

FOR LEASE

Flex / Industrial Spaces for Lease

2 Industrial Park Dr, Concord, NH 03301



GOOD HARBOR
COMMERCIAL REAL ESTATE

ANA CASTANO
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PROPERTY DESCRIPTION

BUILDING SIZE 57,500 SF / Units from 2,000 to 5,000 SF

USAGE Industrial / Flex

LAND SIZE 6.0 AC

YEAR BUILT 1979

PARKING SPACES 120

TENANTS Multiple (21)

LEASE RATE \$12/SF + NNN

FEATURES

- A few minutes away from 393 Interstate and Concord Municipal Airport
- Wall heights are approximately 12' to 14' +/-
- Serviced by on-site septic, by municipal water/gas



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BEST
BUY

THE
HOME
DEPOT

GENERATIONS
DENTAL CARE

OSBORNE'S
Farm & Garden Centers, LLC

Blodgett
SUPPLY

N Pembroke Rd

Route 106

N Pembroke Rd

2 Industrial Park Dr

gsil
Granite State
Independent Living

NEW HAMPSHIRE
DISTRIBUTORS

GOOD HARBOR
COMMERCIAL REAL ESTATE

Shell

FOR LEASE

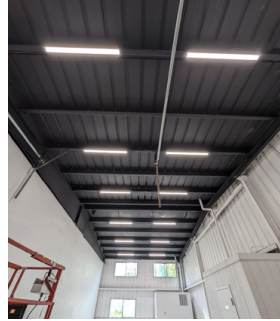
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ABOUT THE PROPERTY

Strategically situated just minutes from Interstate 393, the prestigious Pembroke Pines Country Club, and the convenient Concord Municipal Airport, 2 Industrial Park Drive offers an ideal location for businesses seeking industrial and office space.

The interior boasts ample ceiling heights of approximately 12 to 14 feet, ensuring flexibility for various business needs. Additionally, the buildings are equipped with forced air heating powered by natural gas, providing a comfortable working environment. For essential utilities, the complex relies on on-site septic for wastewater management and municipal water and natural gas services.



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WHY TO INVEST IN CONCORD, NH?

Concord offers a compelling investment opportunity for businesses seeking industrial and office space. With its strategic location, strong economic foundation, and a pro-business climate, the city provides a number of advantages for companies looking to expand or relocate.

Strategic Infrastructure and Location: Ubicated in the heart of New Hampshire, Concord benefits from excellent transportation infrastructure, including major highways and rail lines. It also provides easy access to key markets in the Northeast, making it an ideal distribution hub.

Competitive prices: Compared to other major cities in the Northeast, Concord offers relatively affordable commercial real estate prices. This can make it more attractive for businesses looking to expand or relocate, as they can potentially secure more space for their operations at a lower cost.

Tax Benefits: Concord's tax-friendly policies, including no personal income tax, sales tax, or impact fees, make it an attractive destination for businesses seeking to maximize their bottom line.



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DEMOGRAPHICS

POPULATION

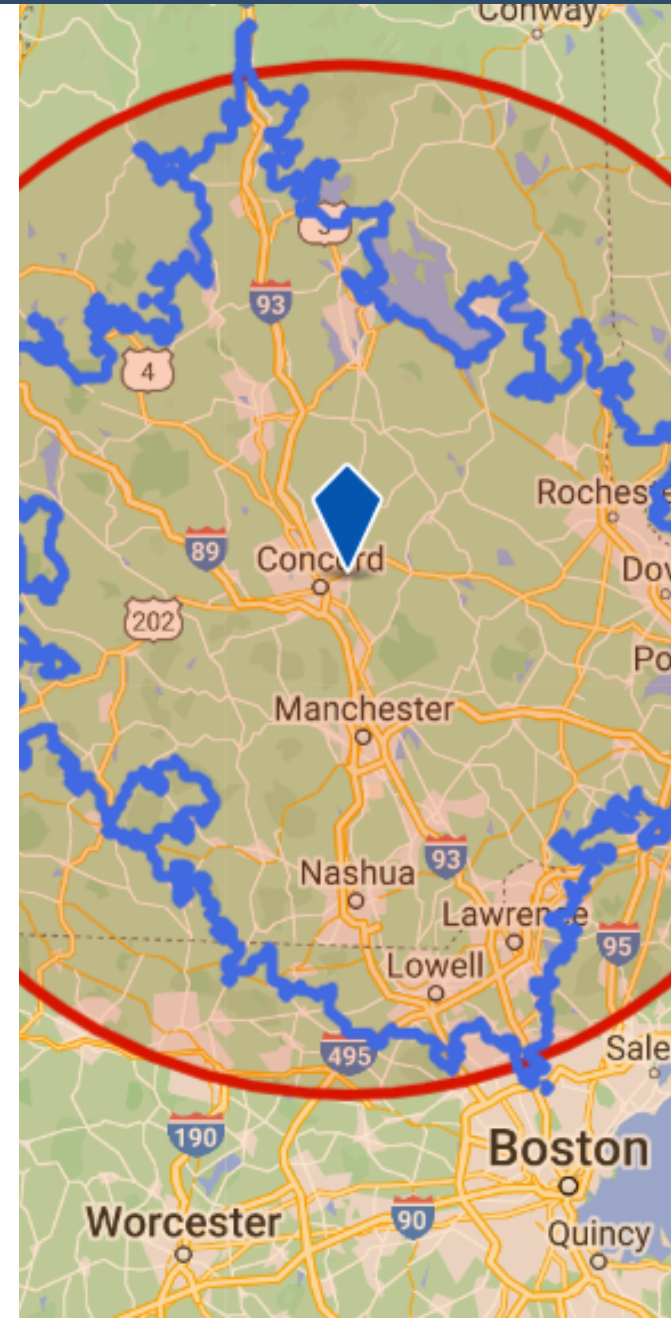
	1 MILE	2 MILES	5 MILES
2024 Population	3,339	9,948	40,969
2029 Population Projection	3,511	10,417	43,093
Annual Growth 2020-2024	0.6%	0%	0.6%
Annual Growth 2024-2029	1.0%	0.9%	1.0%
Median Age	42.9	43.3	43.1

HOUSEHOLDS

2024 Households	1,635	4,572	17,177
2029 Households Projection	1,719	4,784	18,074
Annual Growth 2020-2024	0.7%	0.3%	0.9%
Annual Growth 2024-2029	1.0%	0.9%	1.0%

HOUSEHOLDS INCOME

Median Household Income	\$66,218	\$64,036	\$76,627
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THANK YOU



ANA CASTANO

(603)-810-8545

**HEAD OF LEASING AND
ACQUISITIONS**

ANA@GOODHARBORCRE.COM



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