

FOR LEASE • RENT TO OWN CONSIDERED

13 Elm Street

Newton, NH 03858 | 12,513 SF Industrial Warehouse on 4.3 Combined Acres

CANDOR INVESTMENT GROUP

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LEASE RATE

Contact for Rate

NNN — tenant pays taxes, insurance, utilities

AVAILABLE SPACE

12,513 SF

23,573 SF gross incl. full basement

ZONING

Village District

Commercial and industrial use permitted

Owner Will Consider Rent to Own

Lease the building now with a negotiated option to purchase. The owner is retiring and open to a lease-with-purchase-option structure — including a portion of rent credited toward the purchase price and a fixed option price during the term. A path to ownership without a full acquisition today.

OPTION PRICE

\$995,000

terms negotiable

The Space

- Loading dock, storage bays, workshop, office, kitchenette, bathroom
- 13 ft interior clearance, up to 16 ft at roof peak; 9 ft garage entrance
- 480 amps electrical service; forced air heat
- Full basement for inventory, materials, or added workspace
- Detached 4-car garage included
- Delivered vacant and cleaned out — move-in ready blank slate

The Site & Location

- 4.3 combined acres: 1.7-acre primary lot + 2.6-acre wooded lot
- Extensive off-street parking and loading/yard area
- Elm Street frontage; railroad frontage along southern border
- Minutes to I-495 and I-95 — serves NH, ME, and MA
- Fiber (1,000 Mbps) and cable available; FEMA Flood Zone X
- Dug well water; commercial 1,500-gallon septic



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Showings Fridays and Sundays by appointment. Information deemed reliable but not guaranteed; all parties to verify.