

For Sale

Industrial Land Parcel

Dan Scanlon, JD, CCIM

Senior Associate
+1 603 860 1806
dan.scanlon@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

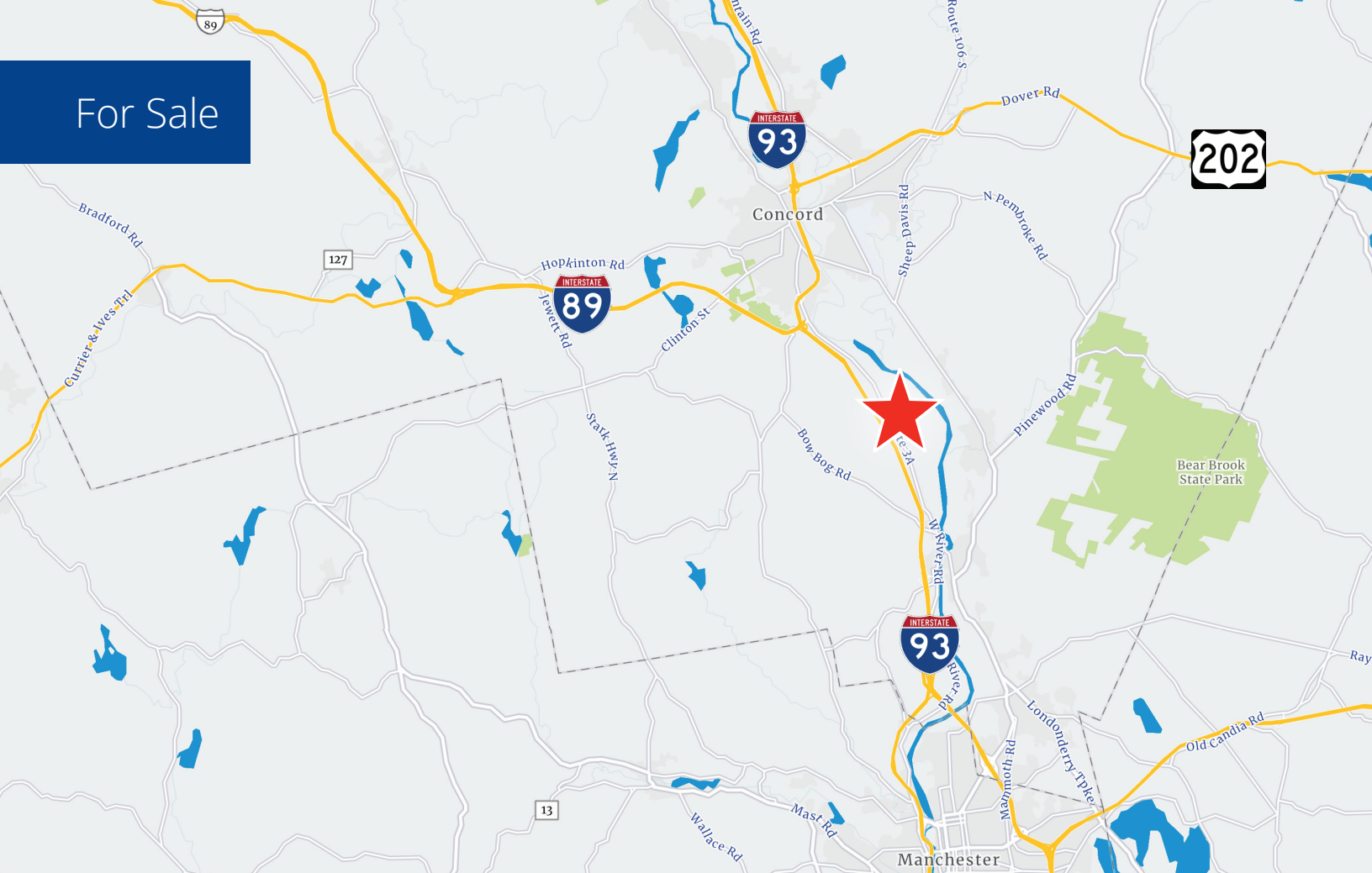
9 Tallwood Drive Bow, NH

Property Highlights

- Last remaining undeveloped lot on Tallwood Drive, an industrial park off Route 3A in Bow, NH
- Site is 2.0± acres and can accommodate an industrial building or be used for other purposes
- I-2 zoning allows indoor commercial recreation, medical, mini storage, some motor vehicle uses, and several industrial uses
- User will need to install private well and septic
- Located right off Route 3A, just 6± minutes from I-89, and 9± minutes from I-93

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.



For Sale



Specifications

Address:	9 Tallwood Drive
Location:	Bow, NH 03304
Acreage:	2.0±
Road Frontage:	250' on Tallwood Drive
Traffic Count:	8,582± AADT per NHDOT 2023
Utilities:	None on-site
Zoning:	I-2
2024 Taxes:	\$6,895
List Price:	\$400,000

Demographics

	3 miles	5 miles	10 miles
 Population	13,149	34,708	129,114
 # of Households	5,416	14,558	53,411
 Average HH Income	\$124,066	\$122,146	\$126,384

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2024.

Contact us:

Dan Scanlon, JD, CCIM

Senior Associate
+1 603 860 1806
dan.scanlon@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com