

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# Industrial Warehouse Spaces FOR LEASE

55 Barnstead Rd, Pittsfield, NH 03263

Exclusively Represented By:

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OFFERING MEMORANDUM

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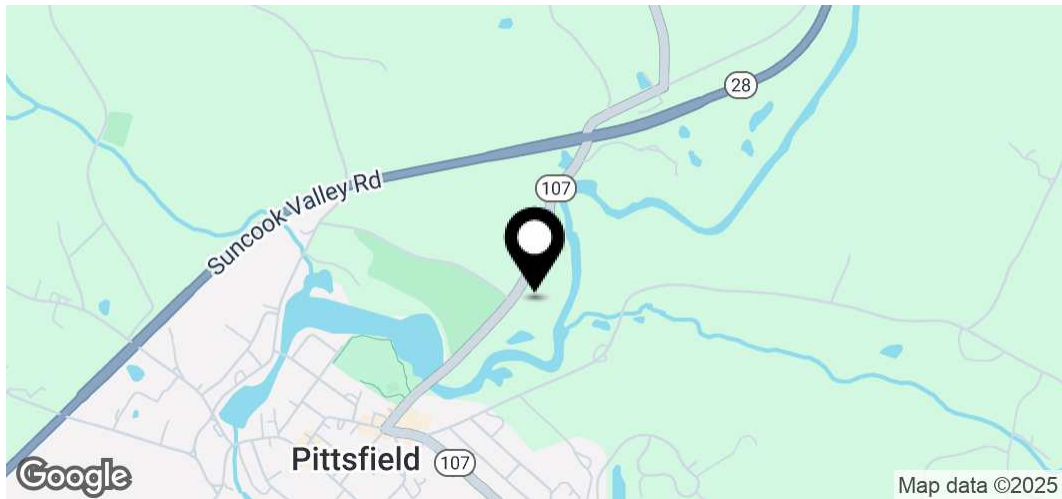
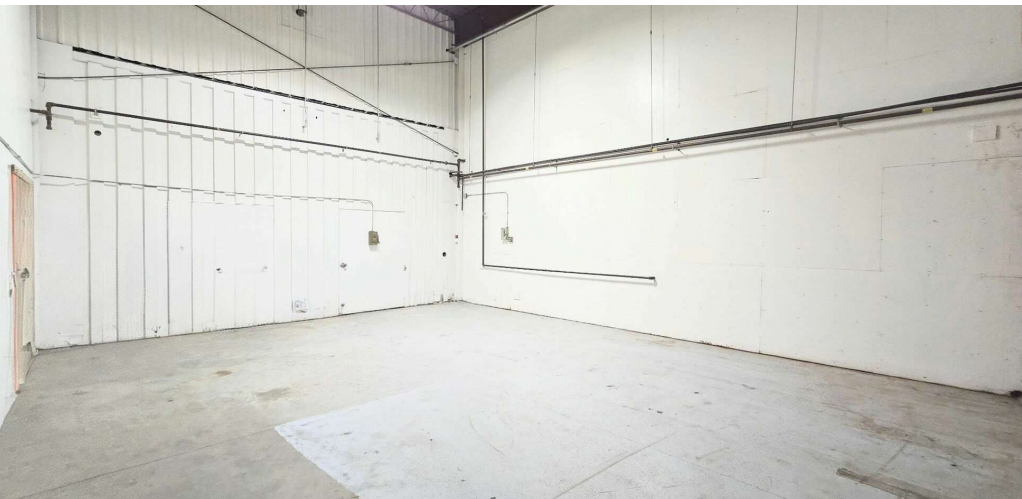


# Property Information

## Section 1

# Executive Summary

FOR LEASE



## Offering Summary

Lease Rate	\$10.00 per year
Lease Type	Gross
Year Built	1958
Zoning	LIGHT IND/COMM

## Location Overview

Located in the heart of Pittsfield, NH, the area surrounding the property combines small-town charm with modern convenience. Businesses seeking a serene and picturesque setting will find an abundance of local amenities, including cozy cafes, inviting restaurants, and boutique shops, perfect for a lunchtime stroll or after-work unwind. Nature enthusiasts can explore nearby parks, such as Drake Field and Wild Goose Pond, for a breath of fresh air. With easy access to major roadways and the nearby cities of Concord and Manchester, the location offers a tranquil oasis while maintaining connectivity to urban centers for a well-balanced work-life environment.

Spaces	Lease Rate	Space Size
Unit 4	\$10 per year	6,076 SF
Unit 6	\$10 per year	2,378 SF

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# Property Description

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## Property Description

Discover a premier leasing opportunity at this exceptional property in Pittsfield, NH. Two clean and functional warehouse units available for storage purposes only. Each unit offers wide open floor space, easy access, and flexible storage options for personal or business needs. Tenants will appreciate the convenience of nearby amenities and easy access to major roadways, ensuring seamless business operations. With flexible lease terms and attentive onsite management, this property presents an opportunity for businesses to thrive in a dynamic and meticulously maintained space. Affordable lease rate of \$10/psf includes heat, electricity and common area maintenance. Please note: These units are strictly for storage use. No bathrooms or tenant facilities are available.

## Property Highlights

- Loading docks
- Modern architectural design
- Ample parking for tenants and visitors
- Easy access to major roadways
- Flexible lease terms tailored to business needs
- Attentive and responsive onsite management
- Ideal location for seamless business operations
- Ideal for inventory, equipment or seasonal storage
- Available immediately

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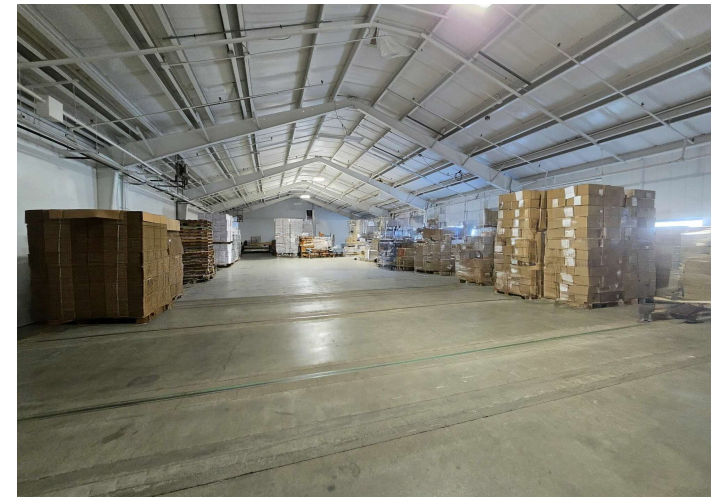
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# Additional Photos

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# Location Information

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# Regional Map

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# Aerial Map

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# Demographics

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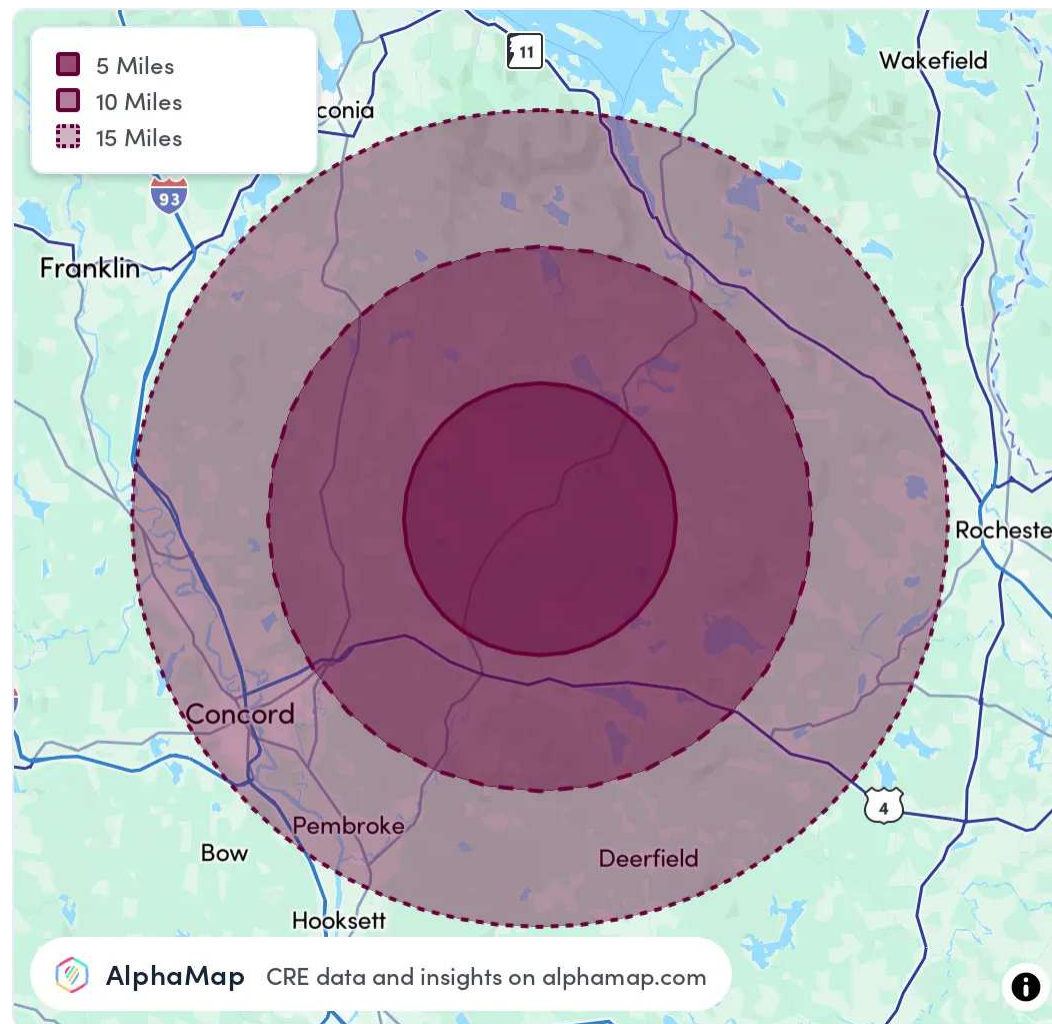
# Area Analytics

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Population	1 Mile	5 Miles	10 Miles
Total Population	1,959	8,340	34,669
Average Age	42	43	44
Average Age (Male)	41	42	44
Average Age (Female)	42	44	45

Household & Income	1 Mile	5 Miles	10 Miles
Total Households	800	3,311	13,613
Persons per HH	2.4	2.5	2.5
Average HH Income	\$84,063	\$99,956	\$114,818
Average House Value	\$323,569	\$355,688	\$380,931
Per Capita Income	\$35,026	\$39,982	\$45,927

Map and demographics data derived from AlphaMap



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# Advisor Team

## Section 4

# Meet The Team

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