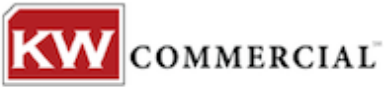


Industrial For Sale

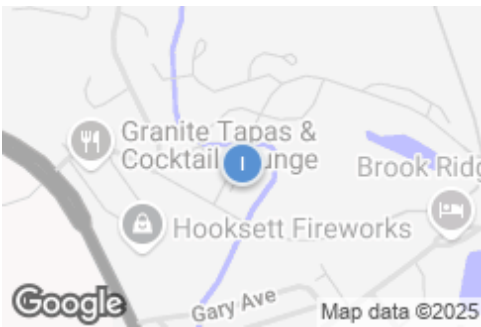
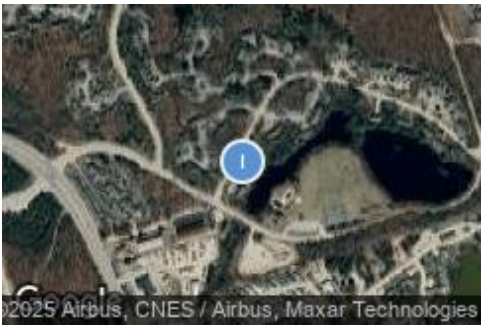


Warranty (Condos)

47 Thames Rd, Hooksett, NH 03106, Hooksett, NH, 03106

Industrial For Sale

Prepared on February 15, 2025
1 of 1 Listings



Listing Details | Industrial For Sale

Suite	1,2,3,4,5,6,7,
Secondary Uses	Flex/R&D
Total Available Space	10,000 SF
Asking Price	\$2,900,000
Listing Price Per SF	\$290.00
Cap Rate (Actual)	5.01%
NOI	\$145,275
Total Income	\$159,600
Total Expenses	\$14,325
Terms	Cash to Seller
Investment	Yes
Signage	On Building & Free-Standing
Show Instructions	Call broker
Free & Clear	Yes
1031 Exchange	Yes
Insurance	\$1,325
Landscaping	\$7,000
Gross Sched. Rents	\$159,600

Tax Year	2025
Real Estate Taxes	\$6,000 in 2025
Vacant	-
Available Date	2/13/2025
Days On Market	2 days
Date Listed	2/13/2025
Last Modified	2/15/2025
Listing ID	41928624
Electric Service	Yes
Ceiling Height	-
Dock High Doors	Not present
Grade Level Doors	Present
Rail Doors	Not present
Mezz. Office Space	(Not incl. in Available)
Mezz. (Unfin.) Space	(Incl. in Available)
Parking Spaces	-
Water	Yes
Sanitary Sewer	Yes

Description

Please contact the agent for more information about this property.

Property Features

Location Details

Address	47 Thames Rd, Hooksett, NH 03106, H...
Zoning	CP-O
County	Merrimack

Parcels	18-49
Name	1461 Hooksett Rd
Nearest MSA	Concord

Building Details

Sub Type	Multi-Family
Building Status	Existing
Building Size	10,000 SF
Land Size	171.47 Acres / 7,469,182 SF
Number of Buildings	1
Number of Floors	1
Year Built	2023

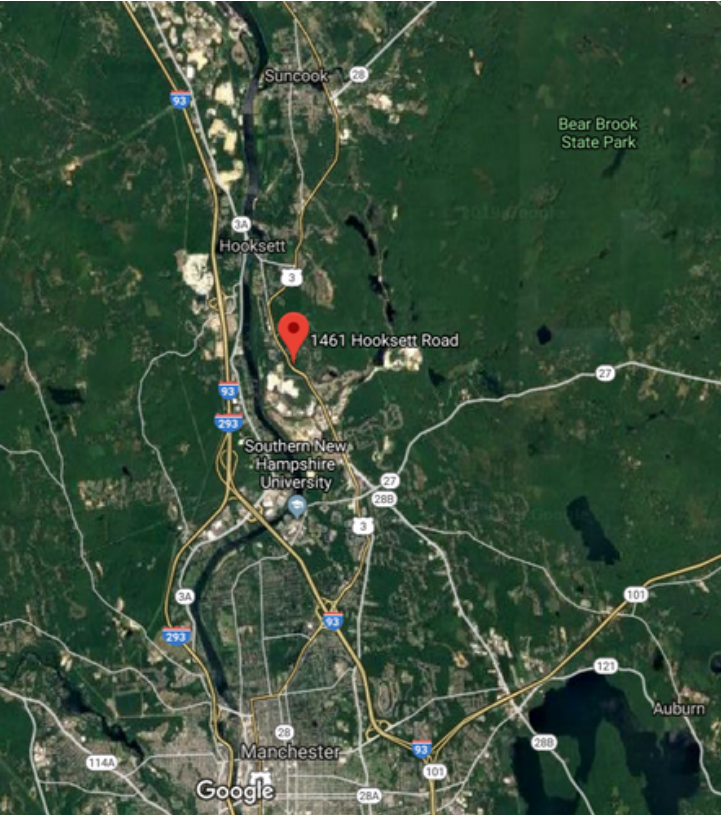
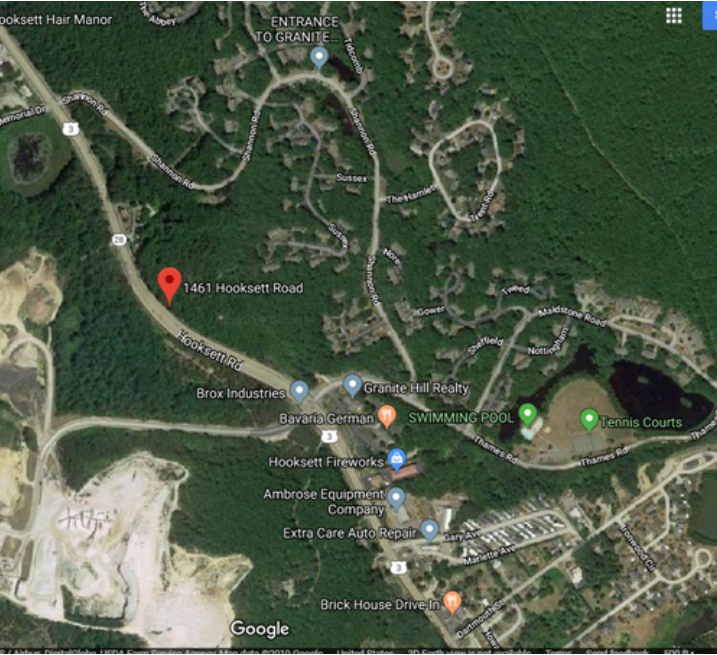
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Electricity	Yes
Water	Yes
Sanitary Sewer	Yes
Lot Width	100 ft
Rentable Space	10,000 SF

Property Listings

1 Listing | 0.23 Acres | \$2,900,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Industrial	1,2,3,4,5,...	10,000 SF	\$2,900,000	\$16,912.69	2/13/2025

Additional Photos





7 UNIT BUILDING
RIDGEBACK COMMERCIAL
 MAP 18 LOT 49-D
 HOOKSETT, NEW HAMPSHIRE







FOR SALE \$2.9 Mil

YOUR NEXT INDUSTRIAL INVESTMENT

47 Thames Rd.
Hooksett, NH 03106

We have the best option in the market!

FEATURED PROPERTY

10,000 sq. ft.
modern warehouse

Fully equipped with
energy-efficient features

Ample parking &
18' ceilings

100% Leased NOI \$164,388 5.48% CAP

WANT MORE INFO?

Call David Grappone
978-761-3557





Contact



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 978-761-3557
 dgrappone@kw.com



KW Commercial, NH