

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Industrial Warehouse Spaces FOR LEASE

55 Barnstead Rd, Pittsfield, NH 03263

Exclusively Represented By:

Jeremy White

Broker
603 224 0700
jeremy.white@verani.com

Shelly Weeks

Commercial Advisor
603 396 0227
shelly.weeks@verani.com

OFFERING MEMORANDUM

Table Of Contents

FOR LEASE

Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
AERIAL MAP	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11
ADVISOR TEAM	12
MEET THE TEAM	13

Jeremy White
Broker
603 224 0700
jeremy.white@verani.com

Shelly Weeks
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
197 North Main Street
Concord, NH 03301
603.224.0700
[View Website](#)



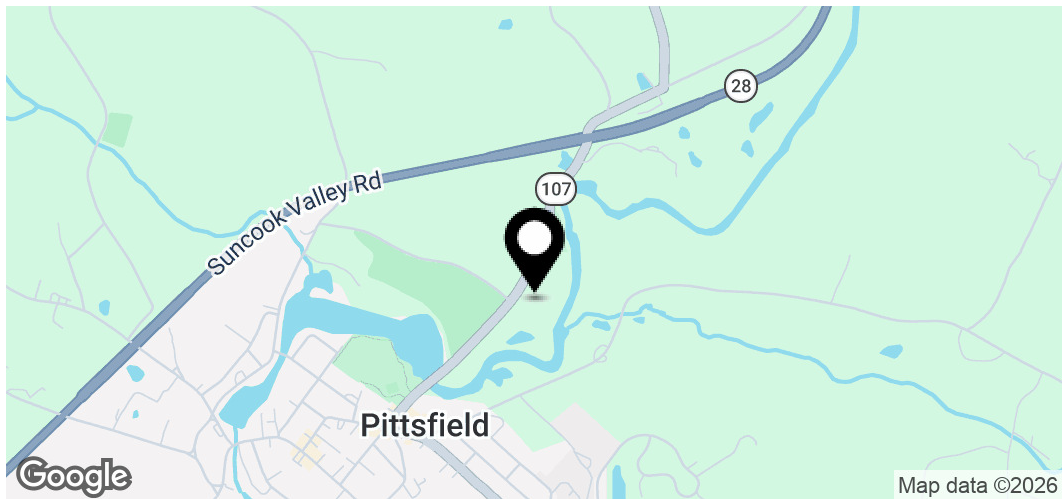
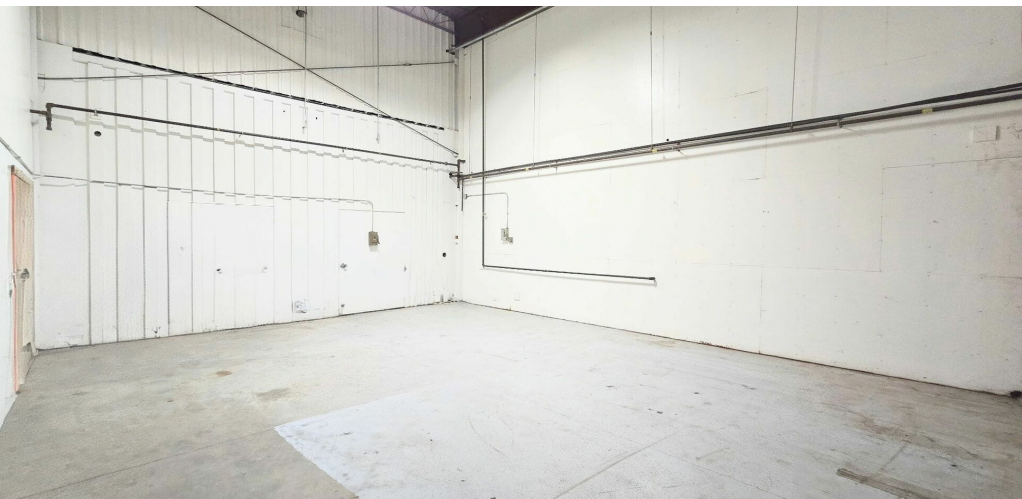
Property Information

Section 1

OFFERING MEMORANDUM

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$10 per year
Lease Type	Gross
Year Built	1958
Zoning	LIGHT IND/COMM

Location Overview

55 Barnstead Road is conveniently located in Pittsfield, NH, offering easy access to Route 28, Route 107, and surrounding communities throughout the Lakes Region and Greater Concord area. The property provides a practical location for businesses seeking affordable warehouse or storage space with convenient regional connectivity. Nearby amenities and established commercial activity support day-to-day operations while maintaining easy access for employees, customers, and deliveries.

Spaces	Lease Rate	Space Size
Unit 4	\$10 per year	6,076 SF
Unit 6	\$10 per year	2,378 SF

Jeremy White
Broker
603.224.0700
jeremy.white@verani.com

Shelly Weeks
Commercial Advisor
603.396.0227
shelly.weeks@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
197 North Main Street
Concord, NH 03301
603.224.0700
[View Website](#)



Property Description

FOR LEASE



Property Description

Flexible warehouse and storage space available for lease at 55 Barnstead Road in Pittsfield, NH. The property offers clean, functional space with open layouts, convenient access, and options to accommodate a variety of business or storage needs.

The landlord is willing to add restroom facilities for the right tenant, creating the potential for expanded commercial use beyond basic storage. Depending on tenant requirements, additional warehouse or storage space may also be available.

Conveniently located with access to area roadways and nearby amenities, the property offers an affordable and flexible leasing option for businesses seeking functional space in the Pittsfield area. Lease rate of \$10.00/SF includes heat, electricity, and common area maintenance

Property Highlights

- Flexible warehouse/storage space
- Restrooms available for qualified tenant
- Additional warehouse/storage space may be available
- Heat included
- Electricity included
- Common area maintenance included
- Affordable \$10.00/SF lease rate
- Convenient Pittsfield location
- Easy access to area roadways
- Flexible lease terms
- Suitable for business or storage needs

Jeremy White
Broker
603 224 0700
jeremy.white@verani.com

Shelly Weeks
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
197 North Main Street
Concord, NH 03301
603.224.0700
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES REALTY

 **COMMERCIAL DIVISION™**

Additional Photos

FOR LEASE



Jeremy White
Broker
603 224 0700
jeremy.white@verani.com

Shelly Weeks
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
197 North Main Street
Concord, NH 03301
603.224.0700
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | **VERANI
REALTY**

 **COMMERCIAL DIVISION™**

Location Information

Section 2

Regional Map

FOR LEASE



Jeremy White
Broker
603.224.0700
jeremy.white@verani.com

Shelly Weeks
Commercial Advisor
603.396.0227
shelly.weeks@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
197 North Main Street
Concord, NH 03301
603.224.0700
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | **VERANI
REALTY**

 **COMMERCIAL DIVISION™**

Aerial Map

FOR LEASE



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

Jeremy White
Broker
603 224 0700
jeremy.white@verani.com

Shelly Weeks
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
197 North Main Street
Concord, NH 03301
603.224.0700
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | **VERANI
REALTY**

 **COMMERCIAL DIVISION™**

Demographics

Section 3

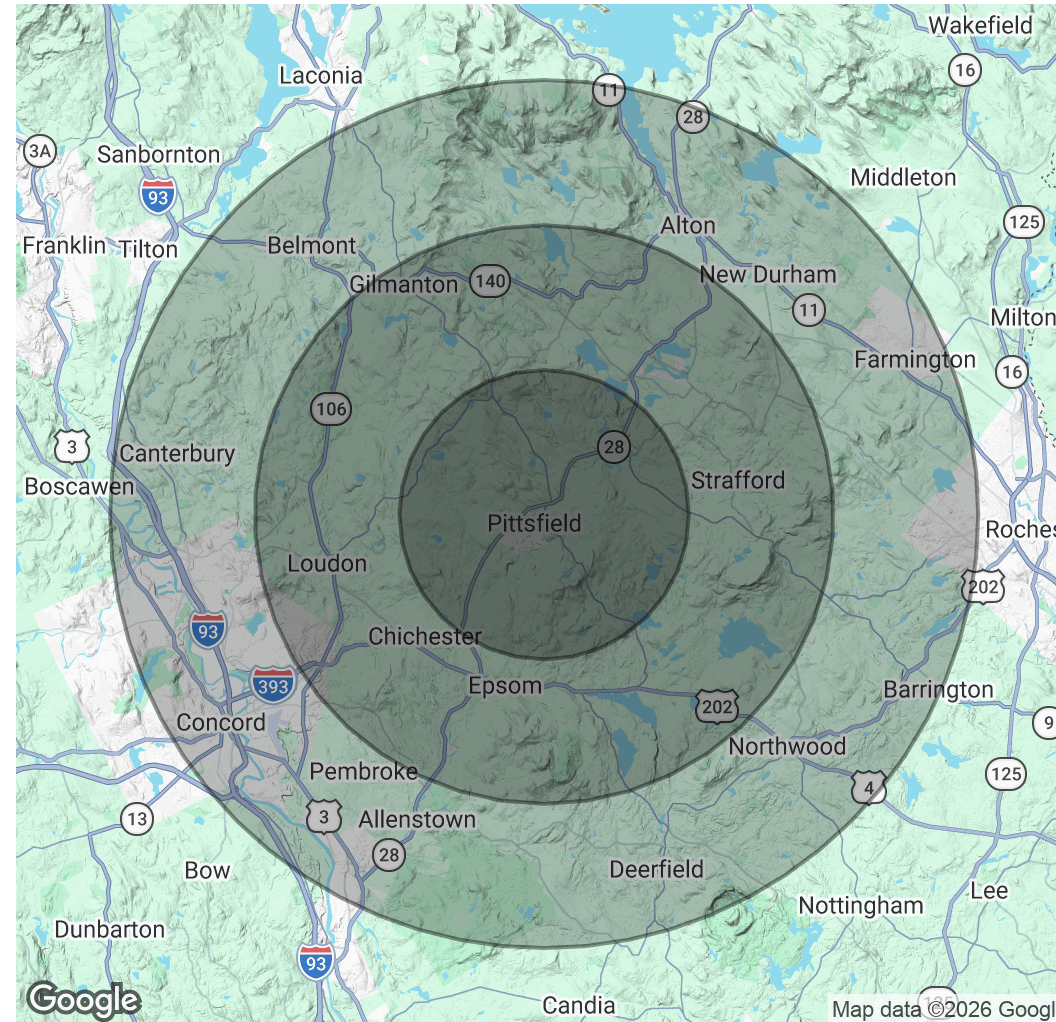
Demographics Map & Report

FOR LEASE

Population	5 Miles	10 Miles	15 Miles
Total Population	8,340	34,669	108,910
Average Age	43	44	44
Average Age (Male)	42	44	43
Average Age (Female)	44	45	45

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	3,311	13,613	43,350
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$99,956	\$114,818	\$111,922
Average House Value	\$355,688	\$380,931	\$372,380

2020 American Community Survey (ACS)



Jeremy White
Broker
603.224.0700
jeremy.white@verani.com

Shelly Weeks
Commercial Advisor
603.396.0227
shelly.weeks@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
197 North Main Street
Concord, NH 03301
603.224.0700
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | VERANI
REALTY

 **COMMERCIAL DIVISION™**

Advisor Team

Section 4

Meet The Team

FOR LEASE



Jeremy White

Direct: 603.224.0700 **Cell:** 603.573.5353
jeremy.white@verani.com



Shelly Weeks

Commercial Advisor

Direct: 603.396.0227 **Cell:** 603.396.0227
shelly.weeks@verani.com

NH #061778

Jeremy White
Broker
603 224 0700
jeremy.white@verani.com

Shelly Weeks
Commercial Advisor
603 396 0227
shelly.weeks@verani.com

Berkshire Hathaway HomeServices
Verani Realty
197 North Main Street
Concord, NH 03301
603.224.0700
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | VERANI
REALTY

 COMMERCIAL DIVISION™