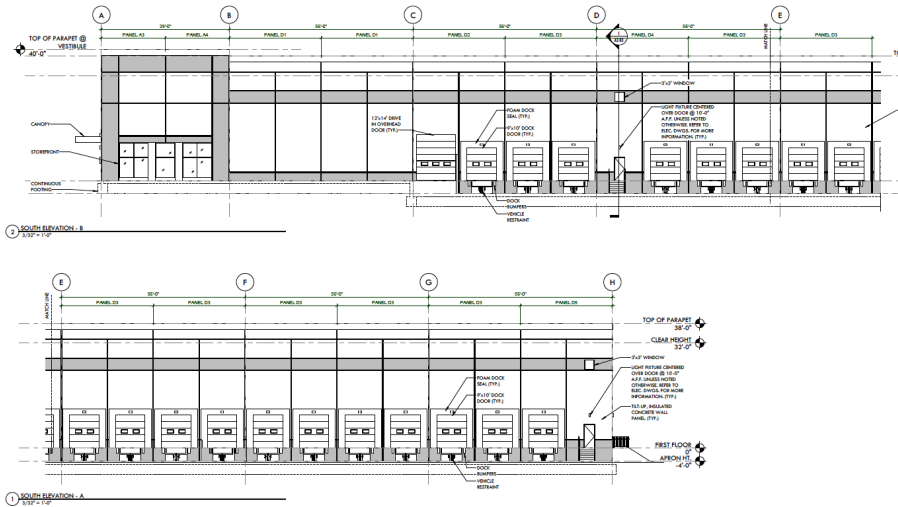
#### Proposed Industrial Development

ROUTE 27  
RAYMOND, NH



# SITE PLANS

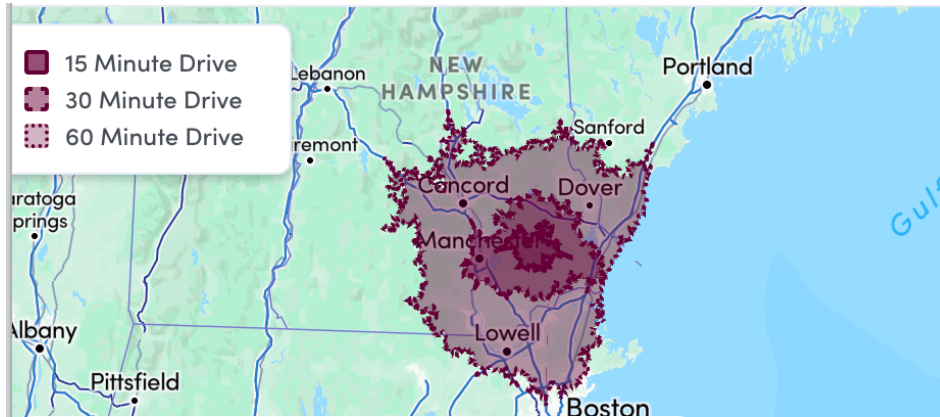
## CAMPBELL MILLS — LOGISTICS CENTER —



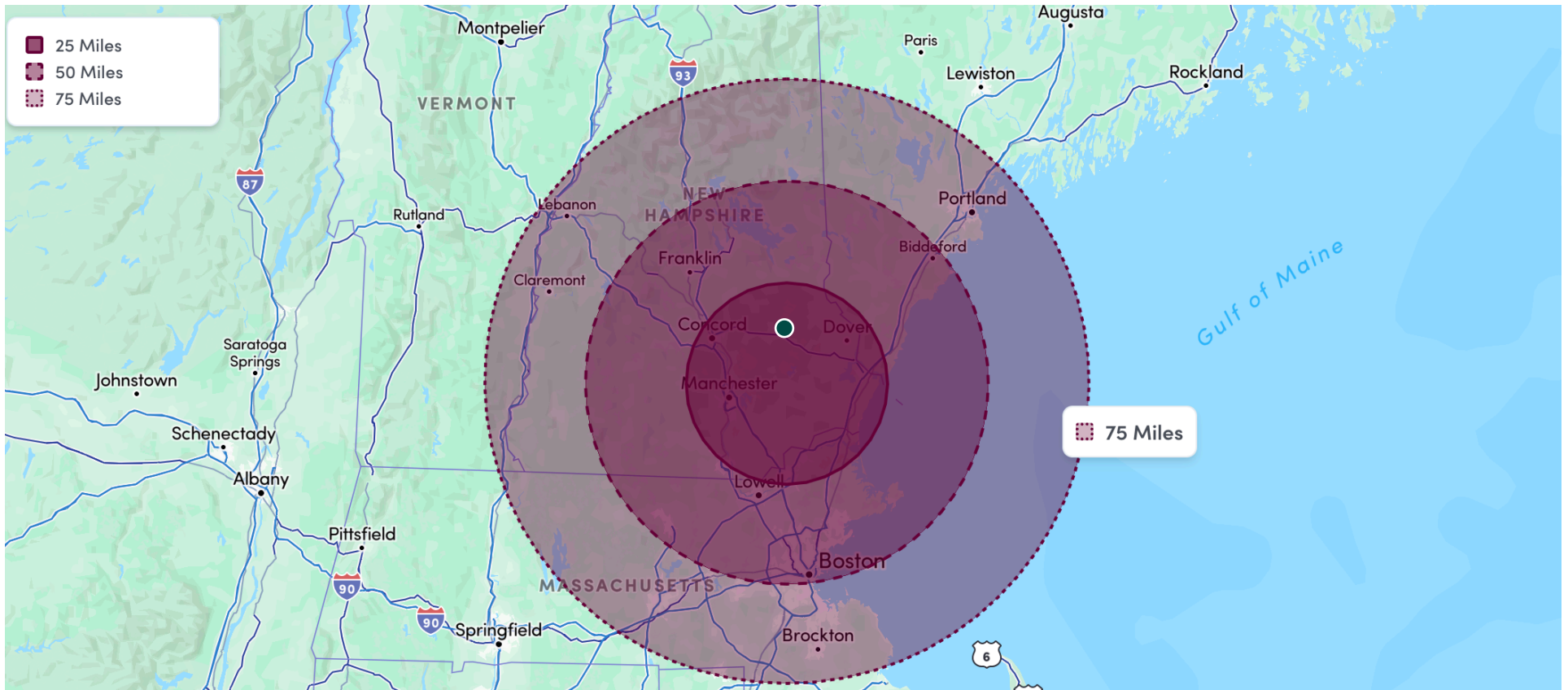
## DEMOGRAPHICS

## CAMPBELL MILLS

— LOGISTICS CENTER —



Household & Income	25 Miles	50 Miles	75 Miles
Total Households	436,438	1,760,879	2,858,305
Persons per HH	2.6	2.5	2.5
Average HH Income	\$130,329	\$143,975	\$144,275
Average House Value	\$503,825	\$684,971	\$646,794
Per Capita Income	\$50,126	\$57,590	\$57,710





AVAILABLE FOR DESIGN/BUILD SALE

**CAMPBELL MILLS**  
— LOGISTICS CENTER —

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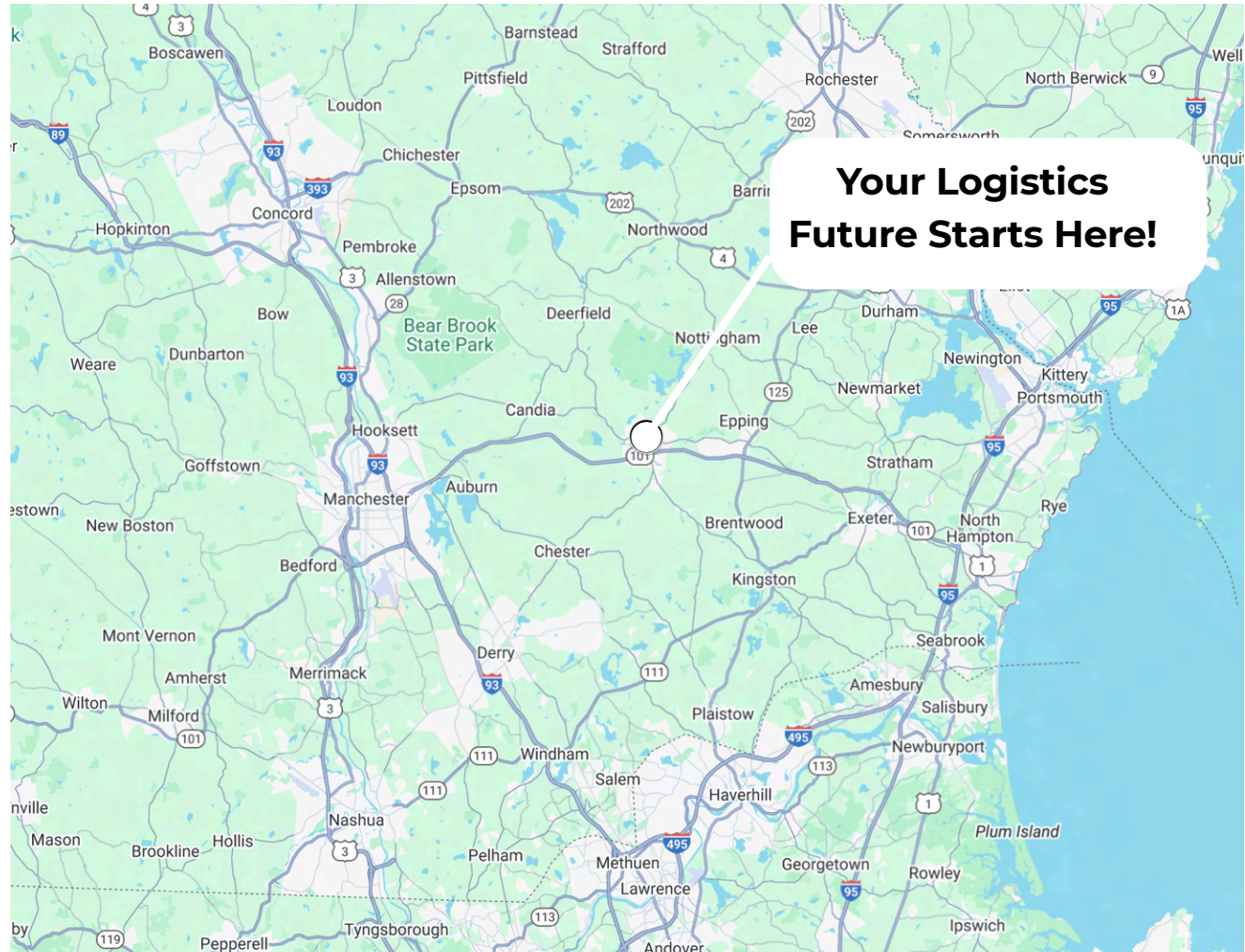
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