

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# Fully air-conditioned Warehouse and Office for Lease, Available May 2025

48 Powers St, Milford, NH 03055

Exclusively Represented By:

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OFFERING MEMORANDUM

# Table Of Contents

FOR LEASE

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# Property Information

## Section 1

# Property Summary

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VIDEO

## Property Description

Fully air-conditioned Warehouse and Office for Lease, available May 2025

Freestanding +/-31,625 SF warehouse/industrial and office building available for lease. Constructed in 1970 and renovated in 2021. The building features from 7' to 18' clear height, 30' x 39' column spacing, 3 loading docks (8'x8'x4'), 1 drive-in (12'x10'), several modern breakrooms, shower and updated office spaces. This steel frame building sits on 3 acres of industrial-zoned land near Milford Oval.

The building is serviced by municipal water & sewer and is heated by natural gas, including 480V, 3-phase power. There are 30 parking spaces.

## Offering Summary

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	31,625 SF
Lot Size:	3 Acres
Building Size:	31,625 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	426	1,030	2,900
Total Population	866	2,055	6,120
Average HH Income	\$78,199	\$81,323	\$97,965

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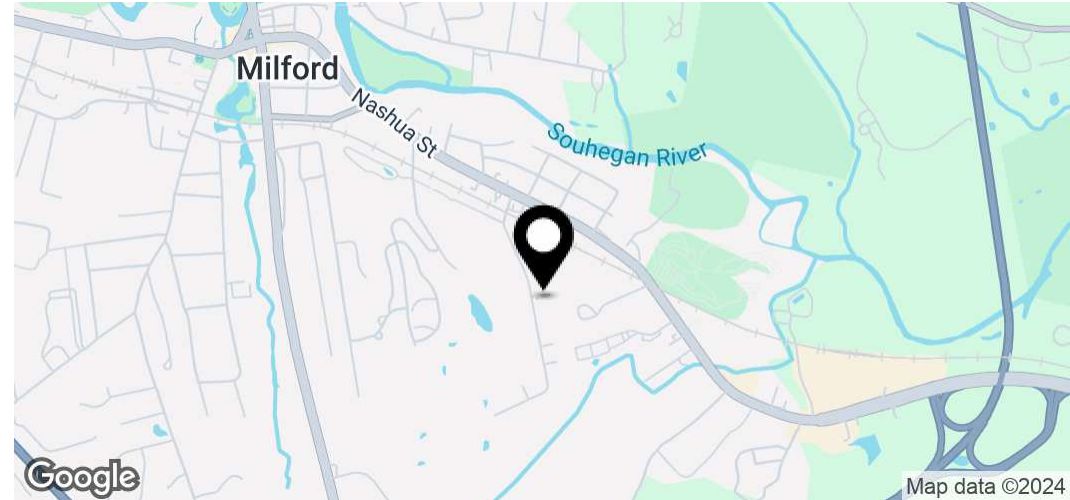
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# Executive Summary

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## Offering Summary

Lease Rate	\$10.00 SF/yr
Lease Type	NNN
GSF	31,625 SF
Parking Spaces / Ratio	30 / null
Site Size	3 Acres
Year Built	1970
Zoning	I (Industrial)
Ceiling Height	18
DH/DI/GL Doors	3 / 1 / 1

## Property Overview

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Freestanding +/-31,625 SF warehouse/industrial and office building available for lease. Constructed in 1970 and renovated in 2021. The building features from 7' to 18' clear height, 30' x 39' column spacing, 3 loading docks (8'x8'x4'), 1 drive-in (12'x10'), several modern breakrooms, shower and updated office spaces. This steel frame building sits on 3 acres of industrial-zoned land near Milford Oval.

The building is serviced by municipal water & sewer and is heated by natural gas, including 480V, 3-phase power. There are 30 parking spaces.

The property is comprised of +/-21,690 SF of warehouse/manufacturing space, with the remainder of 9,935 SF as office space on the first and second floors.

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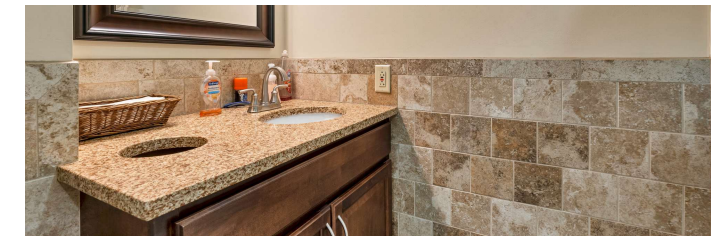
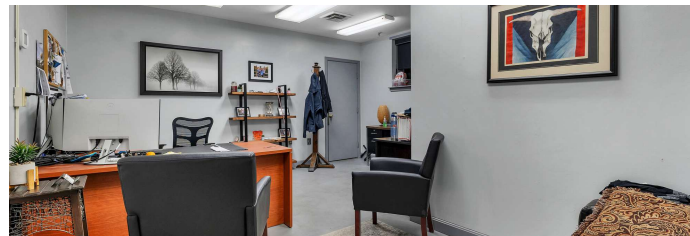
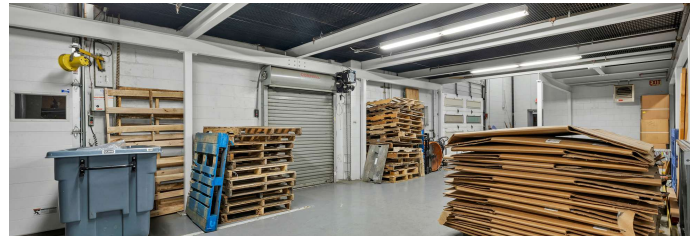
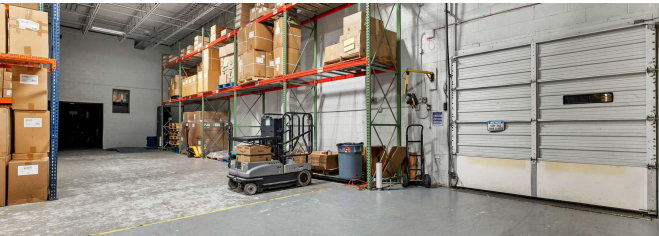
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# Additional Photos

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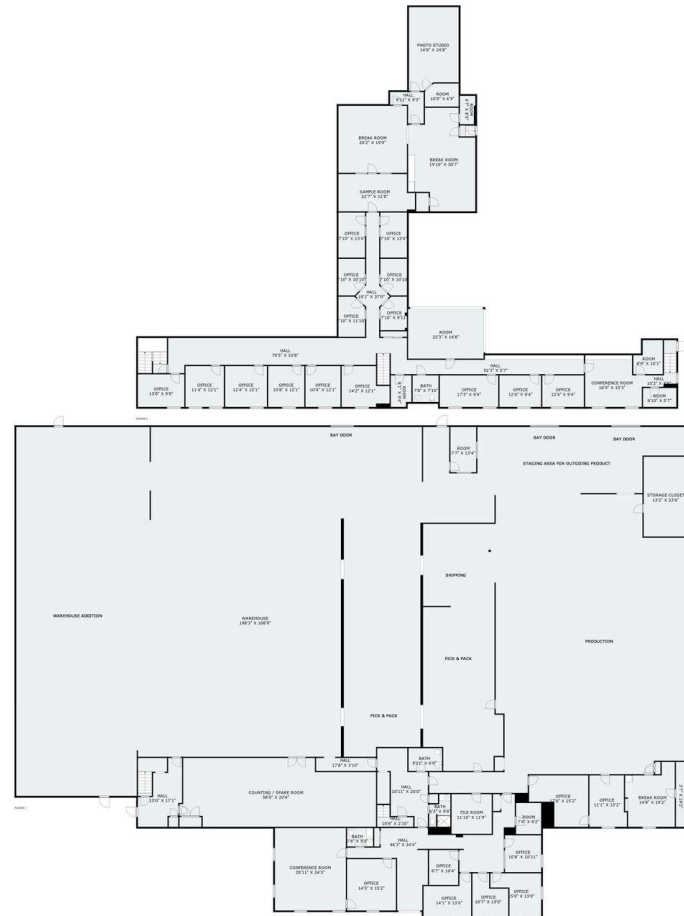
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# Floor Plan

## Section 2

# Floor Plan

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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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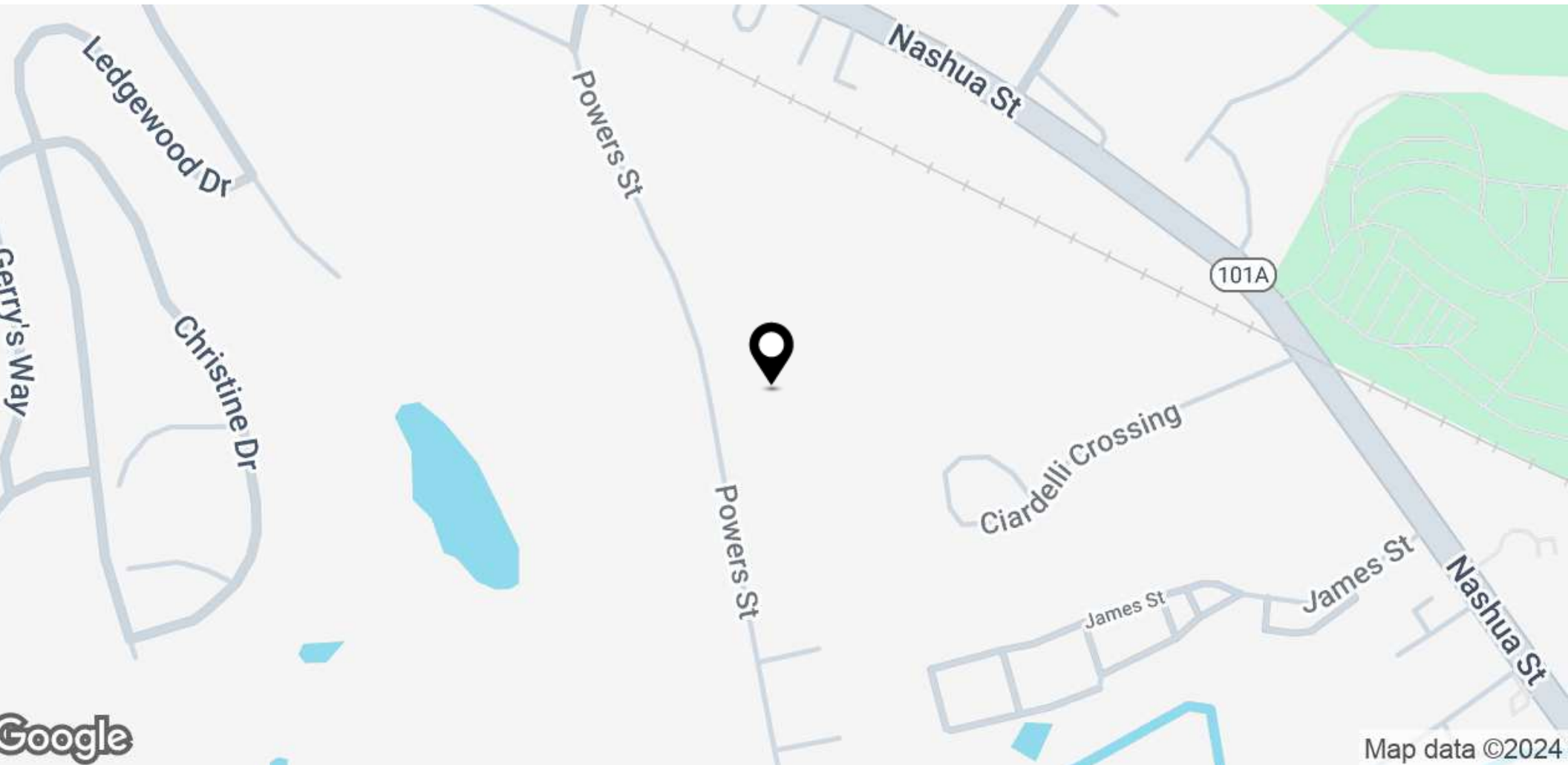


# Location Information

## Section 3

# Location Map

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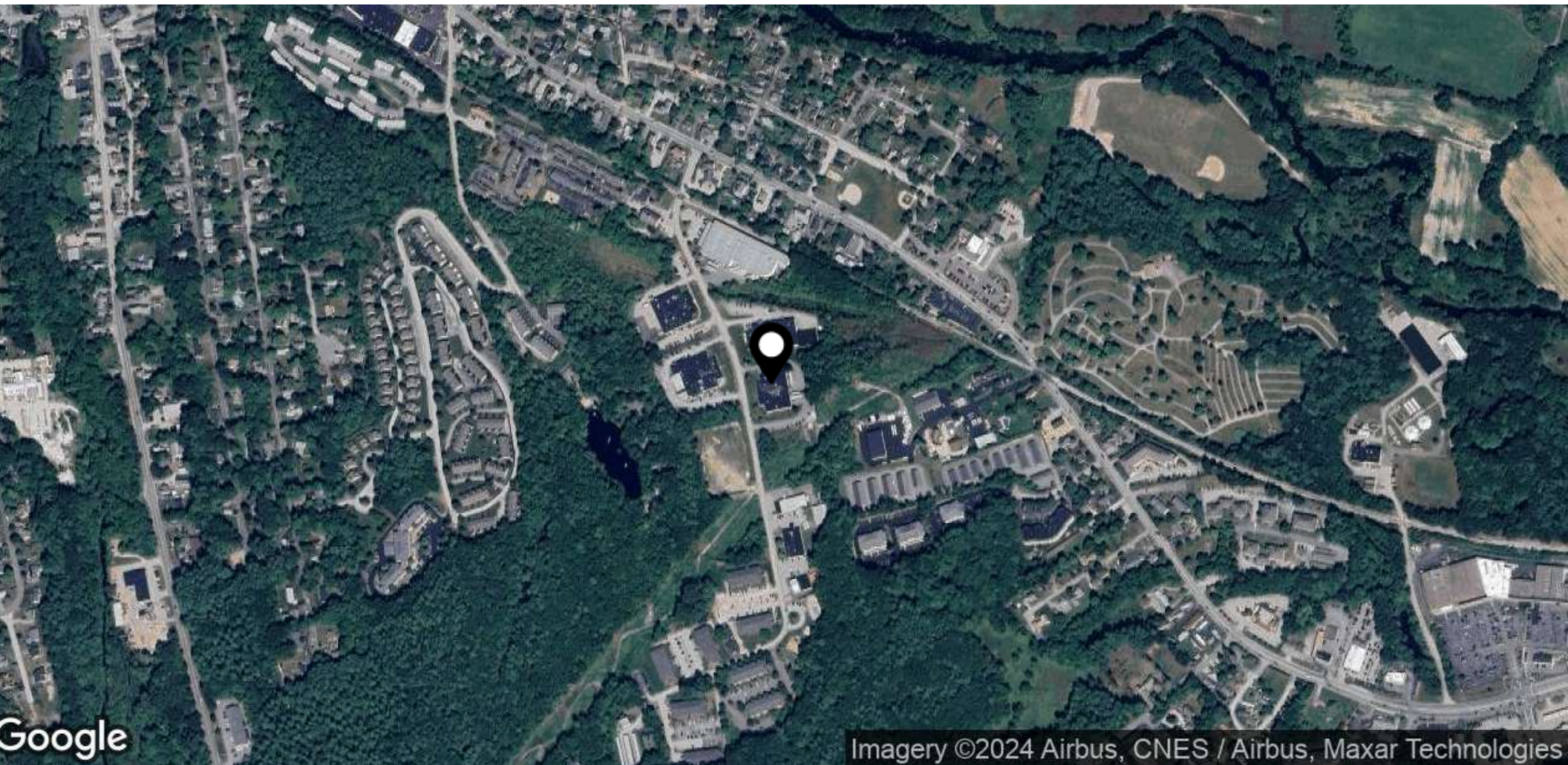
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# Aerial Map

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# Demographics

## Section 4

# Demographics Map & Report

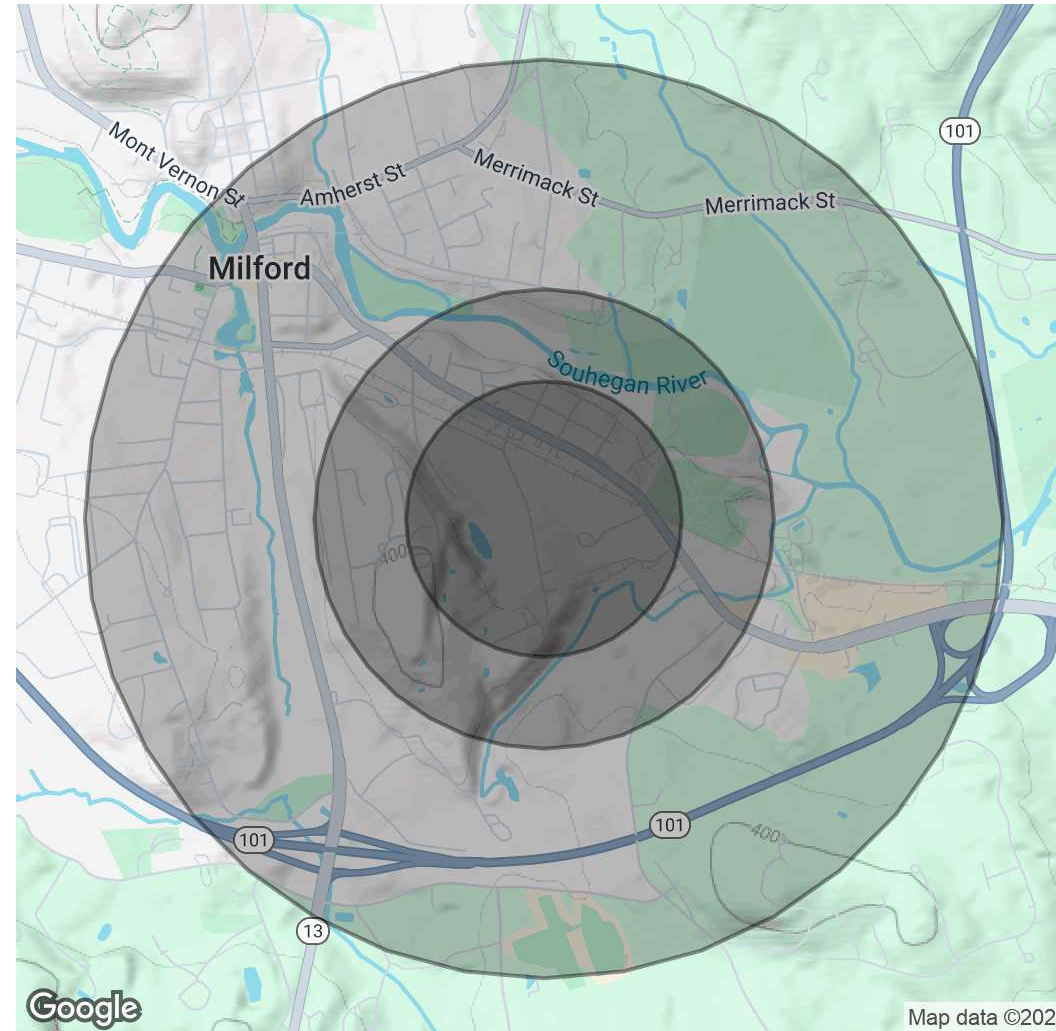
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	866	2,055	6,120
Average Age	44	44	43
Average Age (Male)	40	41	41
Average Age (Female)	47	47	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	426	1,030	2,900
# of Persons per HH	2	2	2.1
Average HH Income	\$78,199	\$81,323	\$97,965
Average House Value	\$302,891	\$321,869	\$353,539

Demographics data derived from AlphaMap



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