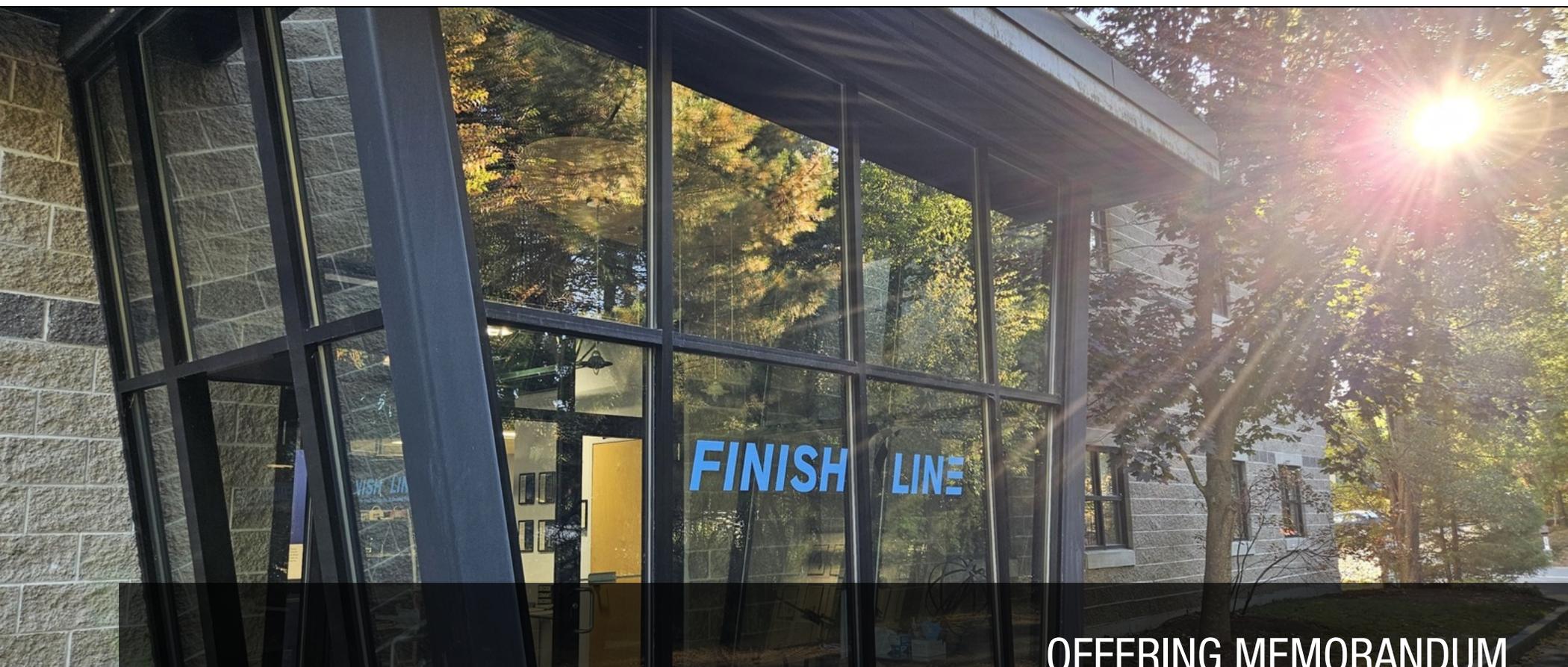


Stateline Park

94 RIVER RD, HUDSON, NH



OFFERING MEMORANDUM

PRESENTED BY:

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Property Summary



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Discover a prime investment opportunity with this 16,320 SF property featuring three units, built in 2004. Zoned for Industrial-Commercial Mix and boasting an impressive 85% occupancy rate, this building is a lucrative prospect for industrial and research & development investors. Located in the sought-after Hudson area, this property offers a modern and adaptable space for tenants to thrive. With its flexible zoning and high occupancy, this property presents a compelling opportunity to capitalize on the growing demand for industrial and research & development space in the area.

PROPERTY HIGHLIGHTS

- 16,320 SF industrial/ flex building on 2.82 acres
- Built in 2004 with modern construction and infrastructure
- Up to 28' clear height warehouse

OFFERING SUMMARY

Sale Price:	\$2,100,000
Number of Units:	3
Lot Size:	2.82 Acres
Building Size:	16,320 SF
NOI:	\$133,918.00
Cap Rate:	6.38%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	656	12,539	45,664
Total Population	1,829	30,583	116,000
Average HH Income	\$171,294	\$147,273	\$134,034



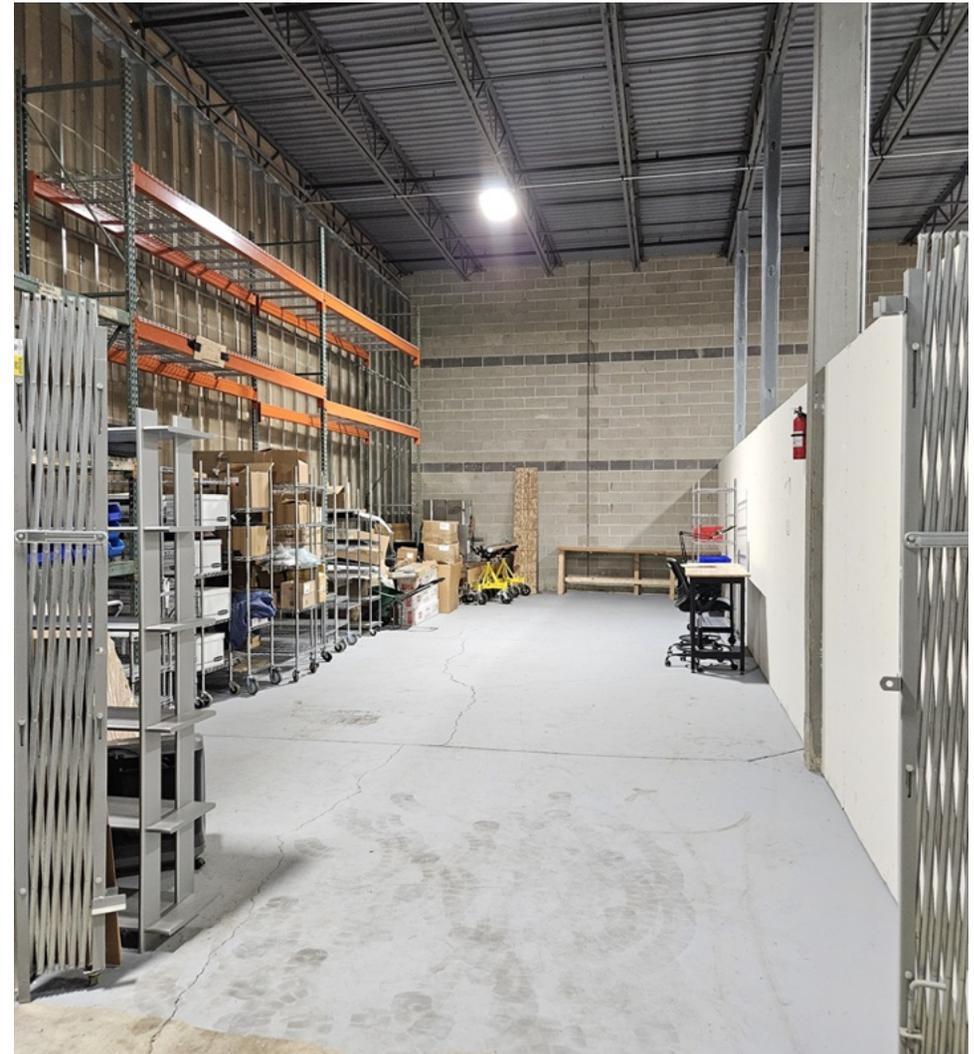
94 River Rd. Hudson, NH Executive Summary

PROPERTY DESCRIPTION

New Hampshire remains one of the most business-friendly states in the Northeast, with no income or sales tax and pro-growth development policies that continue to attract industrial users from across the region. The state's industrial vacancy rate remains below 3%, underscoring demand and limited inventory particularly in Southern New Hampshire, where accessibility to the Massachusetts border and Greater Boston drives strong absorption.

Hudson, situated in Hillsborough County along the Route 3 corridor, has developed into a strategic industrial submarket anchored by proximity to Nashua, I-93, and Route 3A. The town offers a skilled labor base, favorable permitting climate, and strong infrastructure making it a preferred location for manufacturing, warehousing, and distribution operations.

The subject property at 94 River Road consists of a 16,320 square foot industrial building constructed in 2004 on 2.82 acres. The facility offers a combination of office, lab & warehouse space, featuring up to 28-foot clear heights in the industrial area. It includes both a loading dock and a drive-in door, sprinkler coverage, and excess land for potential expansion or outdoor storage. The property is currently part owner-occupied, part tenant-occupied, and part vacant, offering flexibility for an owner-user or investor seeking value-add opportunity.



Property Details

Sale Price **\$2,100,000**

LOCATION INFORMATION

Building Name Stateline Park
 Street Address 94 River Rd
 City, State, Zip Hudson, NH 03051
 County Hillsborough

BUILDING INFORMATION

Building Size 16,320 SF
 NOI \$133,918.00
 Cap Rate 6.38
 Occupancy % 85.0%
 Tenancy Multiple
 Number of Grade Level Doors 1
 Number of Dock High Doors 1
 Number of Drive in Bays 1
 Ceiling Height 28 ft
 Minimum Ceiling Height 8 ft
 Office Space 8,640 SF
 Number of Floors 2
 Year Built 2004
 Free Standing Yes

PROPERTY INFORMATION

Property Type Industrial
 Property Subtype Research & Development
 Zoning G1 - General One
 Lot Size 2.82 Acres
 Lot Frontage 205 ft
 Lot Depth 1,205 ft
 Corner Property No
 Traffic Count 7733
 Traffic Count Street River Rd.
 Traffic Count Frontage 205
 Power Yes, 480 volt, 3-phase power

PARKING & TRANSPORTATION

Number of Parking Spaces 43

UTILITIES & AMENITIES

Central HVAC Yes
 Gas / Propane Yes



Additional Photos



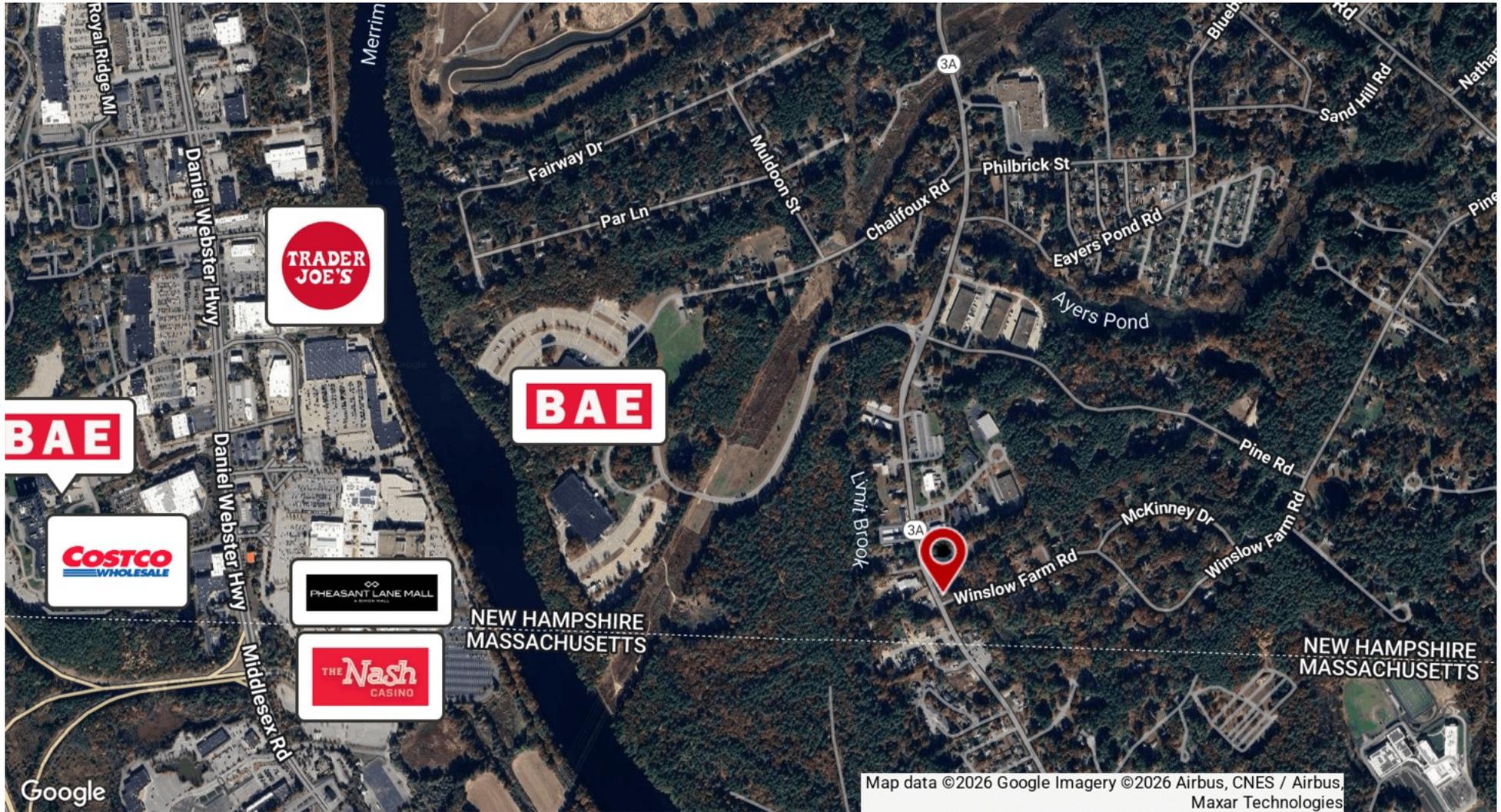
Additional Photos



First Floor Floorplan



Maps



STATELINE PARK

FINANCIAL ANALYSIS

1

RENT ROLL

FINANCIAL SUMMARY

INCOME & EXPENSES

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	ANNUAL RENT	LEASE START	LEASE END
101	Finishline	7,955 SF	48.74%	\$15.00	\$15	\$119,325	10/01/2025	9/30/2028
204	Legacy Construction	6,205 SF	38.02%	\$12.00	\$16	\$74,460	08/01/2025	07/31/2027
201	Vacant	2,160 SF	13.24%	-	\$15	-	-	-

Proposal of what a sale lease back would look like. Lease Rate, Length of lease, and other terms are negotiable and should be reviewed with financial advisor.

2nd Floor Floorplan



Financial Summary

INVESTMENT OVERVIEW

Price	\$2,100,000
Price per SF	\$129
Price per Unit	\$700,000
GRM	9.39
CAP Rate	6.38%
Cash-on-Cash Return (yr 1)	0.23%
Total Return (yr 1)	\$44,484
Debt Coverage Ratio	1.01

OPERATING DATA

Gross Scheduled Income	\$223,740
Total Scheduled Income	\$223,740
Vacancy Cost	\$11,187
Gross Income	\$212,553
Operating Expenses	\$78,635
Net Operating Income	\$133,918
Pre-Tax Cash Flow	\$1,224



Income & Expenses

INCOME SUMMARY

GROSS INCOME	\$223,740
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VACANCY COST	(\$11,187)
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EXPENSES SUMMARY

Taxes	\$23,135
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Insurance	\$14,000
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CAM	\$6,500
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Estimated Utilities	\$35,000
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OPERATING EXPENSES	\$78,635
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NET OPERATING INCOME	\$133,918
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STATELINE PARK

DEMOGRAPHICS

2

DEMOGRAPHICS MAP & REPORT

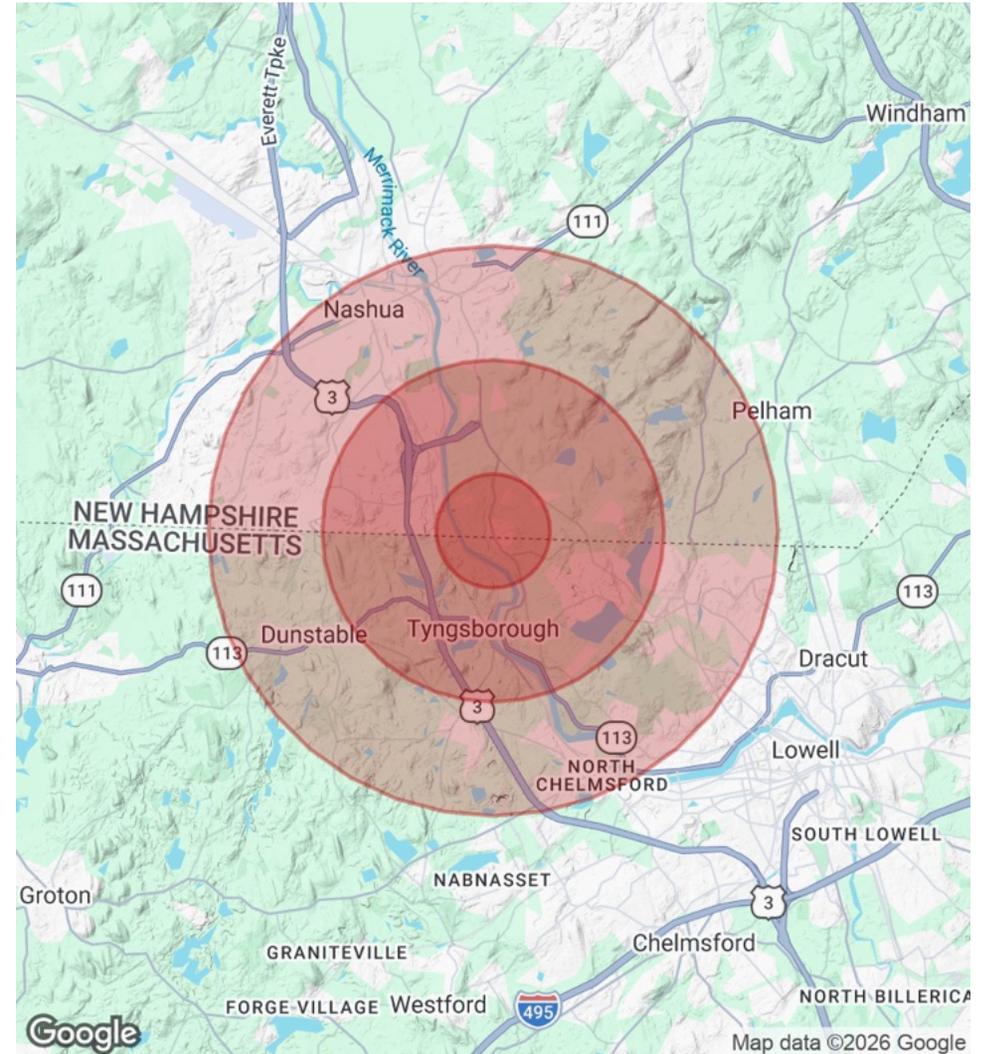
MEET THE TEAM

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,829	30,583	116,000
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	656	12,539	45,664
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$171,294	\$147,273	\$134,034
Average House Value	\$573,077	\$501,049	\$469,620

Demographics data derived from AlphaMap



Meet The Team



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