

13 ELM STREET | OFFERING MEMORANDUM

12,513 SF Industrial Warehouse on 4.3 Combined Acres | Newton, NH 03858



Presented By: Candor Investment Group powered by eXp Realty | **Contact:** Andrew Bosco
Investor / Licensed RE Realtor | 603-833-0951 | a.bosco.realestate@gmail.com | NH License #079831

A Rare 12,513 SF Industrial Warehouse with Expansion Potential

PROPERTY HIGHLIGHTS

- **Offering Price:** \$995,000
- **Building Size:** 12,513 SF (Gross: 23,573 SF)
- **Combined Site:** 4.3 Acres (1.7 Acre Primary + 2.6 Acre Buildable Lot)
- **Delivery:** Building to be delivered vacant and cleaned out. Owner is retiring.
- **Business Option:** The established fiberglass business is available as an optional purchase, but the primary plan is to sell the building vacant.

INVESTMENT OPPORTUNITY

Opportunity to **acquire a 12,513 SF** industrial warehouse facility situated on a **combined 4.3-acre site** with an adjacent buildable lot offering significant **expansion potential**. The current owner is retiring and will deliver the building vacant and cleaned out, providing a blank slate for the next owner. While the established fiberglass business is available as an optional purchase, this asset primarily represents a compelling owner/user opportunity with considerable value-add upside.

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4.3 Combined Acres with Expansion Potential



KEY POINTS

- **Primary Lot (Red Outline):** 1.7 Acres featuring the 12,513 SF main warehouse, detached 4-car garage, and extensive off-street parking/loading areas.
- **Adjacent Buildable Lot (Blue Outline):** 2.6 Acres of wooded land included in the sale, providing significant room for future development, additional structures, or subdivision.
- **Strategic Access:** Elm Street frontage with immediate road access and railroad frontage along the southern border.

Five Reasons This Asset Stands Out



1. Below-Market Pricing at ~\$80/SF:

At \$995,000 for 12,513 SF, well below the Q4 2025 NH industrial average of \$198 PSF.



2. 4.3 Acres of Combined Land:

Includes adjacent 2.6-acre buildable lot for expansion.



3. Turnkey Business Option:

Option to purchase fiberglass business with all equipment in place.



4. Versatile Industrial Layout:

9-13 ft ceilings, 480 amps, loading dock, 4-car garage, full basement.



5. Strategic Southern NH Location:

Close to I-495/I-95, serving NH, ME, and MA markets.

12,513 SF of Flexible Industrial Space Across Three Structures

Main Building



- 12,513 SF (main level) + full basement
- 23,573 SF Gross Area
- 1 story with full basement
- Features:
 - 9 ft clearance (garage entrance), 13 ft interior, up to 16 ft at roof peak
 - 480 amps electrical
 - Forced air heating
 - Gable roof with metal cover deck, non-wood shingle exterior
 - Condition: Very Good
 - Dug well water, commercial 1,500-gallon septic

Layout & Additional Structures



- **Main Level:** Loading dock, storage bays, workshop, shared office, kitchenette, bathroom
- **Basement Level:** Full basement with open storage
- Detached 4-Car Garage



AI-Rendered Interior Views Showcasing Versatile Industrial Space

These renderings show the building emptied and cleaned, demonstrating the raw potential of the space for any industrial, manufacturing, storage, or service-based use.



Garage Bay



Machine Shop



Open Warehouse



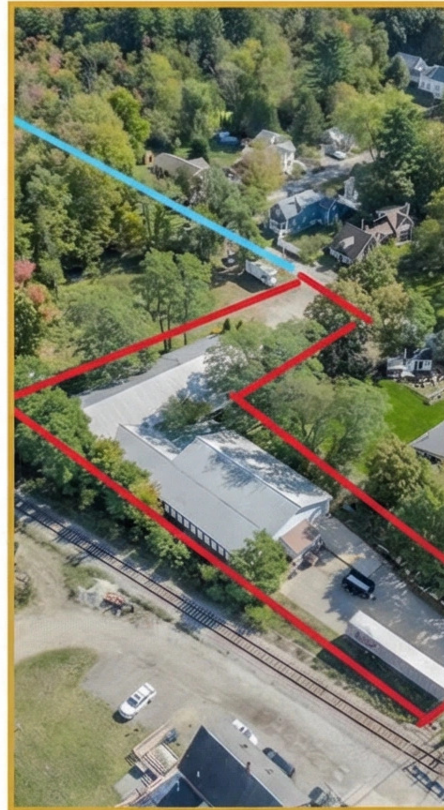
Main Warehouse



Loading Area

Current Property Condition and 4-Car Detached Garage

- Well-maintained 1.7-acre primary lot with extensive off-street parking
- Separate loading dock entrance
- Detached 4-car garage
- Adjacent 2.6-acre buildable lot provides significant room for expansion



CURRENT BUILDING EXTERIOR



FRONT OFFICE VIEW



DETACHED 4-CAR GARAGE

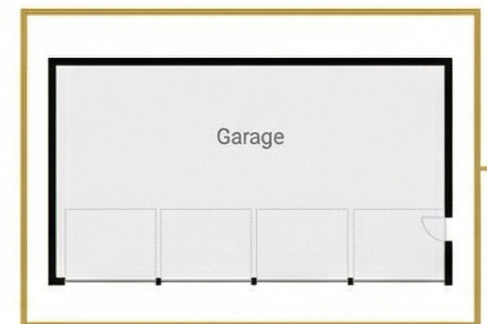
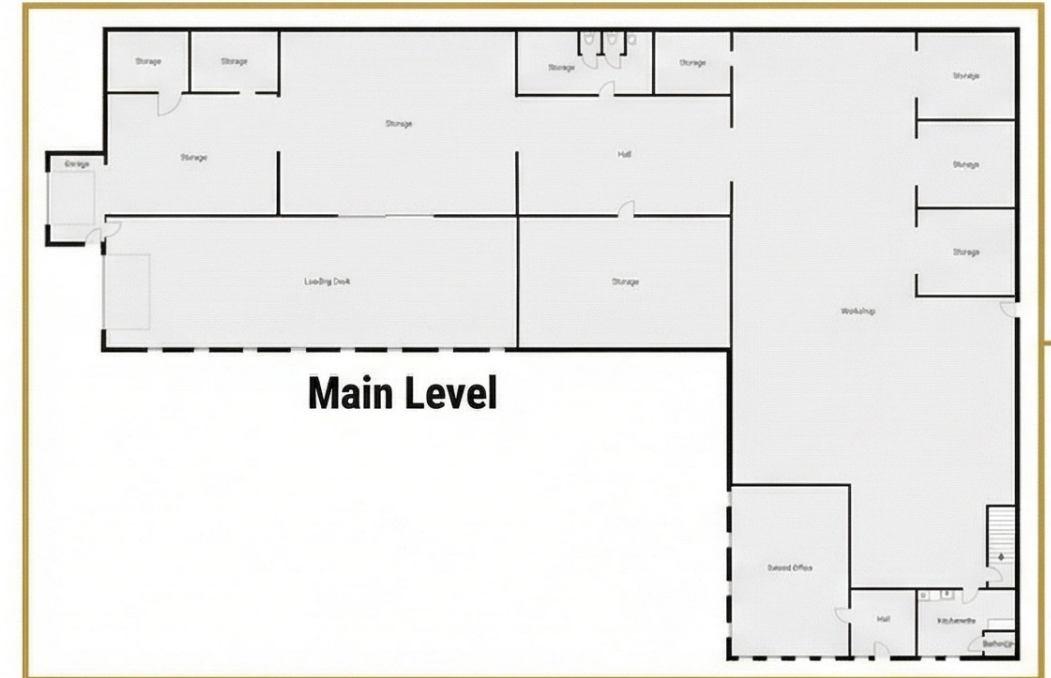
Three-Level Layout Maximizes Usable Space

Main Level: Loading dock, storage bays, workshop, shared office, kitchenette, bathroom — the primary operational floor.

Basement Level: Full basement with open storage areas and secondary storage room — ideal for inventory, materials, or additional workspace.

Detached Garage: 4-bay garage structure — perfect for vehicle storage, equipment, or additional operations.

Total usable space across all levels exceeds **23,500 SF** when including the basement and detached garage.



Basement Level

Detached Garage

Southern Coastal NH with Direct Highway Connectivity

Location Highlights

- 📍 Location: Newton, NH (Rockingham County).
- 🛣️ Close proximity to I-95 and I-495 for multi-state access.
- 🌊 Within 30 minutes of MA and NH coastline.

Zoning & Utilities

- 🏢 Village District (permits commercial/industrial).
- 🌐 Fiber (1,000 Mbps) & Cable available.
- ✅ FEMA Flood Zone X (Minimal Risk).

Demographics (5-Mile)



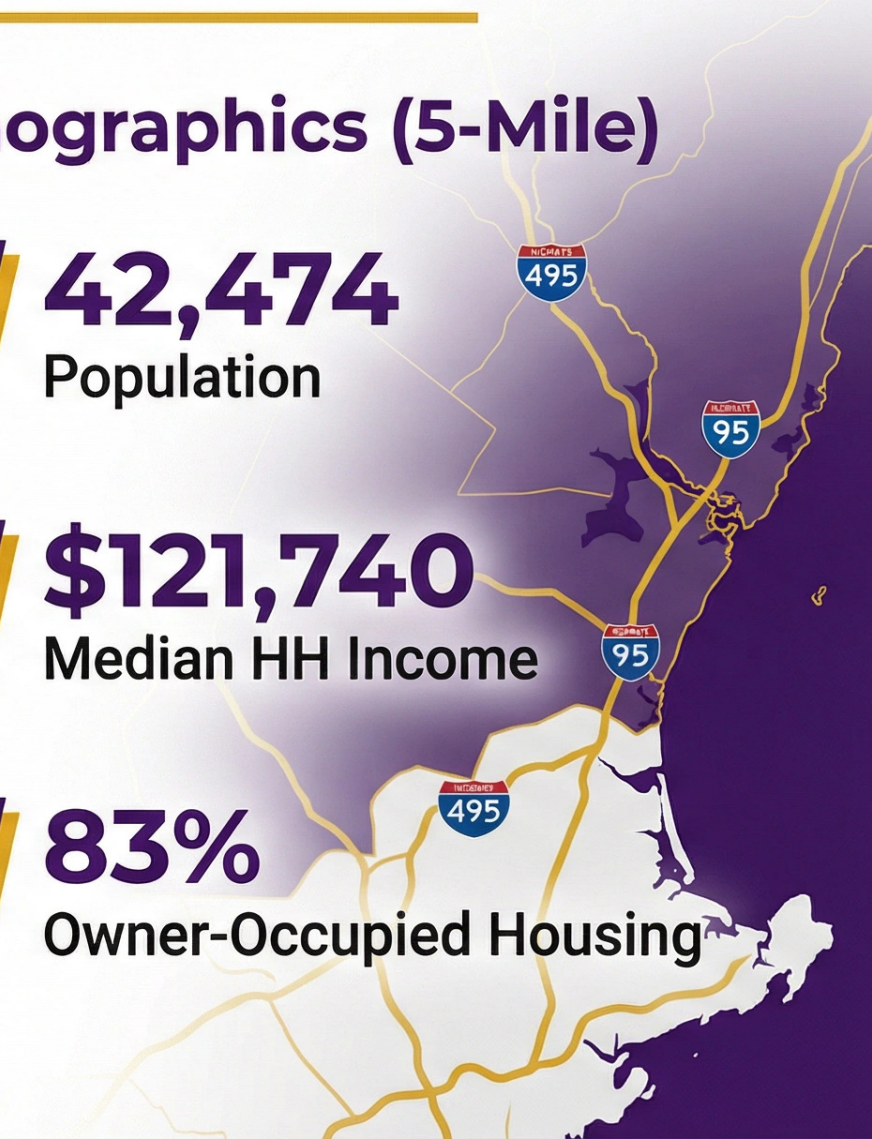
42,474
Population



\$121,740
Median HH Income



83%
Owner-Occupied Housing



NH Industrial Market Favors Warehouse Assets — Priced Below Comps

NH Industrial Market (Q4 2025 — Colliers)



Statewide industrial vacancy: 5.9%



Southern NH vacancy: 6.4%



Average rental rate: \$11.26 NNN



Q4 investment sales averaged \$198 PSF



- Warehouse sector absorbed 514,000+ SF in 2025

Sales Comparables

Property Address	Location	Size (SF)	Land Area (Acres)	Sale Price	Price/SF
13 Elm Street (Subject)	Newton, NH	12,513 SF	4.3 Acres	\$995,000	~\$80/SF
42 Route 111	Derry, NH	12,500 SF	7.63 Acres	\$1,800,000	\$144/SF
50 Dartmouth Dr	Auburn, NH	20,780 SF	4.82 Acres	\$3,100,000	\$149/SF
304 Raymond Rd	Candia, NH	20,000 SF	4.55 Acres	\$2,595,000	\$130/SF

Narrative: The subject property is priced at a significant discount to comparable industrial sales in the region, offering immediate equity potential for an owner/user or investor.

Exclusively Presented by Candor Investment Group

Andrew Bosco

Investor / Licensed RE Realtor

Mobile: 603-833-0951

Email: a.bosco.realestate@gmail.com

License #: NH #079831

The Candor Group powered by eXp Realty

165 Thorndike St, Lowell, MA 01852

Office: 978-576-5616

www.candorealty.com

Showing Instructions

Property showings are only available on
Fridays and Sundays by appointment.

Contact Andrew Bosco to schedule.

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