



SPERRY

COMMERCIAL REALTY ASSOCIATES

200

GAY ST
MANCHESTER, NH 03103

Offering Memorandum



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NH #047341



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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Prime Location for Your Business Venture!

With a highly desirable address at 200 Gay St, Manchester, NH, 03103, this property offers excellent leasing opportunities for prospective tenants. Boasting a versatile layout and modern amenities, this space is ideal for various business needs. The expansive windows flood the interior with natural light, creating an inviting atmosphere for clients and employees. Ample parking and convenient access enhance the property's appeal, making it highly convenient for tenants and visitors alike. This is the perfect opportunity to elevate your business in a thriving location. Schedule a tour today and secure your spot in this sought-after commercial property.

PROPERTY HIGHLIGHTS

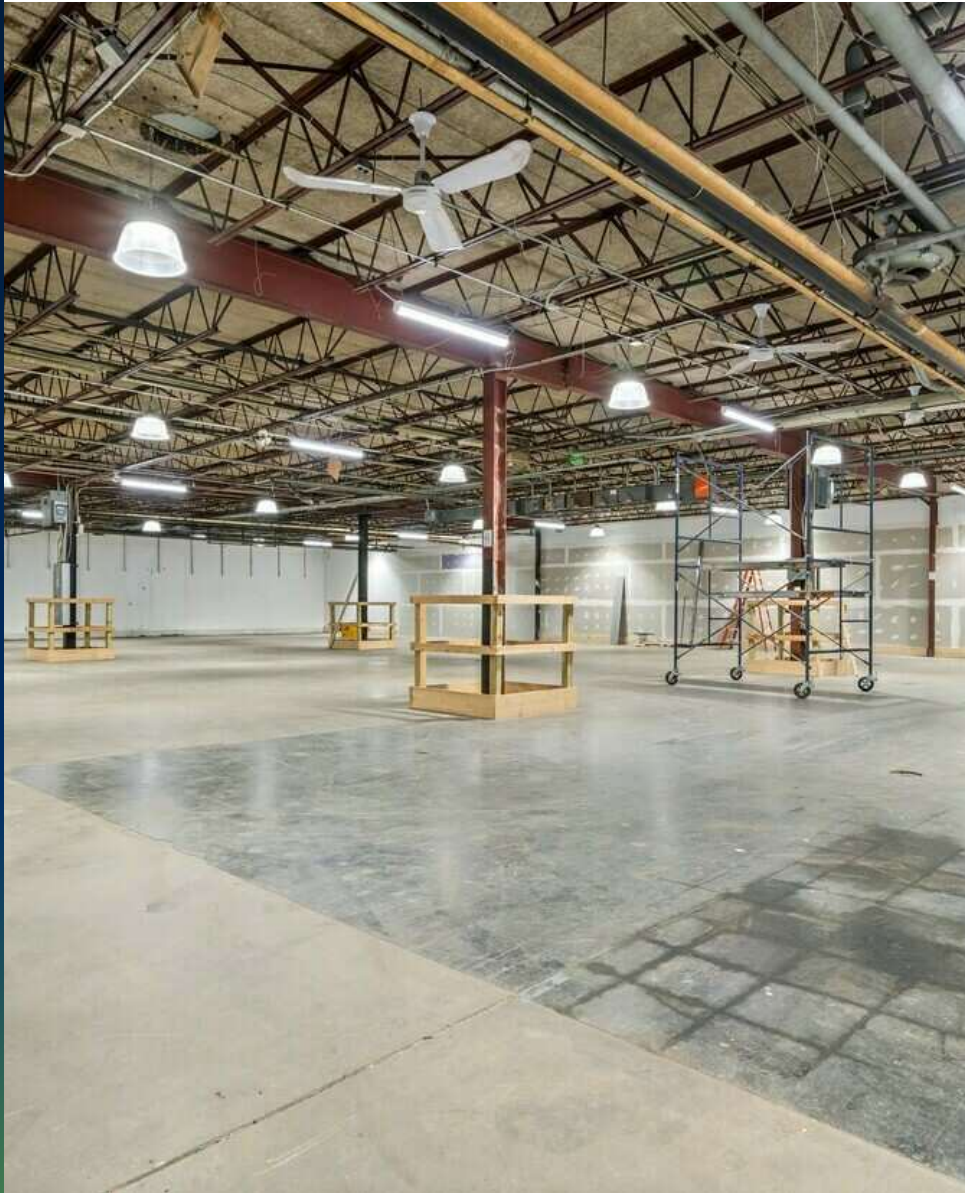
- Highly desirable address in Manchester, NH
- Modern amenities and versatile layout
- Expansive windows for abundant natural light

OFFERING SUMMARY

Lease Rate:	\$6.00 - 10.00 SF/yr (NNN)
Available SF:	2,708 - 13,100 SF
Lot Size:	3.67 Acres
Building Size:	61,139 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	503	1,756
Total Population	223	1,213	4,190
Average HH Income	\$117,611	\$113,055	\$106,289

Property Description



PROPERTY DESCRIPTION

Prime Location for Your Business Venture!

With a highly desirable address at 200 Gay St, Manchester, NH, 03103, this property offers excellent leasing opportunities for prospective tenants. Boasting a versatile layout and modern amenities, this space is ideal for various business needs. The expansive windows flood the interior with natural light, creating an inviting atmosphere for clients and employees. Ample parking and convenient access enhance the property's appeal, making it highly convenient for tenants and visitors alike. This is the perfect opportunity to elevate your business in a thriving location. Schedule a tour today and secure your spot in this sought-after commercial property.

LOCATION DESCRIPTION

Strategic Location for Your Industrial Business Needs! Nestled in the heart of Manchester, NH, the area surrounding the property buzzes with industrial and commercial activity, making it an ideal location for industrial, warehouse, and distribution tenants. With easy access to major transportation routes, including highways and freight networks, businesses can efficiently manage shipping and logistics. Nearby points of interest, such as Manchester-Boston Regional Airport and the industrial parks, offer convenient resources for industrial operations. The thriving local economy, supportive business environment, and access to a skilled workforce further enhance the appeal of the location. This is the perfect opportunity to situate your industrial business for success in a dynamic and industrially vibrant community.

Complete Highlights

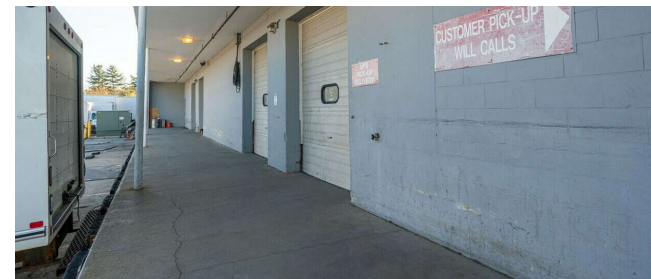
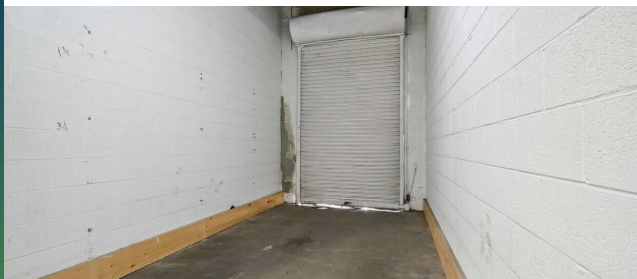
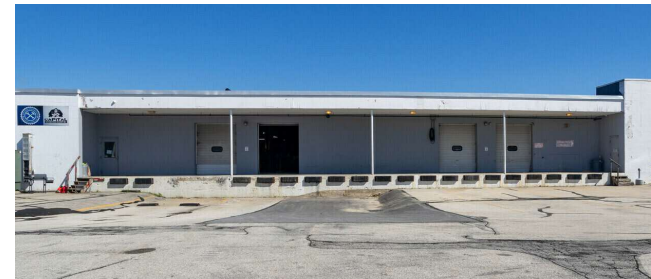
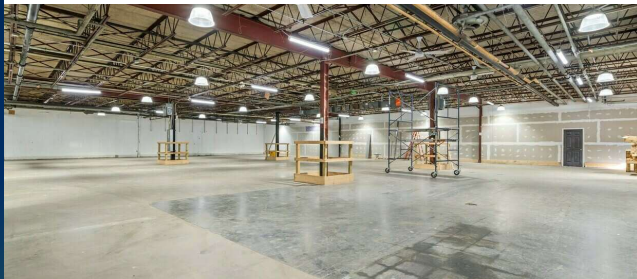
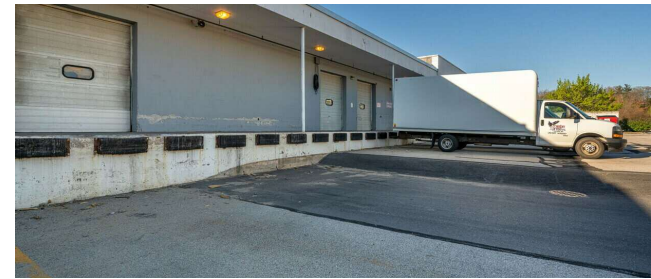
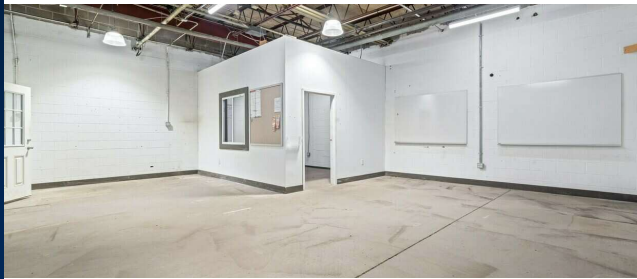
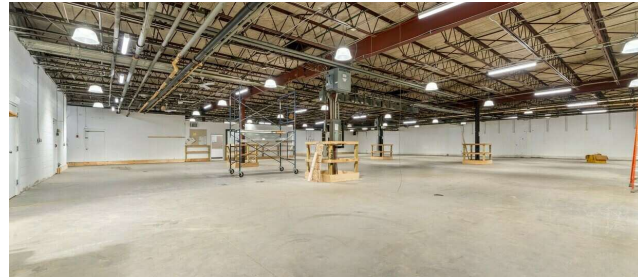
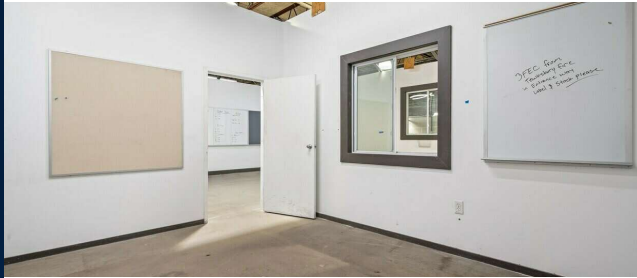


PROPERTY HIGHLIGHTS

- - Highly desirable address in Manchester, NH
- - Modern amenities and versatile layout
- - Expansive windows for abundant natural light
- - Ample parking for tenants and visitors
- - Convenient access for seamless business operations
- - Spacious interiors ready for customization
- - Well-maintained and professional appearance
- - Suitable for a variety of business ventures
- - Excellent opportunity for business growth
- - Prime location for visibility and accessibility



Additional Photos



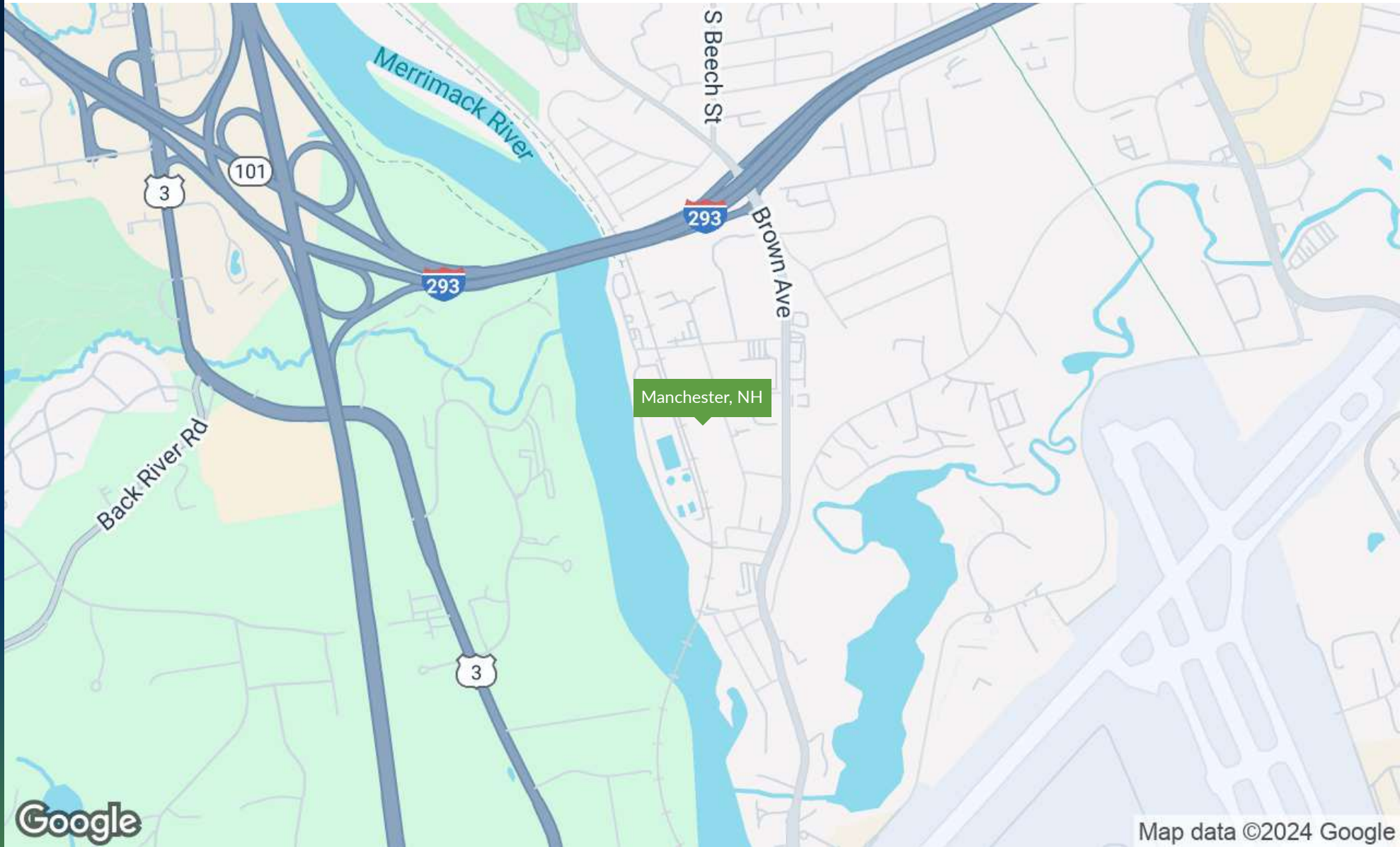
FOR LEASE | 200 GAY ST



SECTION 2

LOCATION INFORMATION

Regional Map



SPERRY - COMMERCIAL REALTY ASSOCIATES | 169 SOUTH RIVER RD | UNIT 1 | BEDFORD, NH 03110

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Aerial Map



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

FOR LEASE | 200 GAY ST



SECTION 3

DEMOGRAPHICS

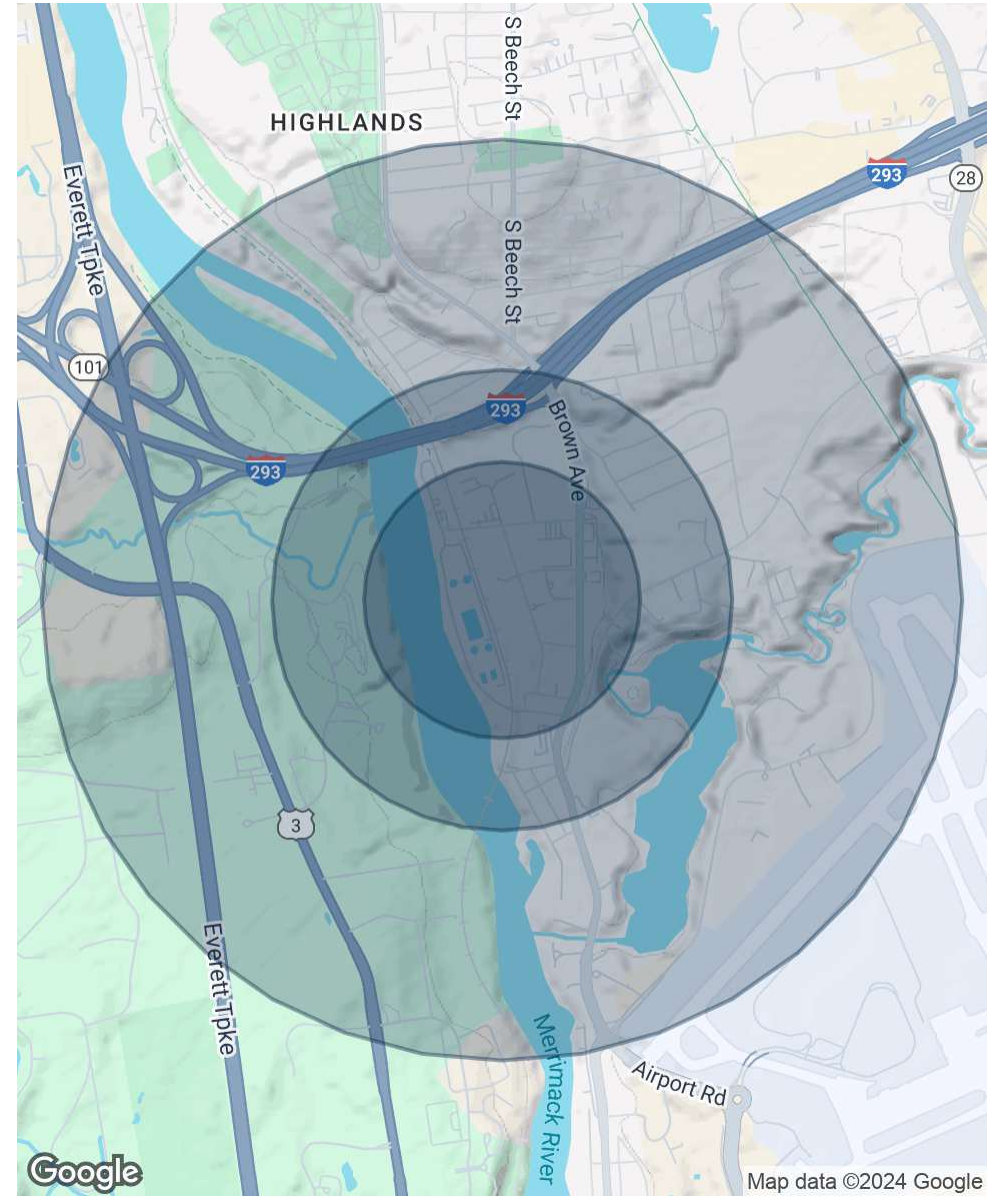
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	223	1,213	4,190
Average Age	46	45	44
Average Age (Male)	44	43	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	503	1,756
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$117,611	\$113,055	\$106,289
Average House Value	\$351,067	\$353,593	\$355,959

Demographics data derived from AlphaMap



Map data ©2024 Google



SECTION 4

ADVISOR BIOS

Advisor Bio 1



CHRIS PASCUCCI

Managing Director

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NH #047341

PROFESSIONAL BACKGROUND

Chris began his career in 1985 in the New York City metropolitan area, specializing in property maintenance and management. He provided janitorial and related facility services, primarily to office complexes in the NYC/Northern NJ region. After relocating to New Hampshire in 1995, Chris obtained his real estate license and entered the commercial real estate industry, working with Global Commercial Real Estate out of their Bedford, NH office.

He expanded his property maintenance and management company, in charge of the day-to-day operations of office, industrial, and retail properties across Southern New Hampshire. His services included interior janitorial work, construction clean-up, and exterior maintenance such as landscaping, snow plowing, and parking lot sweeping.

As a liaison between property owners, tenants, and vendors, Chris emphasizes the importance of relationships and has built a strong network throughout the State of New Hampshire. He brings expertise in sales, leasing and property management, including tenant relations, lease negotiations, vendor management, and preventive asset maintenance and repairs.

In 2017, Chris joined The Masiello Group as Principal Broker and Managing Director, where he played a key role in expanding the company's commercial real estate division. By partnering with a prominent national commercial real estate brand, he successfully broadened the company's reach and service offerings. Under his leadership, the team grew to include 20 associates specializing in various aspects of commercial real estate. Chris's strategic vision and leadership were instrumental in establishing a strong presence for The Masiello Group across the four northern New England states—New Hampshire, Maine, Massachusetts and Vermont. His efforts not only enhanced the company's market penetration and bottom line, but also solidified its reputation as a leading provider of commercial real estate services in the region.

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