



PRIME
INDUSTRIAL
FOR SALE OR
LEASE

FOR SALE OR LEASE

**23 FOUNDRY AVE,
MEREDITH, NH 03253**

21,780 +/- SF AVAILABLE

PROPERTY INFORMATION



21,780 +/- SF For Sale

23 FOUNDRY AVE, MEREDITH, NH 03253

\$1,854,600 Purchase Price OR \$10.00 psf Modified Gross

DESCRIPTION:

This industrial property sits less than 8 miles from Route 93 in the heart of the Lakes Region. With ample power, this property is prime for future manufacturing or warehousing uses. The open mezzanine previously was used for light assembly but it could be removed for more clear height.

PROPERTY FEATURES:

- 2.33 Acres with ample parking
- 21,780 +/- sf of total square foot
 - 14,400 sf of warehouse (14' clear height)
 - 3,600 sf of Mezzanine space
 - 2,460 sf of office space first floor
 - 1,320sf of finished lower level space
- Drive in Doors
- Town Water
- Town Sewer
- 600 Amps / 3 Phase

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DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	3,922	10,521	46,627
Households	1,752	4,777	20,849
Families	1,045	3,044	13,172
Avg HH Size	2.12	2.15	2.20
Median Age	54.6	56.6	52.1
Median HH Income	\$48,166	\$79,642	\$79,287
Avg HH Income	\$81,453	\$116,448	\$110,380

BUSINESSES (10 MILE)



2,815

TOTAL BUSINESSES



28,406

TOTAL EMPLOYEES

INCOME (10 MILE)



\$79,287

MEDIAN HH INCOME



\$49,357

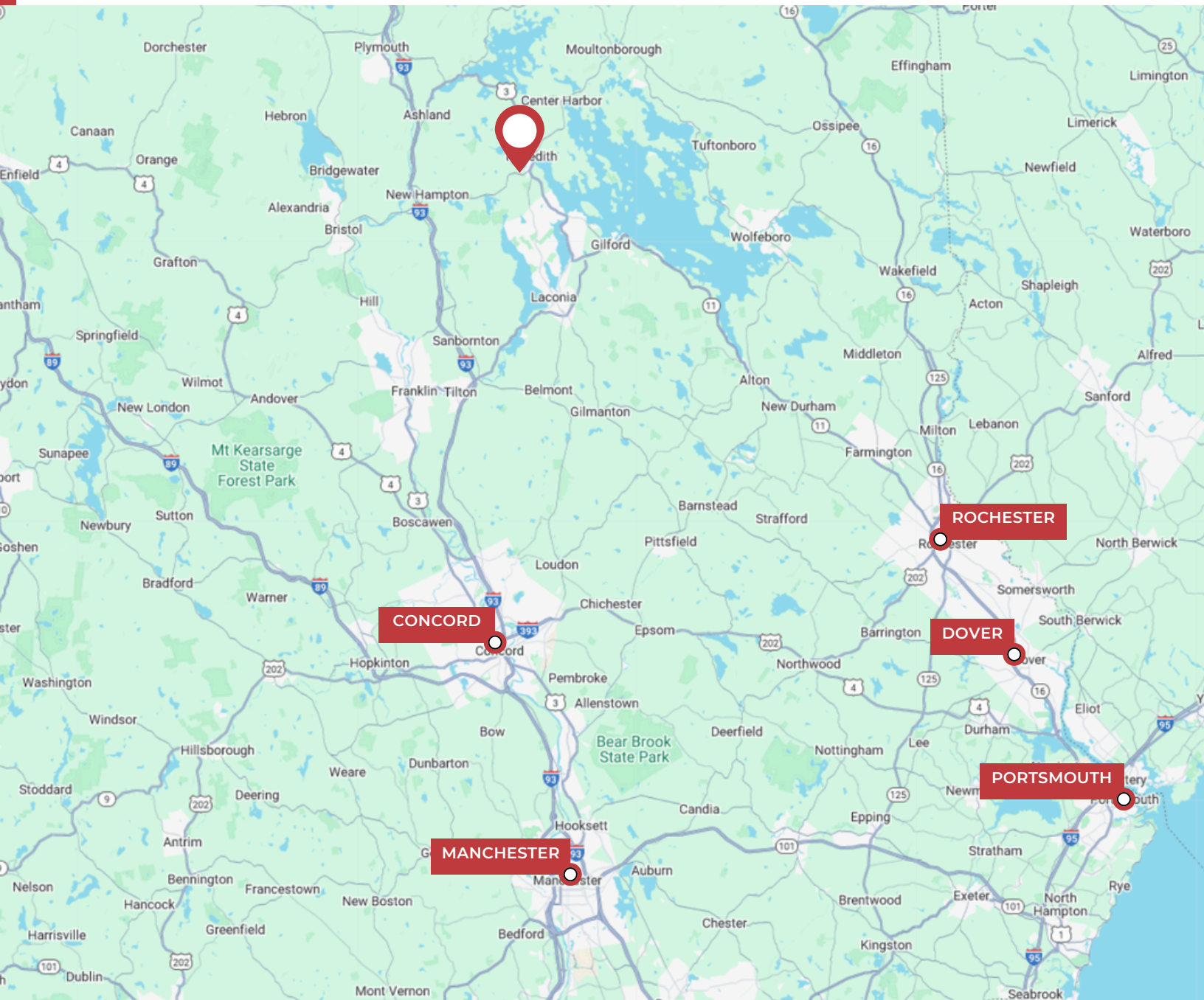
PER CAPITA INCOME



\$315,005

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH 57 mins

Concord, NH 41 mins

Boston, MA 1 hr 46 mins

Dover, NH 1 hr 8 mins

Portsmouth, NH 1 hr 19 mins

PHOTOS



TAX CARDS

23 FOUNDRY AV

[Sales](#)
[Print](#)
[Map It](#)

Location 23 FOUNDRY AV

MBLU S23/ 56/ 11

Acct# 32900

Owner COMSTOCK, RICHARD D JR

Assessment \$1,089,700

Appraisal \$1,089,700

PID 2826

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$898,000	\$191,700	\$1,089,700

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$898,000	\$191,700	\$1,089,700

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	COMSTOCK, RICHARD D JR	Sale Price	\$49,000
Co-Owner		Certificate	
Address	23 FOUNDRY AV MEREDITH, NH 03253	Book & Page	1346/0383
		Sale Date	08/25/1995
		Instrument	1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COMSTOCK, RICHARD D JR	\$49,000		1346/0383	1N	08/25/1995
DIMASSA, CARL J	\$11,000		1303/0126	1N	07/06/1994
W T PORTER INVESTMENTS, INC	\$9,200		1230/0952	1L	11/12/1992
HILCO PROPERTY SERVICES INC	\$0		1193/0847	1B	12/19/1991
HILCO, INC	\$20,000		1186/0931	1S	10/07/1991

TAX CARDS, CONT.

Building 1 : Section 1

Year Built: 1998
 Living Area: 16,880
 Replacement Cost: \$801,092
 Building Percent Good: 88
 Replacement Cost
 Less Depreciation: \$705,000

Building Attributes	
Field	Description
Style:	Indus. Warehse
Model	Industrial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Precast Panel
Exterior Wall 2	Vinyl Siding
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Forced Hot Air
AC Type	Central
Struct Class	
Bldg Use	IND BLDG
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Conn Wall	

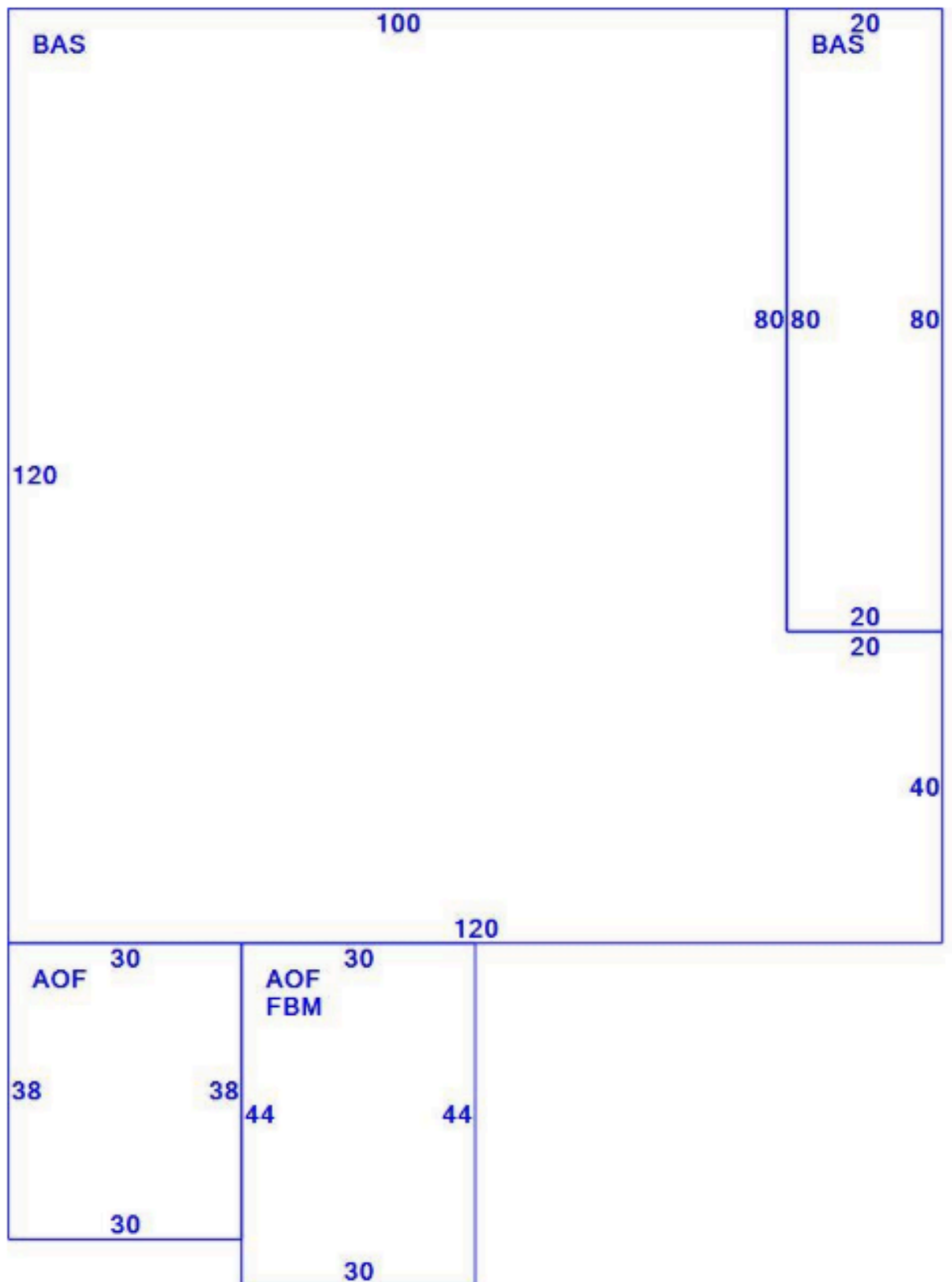
Building Photo



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	14,400	14,400
AOF	Office	2,480	2,480
FBM	Basement, Finished	1,320	0
		18,180	16,880

TAX CARDS, CONT.

Building Layout



TAX CARDS, CONT.

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
LDL2	W/MAN FLIP OUT	1.00 UNITS	\$900	1
MEZ2	FINISHED	6800.00 S.F.	\$179,500	1

Land

Land Use

Use Code	4022
Description	IND BLDG ⓘ
Zone	BI
Neighborhood	BI1
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.33
Depth	356
Assessed Value	\$191,700
Appraised Value	\$191,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING			12640.00 SF	\$12,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$898,000	\$191,700	\$1,089,700
2023	\$898,000	\$191,700	\$1,089,700
2022	\$730,400	\$127,800	\$858,200

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$898,000	\$191,700	\$1,089,700
2023	\$898,000	\$191,700	\$1,089,700
2022	\$730,400	\$127,800	\$858,200

508770

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Carl J. DiMassa, a married man of 9 Kendall Hill, Leominster, Massachusetts 01453, for consideration paid, grant to Richard D. Comstock, Jr. of Post Office Box 1406, Center Harbor, New Hampshire 03253, with WARRANTY COVENANTS:

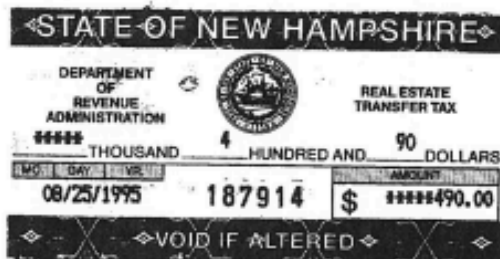
Two certain lots or parcels of land situate in Meredith, County of Belknap, State of New Hampshire, being designated as Lots # 7 and #10 on plan entitled "Section II Meredith Place, A Commercial & Industrial Subdivision of Inter-Lakes Sales, Inc. Meredith, (Belknap County) N.H.", dated November 1978, Associated Surveyors, recorded at Plan Book 74, Pages 33 and 34, in the Belknap County Registry of Deeds, more particularly described as follows:

Lot #7:

Commencing at an iron pin set in the ground, said pin marking the southwesterly corner of Lot #10, the northwesterly boundary of the right of way for State of New Hampshire Route 104 and the southeasterly corner of the within described Lot #7;

thence turning to the right and running to the right along the northwesterly boundary of the right of way for State of New Hampshire Route 104 on a radius of curvature of 1,785.0 feet, a distance of 53.78 feet to a New Hampshire Highway Department concrete bound;

thence turning and continuing to run along the northwesterly boundary of the right of way for State of New Hampshire Route 104 on a course of S 64 degrees 27' 20" W a distance of 98.32 feet to an iron pin set at the southeasterly corner of the right of way for Meredith Place Roadway and at the southwesterly corner of the within described Lot #7;



BK1346 PG0383

DEEDS, CONT.

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thence turning and running along a northeasterly boundary of the right of way for Meredith Place Roadway on a course of N 14 degrees 15' 45" W a distance of 296.56 feet to an iron pin;

thence turning to the right and running to the right along a southeasterly boundary of the right of way for Meredith Place Roadway on a radius of curvature of 25.0 feet a distance of 33.59 feet to an iron pin;

thence turning and running along same southeasterly boundary of the right of way for Meredith Place Roadway on a course of N 62 degrees 43' 10" E a distance of 134.08 feet to an iron pin set at the northwesterly corner of Lot #10 and at the northeasterly corner of the within described Lot #7;

thence turning and running along Lot #10 on a course of S 14 degrees 15' 45" E a distance of 336.52 feet to the point of beginning.

Meaning and intending hereby to convey Lot #7, consisting of 48,100 square feet, more or less, as shown on the above mentioned plan.

Subject to a Sewer Line Easement to the Town of Meredith, New Hampshire dated July 24, 1992 and recorded in the Belknap County Registry of Deeds at Book 1222, Page 0183.

Meaning and intending to describe and convey the same premises as conveyed to the grantor herein by Warranty Deed of Gerard E. Smith and Jane H. Smith dated July 6, 1994 and recorded in the Belknap County Registry of Deeds at Book 1303, Page 132.

Lot #10:

Commencing at an iron pin set in the ground, said pin marking the southeasterly corner of Lot #7, the northwesterly boundary of the right of way for State of New Hampshire Route 104 and the southwesterly corner of the within described Lot #10;

thence turning to the left and running to the left along the northwesterly boundary of the right of way for the State of New Hampshire Route 104 on a radius of curvature of 1,785.0 feet a distance of 150.11 feet to an iron pin set at the southwesterly corner of Lot #12 and at the southeasterly corner of the within described Lot #10;

EX 1346
PG 0384

DEEDS, CONT.

-3-

thence turning and running along Lot #12 on a course of N 14 degrees 15' 45" W a distance of 375.55 feet to an iron pin set at the northwesterly corner of Lot #12, at the southeasterly boundary of the right of way for Meredith Place Roadway and at the northeasterly corner of the within described Lot #10;

thence turning and running along the southeasterly boundary of the right of way for Meredith Place Roadway on a course of S 62 degrees 43' 10" W a distance of 153.96 feet to an iron pin set at the northeasterly corner of Lot #7 and at the northwesterly corner of the within described Lot #10;

thence turning and running along Lot #7 on a course of S 14 degrees 15' 45" E a distance of 336.52 feet to the point of beginning.

Meaning and intending hereby to convey Lot #10, consisting of 53,500 +/- square feet as shown on the above mentioned plan.

Meaning and intending to describe and convey the same premises as conveyed to the grantor herein by Warranty Deed of W.T. Porter Realty Investment, Inc. dated June 30, 1994 and recorded in the Belknap County Registry of Deeds at Book 1303, Page 126.

Together with the right to use, in common with others, Meredith Place Roadway and the right of way reserved for the extension of Meredith Place Roadway leading from/to Route 104 and to/from the northeasterly boundary of Lot #10 over land now or formerly of Inter-Lakes Sales, Inc. and Scott Northern, Inc. as shown on said Plan.

Excepting and reserving to Inter-Lakes Sales, Inc., its successors and assigns, a surface drainage easement over or through any surface drainage ways which presently exist or may be constructed on Lot #10. Said drainage easement shall be for the purpose of providing for any increase of flow (both rate of flow and/or amount of flow) of surface drainage waters resulting from any development of the land located on the southerly side of Route 104 known as Meredith West.

BK1 346 PG0385

DEEDS, CONT.

-4-

This conveyance is made subject to the benefits and burdens of all rights of way, easements and flowage rights of record previously reserved and/or conveyed.

The subject lot, whether occupied or unoccupied, shall be maintained in an attractive condition at all times. All brush and dead or damaged trees located within 100 feet of Meredith Place Roadway shall be cut and removed from the subject lot by the owner or tenant on at least a semi-annual basis. All trash containers and gas, oil and other storage tanks shall be enclosed or located so that they are not visible from Meredith Place Roadway. Within eight months after placement of a structure or other construction is undertaken on the subject lot, the disturbed area, other than gravelled areas, shall be graded and reasonably landscaped within the minimum requirement that said areas must have an adequate ground cover so as to maintain an attractive appearance and to eliminate erosion due to water run-off.

All buildings or structures shall be completed on the exterior and ready for occupancy (or other principal use for which designated) within eight months from the commencement of the excavation or erection of any portion of said buildings or structures. All structures on the lot must have solid wall foundations or else the entire foundation area of each structure must be enclosed. All buildings and other improvements placed or constructed upon the subject lot shall be maintained in good repair and in an attractive condition at all times. If any buildings, structures or trees are damaged by fire, storm or other casualty, the same shall be removed or repaired within six months from such damage.

No temporary or partial structures shall be built or placed upon the subject lot, other than necessary for and used during the course of construction of permanent buildings. Such temporary or partial structures shall not be subject to these restrictions. They shall be removed immediately upon completion of any building operation, and shall not be permitted to remain on the lot more than eight months under any circumstances. No permanent building or structure shall be covered with tarpaper, sheathing paper or any other similar material as an exterior wall covering.

BK1 346 PG0386

DEEDS, CONT.

-5-

The disposal of all sewage on the subject lot shall be accomplished by means of a septic tank or tanks of standard type properly proportioned for their per capita demand and the determination of their location and capacity shall be made in accordance with State laws and local ordinances and regulations. No garbage, debris or other waste material shall be thrown onto or allowed to remain on the subject lot.

Inter-Lakes Sales, Inc., its successors or assigns, reserves the right to grant easements and rights for electrical, telephone and other utilities in any part of Meredith Place. The owner of the subject lot shall not be entitled to damages or compensation in connection with any such existing or future grant, but no such easement or right shall unreasonably or substantially interfere with or damage the value of the subject lot. The rights of the owner of the subject lot to use any road or right of way are also subject to such utility rights of way and easements as have now been, or hereafter may be granted by Inter-Lakes Sales, Inc., its successors or assigns. Inter-Lakes Sales, Inc., its successors or assigns, reserves the sole and exclusive right to grant rights to, and establish grades, slopes and drainage on the subject lot shown on said Plan, incident to present or future construction of roads or rights of way and/or in connection with the development of other lots in Meredith Place free from any claims for damage or compensation by the owner of the subject lot. Further, Inter-Lakes Sales, Inc., its successors or assigns, reserves the sole and exclusive right by itself or others to whom it may grant this right, to install, maintain, repair and replace from time to time on the subject lot and in the right of way, a water and/or sewer pipe or pipes and other apparatus necessary or desirable for furnishing water and/or sewage collection to any and all property in Meredith Place but without interfering with any building or installation existing at the time on the subject lot, and doing no unnecessary damage; such right to be free from any claim for damage or compensation by the owner of the subject lot.

No activity or condition shall be carried on or maintained upon the subject lot without prior approval of the Town of Meredith Planning Board under the authority granted to said Board by the Site Plan Review Ordinance.

BK 1346 PG 0387

DEEDS, CONT.

-6-

Inter-Lakes Sales, Inc., its successors or assigns, so long as owning one or more lots in Meredith Place as now laid out or as hereafter extended, shall have the right to waive minor violations of the deed restrictions set forth herein. Thereafter, during the balance of the period of said deed restrictions are in effect, and of renewal periods as hereafter provided, the right to grant such waivers of minor violations shall be vested in a majority of owners of all the lots in Meredith Place as now laid out or as hereafter extended, regardless of enlargement or decrease in the size of any one lot, the ownership of any lot being regarded as one, irrespective of the number of co-owners thereof.

The deed restrictions set forth herein shall be enforceable by Inter-Lakes Sales, Inc., its successors or assigns or by the owner of any lot, by proceeding by law or in equity, either to restrain violation or to recover damages or both.

The deed restrictions set forth herein shall run with the subject lot until January 1, 1988, after which time they shall be automatically extended for successive periods of ten (10) years each unless an instrument, signed by the then owners of a majority of all the lots in Meredith Place as constituted at the particular time (including lots, if any, hereafter laid out by Inter-Lakes Sales, Inc., its successors or assigns, in Meredith Place, and regardless of enlargement or decrease in the size or number of such lots, the ownership of any one lot being regarded as one, irrespective of the number of co-owners thereof) agreeing to change said deed restrictions in whole or in part, shall have been recorded in the Belknap County Registry of Deeds.

Lot #7 and Lot #10 are to be consolidated into a single lot. The grantor, Carl J. DiMassa, has filed a Lot Consolidation Application with the Town of Meredith for consolidation which, when approved, will be recorded in the Belknap County Registry of Deeds.

Not homestead property of the grantor or his spouse.

Executed this 25 day of August, 1995.


Carl J. DiMassa

BK1346 PG0388

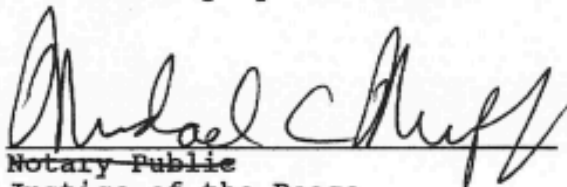
DEEDS, CONT.

-7-

STATE OF NEW HAMPSHIRE
BELKNAP, SS.

Personally appeared, before me, Carl J. DiMassa, who executed the foregoing instrument for the purposes contained therein.

Date: August 25, 1995


Notary Public
Justice of the Peace

RECEIVED
Rachel M. Normandin
95 AUG 25 AM 11:58

REGISTER OF DEEDS
BELKNAP COUNTY
Register

BK 1346 PG 0389

DISCLOSURES

Property Address 23 Foundry Avenue
Meredith, NH 03253



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) 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: TOWN WATER
Location: UTILITY ROOM
Malfunctions: N/A
Date of Installation: _____
Date of most recent water test: 1996 yearly
Problems with system: N/A

SEWERAGE DISPOSAL SYSTEM

Size of Tank: N/A
Type of system: TOWN SEWER
Location: UTILITY ROOM
Malfunctions: N/A
Age of system: 1996
Date most recently serviced: _____
Name of Contractor who services system: Town of Meredith

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Last Revised 2/9/18

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NH CIBOR, 166 South River Road Bedford, NH 03110
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Fax:

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DISCLOSURES, CONT.

Property Address 23 FOUNDRY AVENUE
MEREDITH NH 03253

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): N/A
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: N/A

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 23 Foundry Avenue
MEREDITH, NH. 03253

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: N/A

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings N/A

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

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: 23 Foundry Avenue

Unit Number (if applicable): _____

Town: Meredith

Richard Bonfack Jr.
SELLER

11 March 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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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

tel (603) 637 -2012

mobile (603) 714 -4019

jrobinson@nainorwoodgroup.com

CHRISTOPHER NORWOOD

PRESIDENT

tel (603) 668-7000 x 212

cnorwood@nainorwoodgroup.com



Commercial Real Estate Services, Worldwide

NAI Norwood Group

116 South River Road

Bedford, NH 03110

www.nainorwoodgroup.com