

INDUSTRIAL/OFFICE/STORAGE

Handsome 2-story brick building with a total of over 26,000 sq ft located in the heart of Keene NH's industrial park. Consisting of almost 15,000-sq ft of office space, large meeting rooms, a clean-room, an open 4,000-sq ft high-ceiling warehouse, and an attached 8,240-sq ft steel, high-posted, cold storage building, this property is suitable for a variety of uses. Just 1/4 mile to NH Route 101/Rte 12/Rte 9/Rte 10 and less than 1 mile to Keene's Main Street. This building and its excellent location along with on-site parking for over 100 cars makes this a compelling choice for many businesses.

PROUDLY OFFERED AT \$1,500,000

- 4 ACRES
- DESIRABLE LOCATION
- HIGH CEILING MANUFACTURING/ WAREHOUSE/OFFICE
- OVER 100 PARKING SPACES



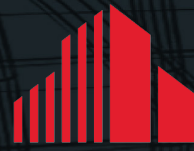
A. RANGER CURRAN
Broker Owner
603-357-4100 (Office)
941-350-7311 (Cell)
ranger@rangercurran.com



BERT INMAN
Managing Broker
603-357-4100 (Office)
603-355-9417 (Cell)
rji@together.net

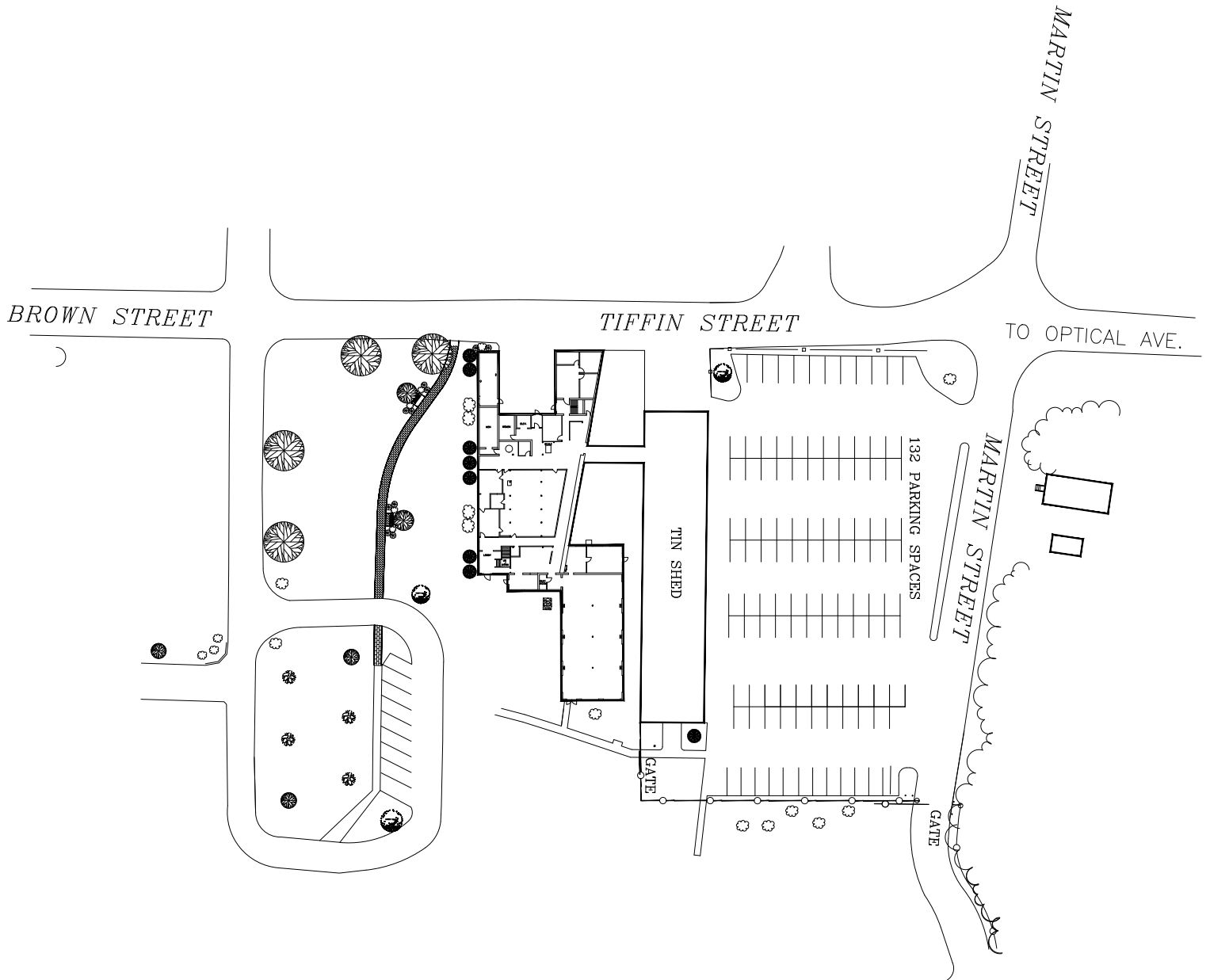
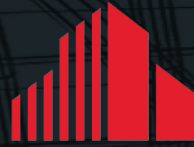


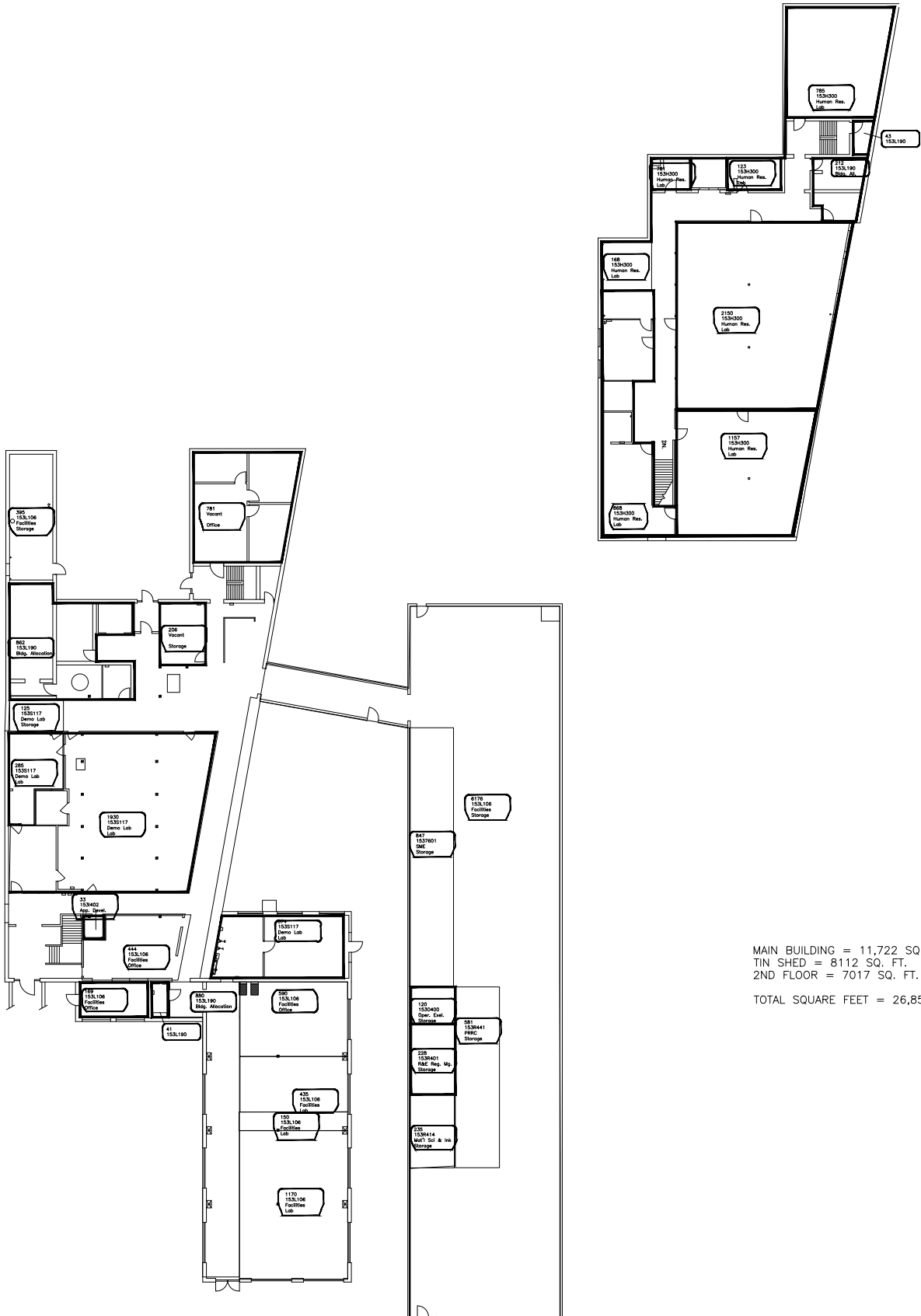
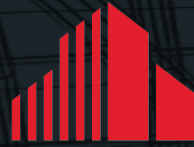
THOMAS FARRELLY
Executive Director
603-628-2800 (Office)
603-661-48547 (Cell)
thomas.farrelly@cushwake.com



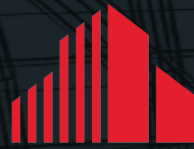
REAL ESTATE SPEC SHEET

BUILDING NAME	
NAME/OWNER	MARKEM-IMAJE COMPANY
ADDRESS OF SITE	94 CONGRESS ST KEENE NH 03431
CONTACT NUMBER	603-355-9417 (BERT) 941-350-7311 (RANGER)
YEAR OF CONSTRUCTION	1900
ACREAGE/LOT SIZE	4.00 ACRES +/-
TOTAL SQUARE FOOTAGE	27887
OFFICE SQUARE FOOTAGE	14537
WAREHOUSE SQUARE FOOTAGE	4000 HEATED, 8241 COLD STORAGE
PARKING SPACE	132
CEILING HEIGHT	VARIOUS
TYPE OF ROOF	TAR AND GRAVEL
TYPE OF EXTERIOR CONSTRUCTION	BRICK, BLOCK, STEEL
COLUMN SPACING	
NUMBER OF LOADING DOCKS	
NUMBER OF OVERHEAD DOORS/SIZE	
HEATING SOURCE	ELECTRIC
COOLING SOURCE	
SPRINKLER SYSTEM	WET AND DRY
ALARM SYSTEM	YES
ELECTRIC SPECS—(AMPS)	3 PHASE
ELECTRIC PROVIDER	EVERSOURCE
WATER/SEWER	YES
ESTIMATED TAXES	TBD
FOR SALE	YES
FOR LEASE	
OCCUPANCY	IMMEDIATE
NOTES:	





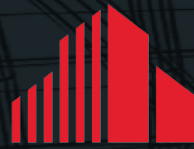
MAIN BUILDING = 11,722 SQ. FT.
 TIN SHED = 8112 SQ. FT.
 2ND FLOOR = 7017 SQ. FT.
 TOTAL SQUARE FEET = 26,851 SQ. FT.



RE/MAX TOWN & COUNTRY
117 WEST ST.
KEENE, NH 03431



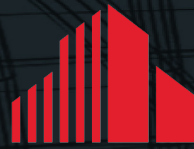
CUSHMAN & WAKEFIELD
900 ELM ST. STE 1301
MANCHESTER, NH 03101





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