

FOR SALE | WAREHOUSE/FLEX

54 ALLEN STREET, ROCHESTER, NH 03867



PROPERTY OVERVIEW

The Boulos Company is pleased to present 54 Allen Street in Rochester, New Hampshire. The property consists of a 26,378± SF warehouse/flex building available for purchase. Located in the growing city of Rochester, this offering provides an excellent opportunity for an owner-user or investor.

- Freestanding warehouse/flex building
- Ideal for owner-user with added income potential!
- Sale with leaseback opportunity
- Located in an Opportunity Zone, providing potential tax advantages for qualifying investors
- Versatile building layout
- Substantial capital improvements completed under current ownership
- Ample on-site parking and yard area
- Sale Price: \$1,700,000.00

Boundary lines shown are approximate and are for informational purposes only. They are not suitable for legal, engineering, or surveying purposes.

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Photos: Wit-Way Supply, Inc.

PROPERTY DETAILS

BUILDING SIZE	26,378± SF
STORIES	One (1) with small amount of mezzanine
LOT SIZE	2.87± acres
BOOK/PAGE	2173/0422
MAP/LOT	0117/0002/0011
YEAR BUILT	1935 with many updates throughout the years; inquire for a comprehensive list
ZONING	General Industrial
PARKING	29± space
WATER/SEWER	Municipal water/sewer
HVAC	Natural gas Unit 1: Warehouse-unheated Sales Floor-radiant heat & mini split Office-forced hot air Unit 2: Modine units
ROOF	Metal
ELECTRICITY	3-phase
CEILING AND CLEAR HEIGHTS	28'± to the eaves; 16.5'± to beam
LOADING DOCKS	Three (3) loading docks and One (1) drive-in door (13.5' H x 22.5' W)
DEEDS / EASEMENTS	Inquire for details
PLANS	Inquire for details
FINANCIALS	Inquire for details
TENANTS	Unit 1: Wit-Way Supply, Inc. (20,113± SF) Unit 2: Red Alert (6,265± SF) See Broker for additional information on current income/tenants Note: Wit Way subleases part of their space to tenants occupying under month-to-month arrangements.
ASSESSED VALUE	Land: \$397,400 Buildings: \$596,400 Total: \$993,800
ESTIMATED TAXES (2024)	\$14,758/year
SALE PRICE	\$1,700,000

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PROPERTY PHOTOS



Photos: Red Alert

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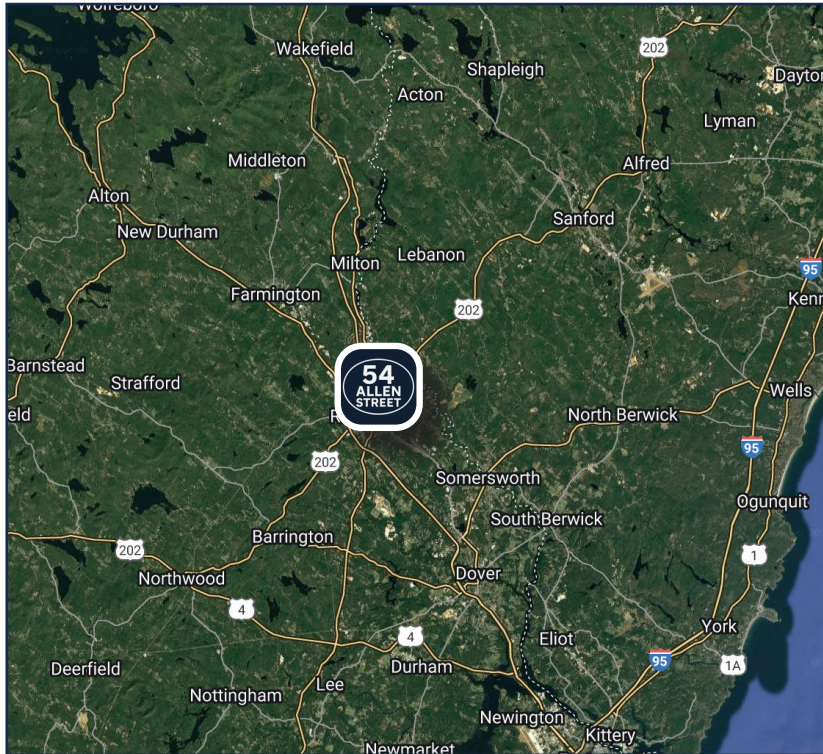


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AREA INFORMATION



Rochester, New Hampshire is a thriving industrial hub in the Seacoast region, strategically located with direct access to the Spaulding Turnpike (Route 16) and major highways including Routes 11, 108, 125, and 202. The city offers seamless connections to regional and international markets via nearby airports in Boston, Manchester, and Portland, along with the Port of Portsmouth, Pease International Tradeport, Skyhaven Airport, and the New Hampshire Northcoast rail line. Coupled with a diverse inventory of industrial properties, flexible zoning, and steady economic growth, Rochester presents an ideal environment for businesses and investors looking to establish or expand in a dynamic New Hampshire market.

CONTACT US



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BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

**Right Now,
You Are a
Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

____ consumer has declined to sign this form
 (Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.