



±28,231 SF Industrial with ±34' Clear on ±12 Acres

1042 & 1050 West Swanzey Road (NH Route 10), Swanzey, NH 03446

\$2,495,000 \$88 / SF TWO-PARCEL OFFERING

PROPERTY SPECS

HIGHLIGHTS

Building Size	±28,231 SF	Efficient 140' x 200' box, 33' to 36'6" column bays, ±34' clear in the open warehouse
Mezzanine	±5,600 SF add'l	
Land Area	±12.1 AC (2 lots)	Dual-level loading: 6 dock positions at the warehouse floor, 5 at the mezzanine level
Rt 10 Frontage	±855'	
Paved Yard	±70,000 SF	Wet sprinkler system served by a dedicated 75 HP vertical turbine fire pump with its own pump house; last flow test within 5% of rated curve
Clear Height	±34' warehouse	
Over Mezzanine	±23'5"	New pump house control panel
Column Bays	33' to 36'6"	Material lift connecting the mezzanine dock level to the warehouse floor
Dock Doors	11 (6 floor / 5 mezz)	
Fire Pump	750 GPM @ 136 PSI	4 propane Modine unit heaters (permitted 2024)
Power	3-Phase	Existing pallet rack in place; ±70,000 SF paved yard
Heat	4 Propane Modines	Office / break area shell ready for buyer build-out
Zoning	Business	±855' of Route 10 frontage; second lot conveys
Utilities	Well / Septic	

Owner-user opportunity. ±17,531 SF of the ±28,231 SF building, or 62%, is deliverable at closing (±14,231 SF vacant plus ±3,300 SF on a terminable month-to-month), plus the majority of the ±5,600 SF rack-supported mezzanine. ±10,700 SF leased through 6/30/2027 provides in-place income to offset carry. High clear height, 11 dock positions, a large paved yard and a dedicated fire pump serving the sprinkler system are scarce in the Route 10 corridor.

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