



BRICK & BARN | COMMERCIAL

# The Rye Airfield

Rye, New Hampshire

FOR SALE

6 Airfield Drive, Lots A, B & C

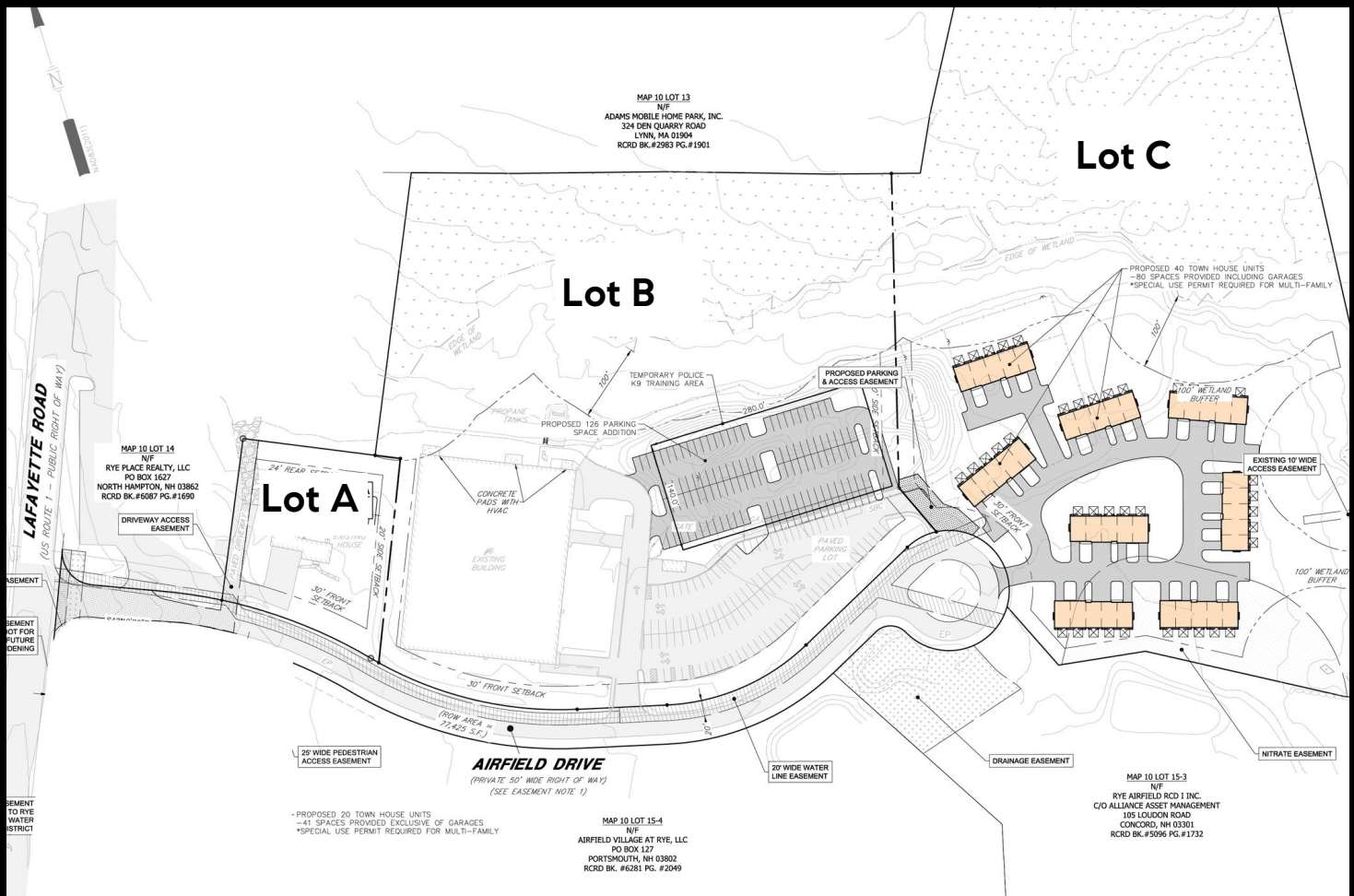
COMPASS  
REAL ESTATE



# Master Plan

**3 Parcels, offering significant development opportunities, particularly for residential townhomes and commercial spaces.**

The Rye Airfield property, Rye, New Hampshire, consists of three commercially zoned lots. Lot B is improved with a 60,000 SF multi-tenant building. Lots A and C are vacant and can be developed as commercial or multi-family residential.







Lot A

Lot B

Lot C



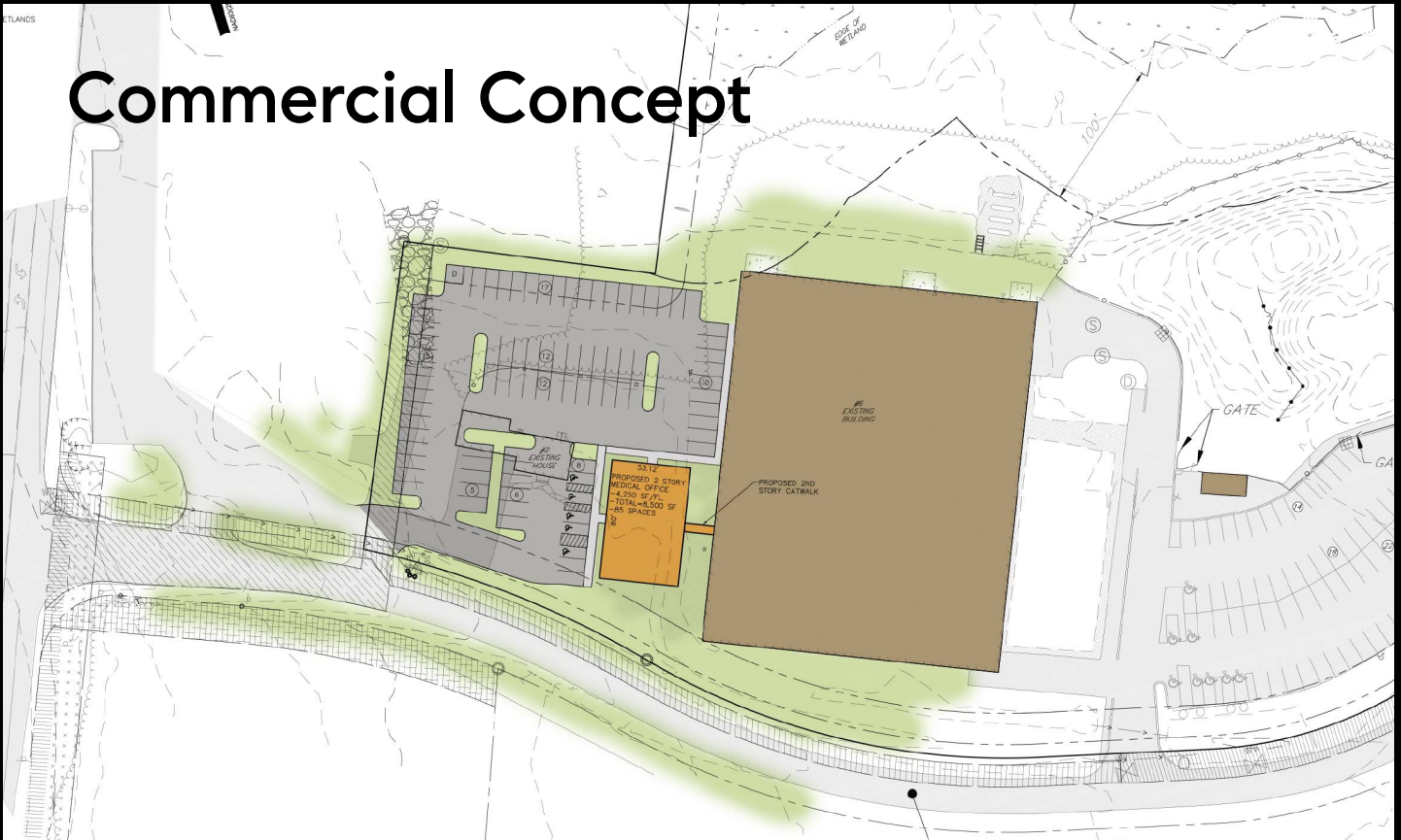


## Details

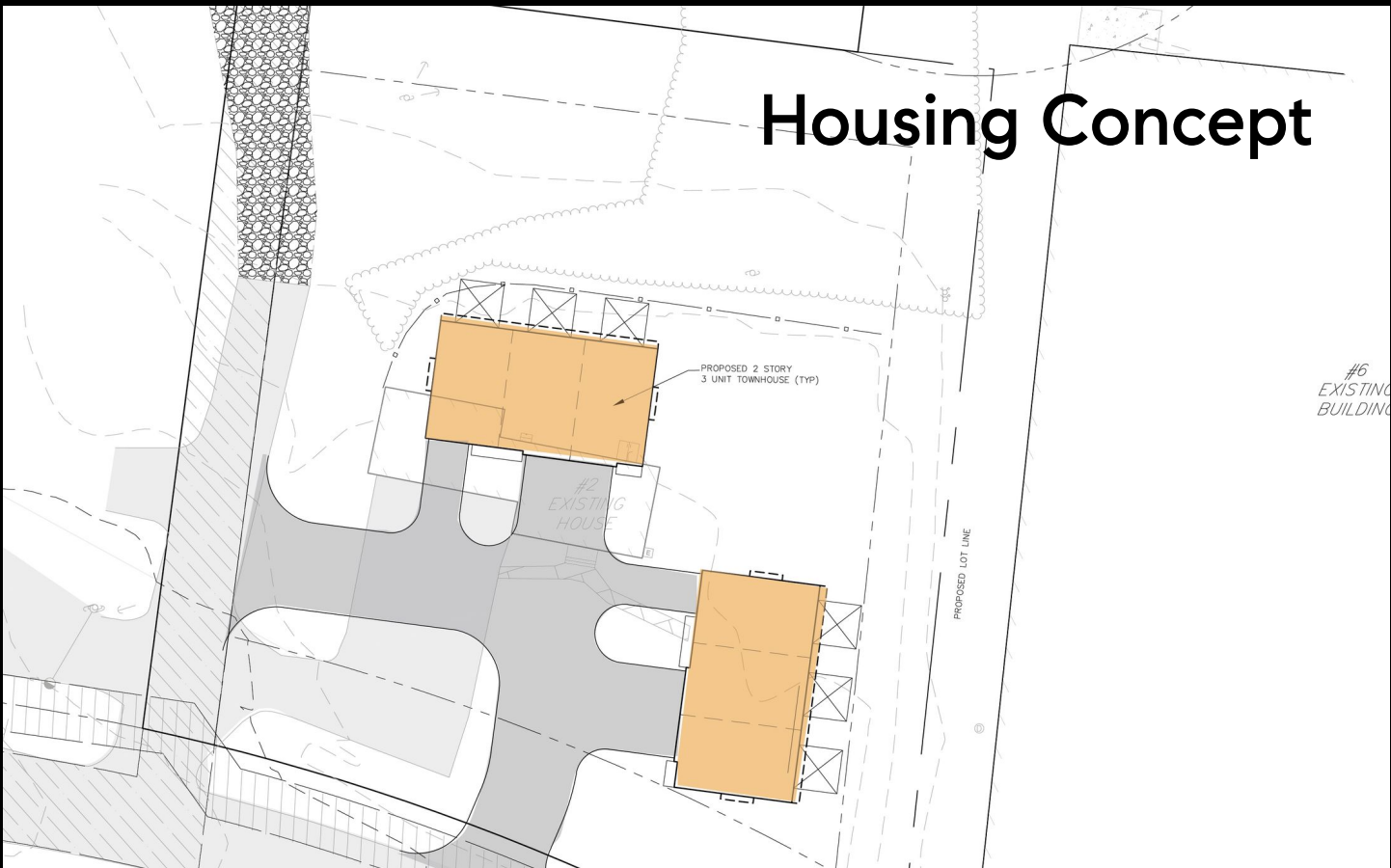
- Approximately 1.08 acres
- **Current Use:** Contains a residential house built in the 1950s
- **Development Potential:** Can be redeveloped with a commercial building or up to six residential townhomes.



## Commercial Concept



## Housing Concept







## Details

- 9.6+ Acres
- **Current Use:** Improved with a 60,000 square foot multi-tenant commercial building
- **Tenant Profile:** All tenants are in the Fitness and Wellness industries, as per the Town of Rye Planning Board #39's condition.
- Leases are triple net.







## TENANTS INCLUDE

- Flighthouse Gym
- New England Pickleball
- Seacoast Climb
- Rye Physical Therapy
- The Hanger Co-Working Space
- Rinse Recovery

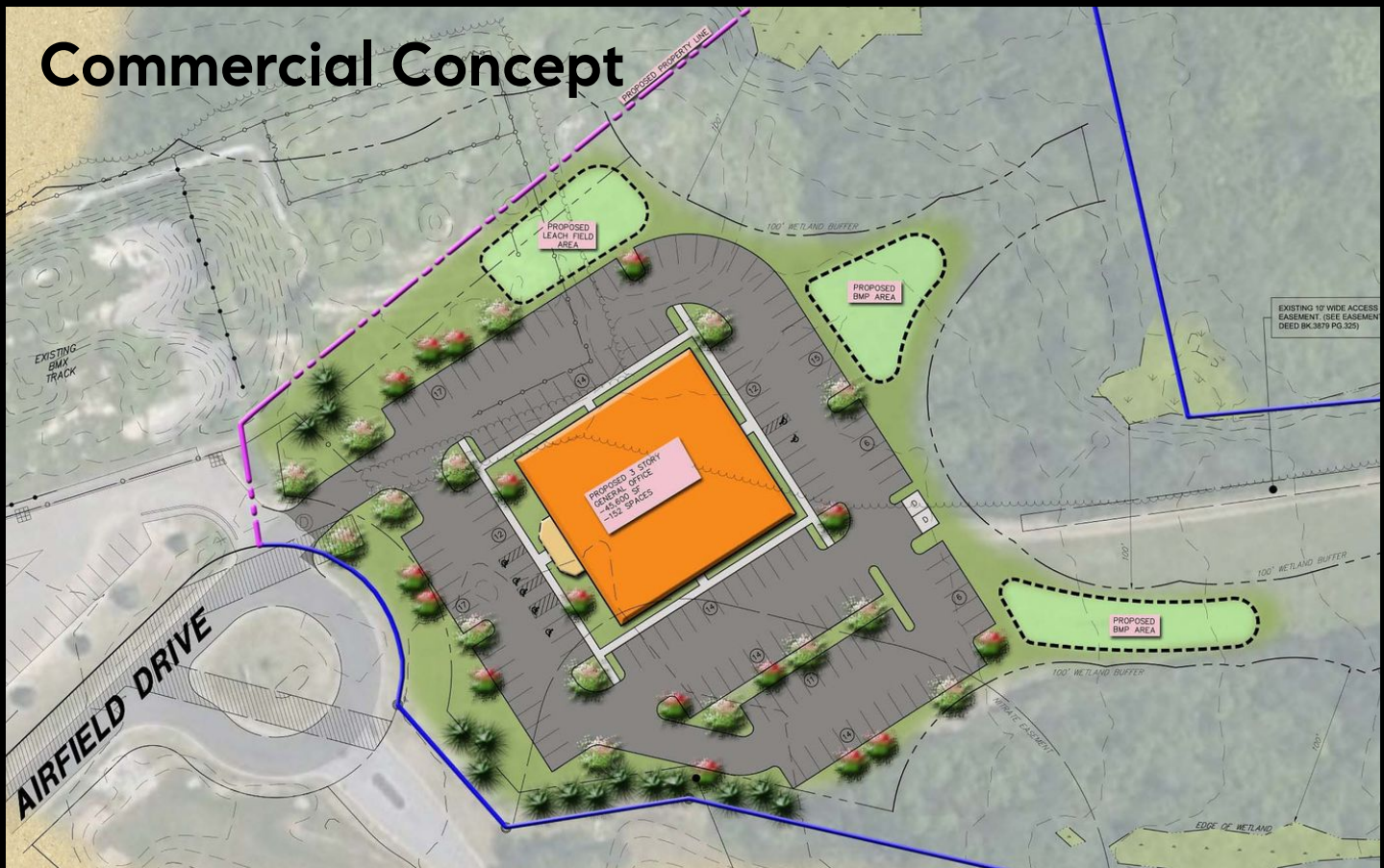




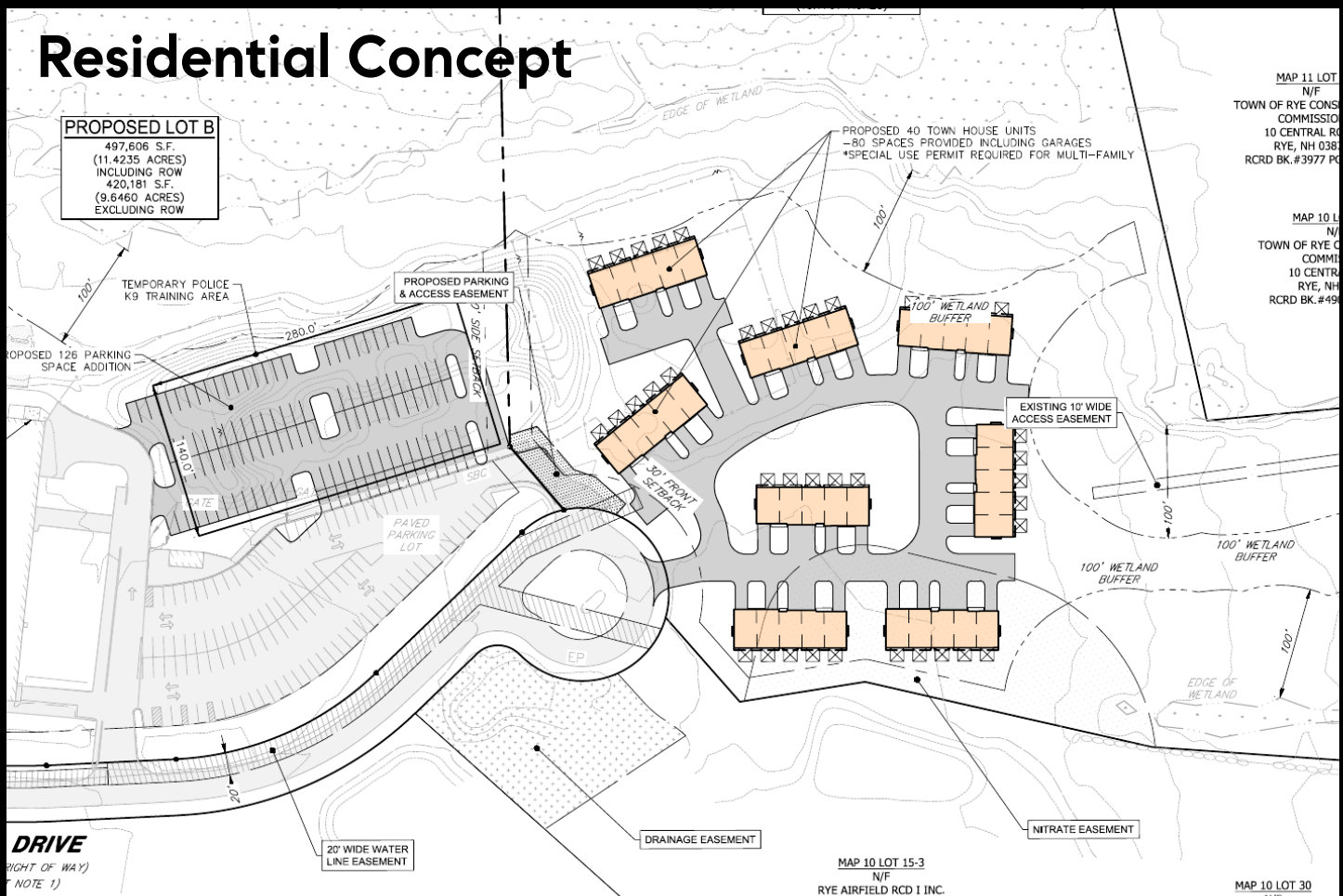
- 13.1 Acres
- **Development Potential:** Can support up to 40 residential townhouse units or accommodate up to 45,000 square feet of commercial space.



# Commercial Concept



# Residential Concept





# The Rye Airfield, Rye New Hampshire



**Listed: \$10,000,000**

Contact me for More Information



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