



For Sale or Lease

Highly Versatile Commercial Building

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149 Sheep Davis Road Pembroke, NH

Property Highlights

- 12,000± SF flex/commercial building with showroom and warehouse/ shop space is available for sale or lease
- Former John Deere dealership featuring dedicated areas for sales, equipment/vehicle service, and product display
- Building consists of bright showroom, 4 private offices, 2 conference rooms, kitchen/breakroom, and a warehouse equipped with 2 drive-in doors and 1 loading dock
- Perfect for RV or trailer sales, outdoor equipment retailers, and a wide range of general retail or service-based businesses
- Ample on-site parking
- Convenient access to Concord, I-93, and great visibility on Sheep Davis Road/Route 106 with 10,800± AADT per NHDOT 2022

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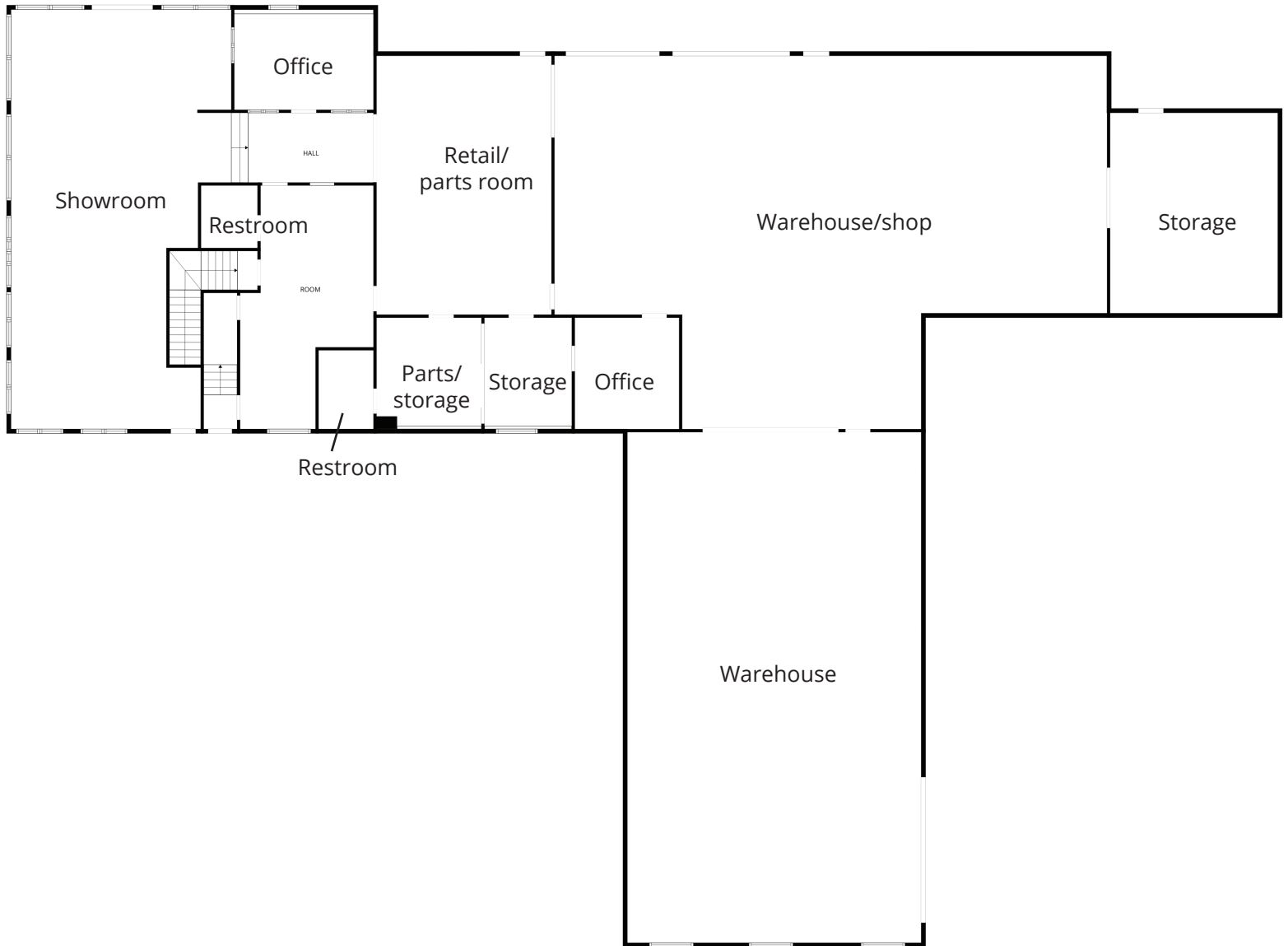


Specifications

Address:	149 Sheep Davis Road
Location:	Pembroke, NH 03275
Building Type:	Flex/showroom/retail/shop
Year Built/Renovated:	1978/2007
Total Building SF:	12,000±
Floors:	2
Acreage:	1.7±
Road Frontage:	275'± on Sheep Davis Road
Utilities:	Municipal water & sewer Natural gas; HVAC in office/showroom
Zoning:	C-1A
Parking:	35+ on-site spaces
Clear Height:	15'± to 18'±
Loading:	2 drive-in doors; 1 loading dock
Security System:	Yes
Power:	400A; 3 phase
2025 Taxes:	\$27,191
Lease Rate:	\$12.00 NNN
List Price:	\$1,600,000



1st Floor Plan



2nd Floor Plan

