

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Affordable Industrial Space

1 Hampshire Dr, Milford, NH 03055

Exclusively Represented By:

Jay Lee

Broker

603 582 9700

jay.lee@verani.com

Andy Levy

Broker

603 493 1007

andy.levy@verani.com

OFFERING MEMORANDUM

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FOR LEASE

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Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
<https://www.bhhs.com/verani-realty-nh301>



Property Information

Section 1

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$7.50 SF/yr
Lease Type	NNN
Site Size	140,847 SF
Year Built	1921
Zoning	C

Property Overview

1 Hampshire Dr, Milford, is a 60,612 SF Warehousing/Manufacturing building with 14,384+/- - 50,776+/- SF available for lease. The space is comprised of a combination of walled offices, open area, and separately metered. This building has 1600 amps, 480/277v 3-phase 4-wire power, and is serviced by municipal water & sewer and natural gas. The clear height ranges from 10' to 20', and there are 5 loading docks and 2 drive-in doors. Parking is in common with other tenants, with 40 +/- parking spaces available on-site. Base lease rate is \$7.50/psf + NNN (\$2.75/psf) making this an affordable lease option for your industrial space needs.

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Property Description

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Location Description

The convenient access to NH 101 and 101A provides seamless connectivity to major transportation routes, allowing for easy travel between Keene and Manchester, NH. This strategic location offers Industrial / Warehouse/Distribution tenants efficient access to I-91 and I-93, enhancing the property's accessibility and connectivity within the region.

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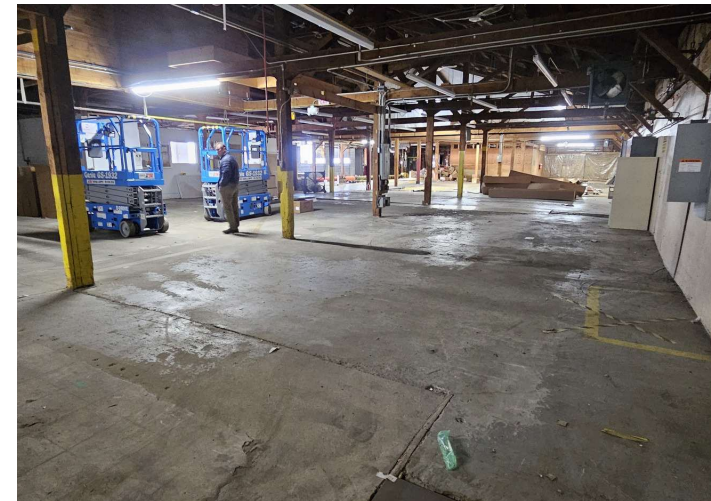
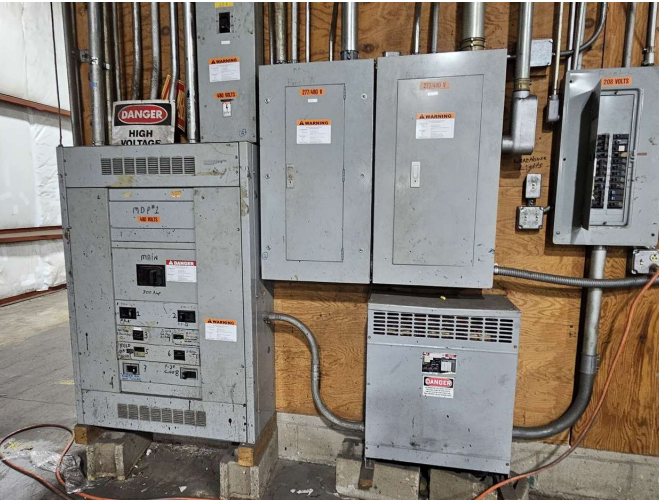
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Additional Photos

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Andy Levy
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603 493 1007
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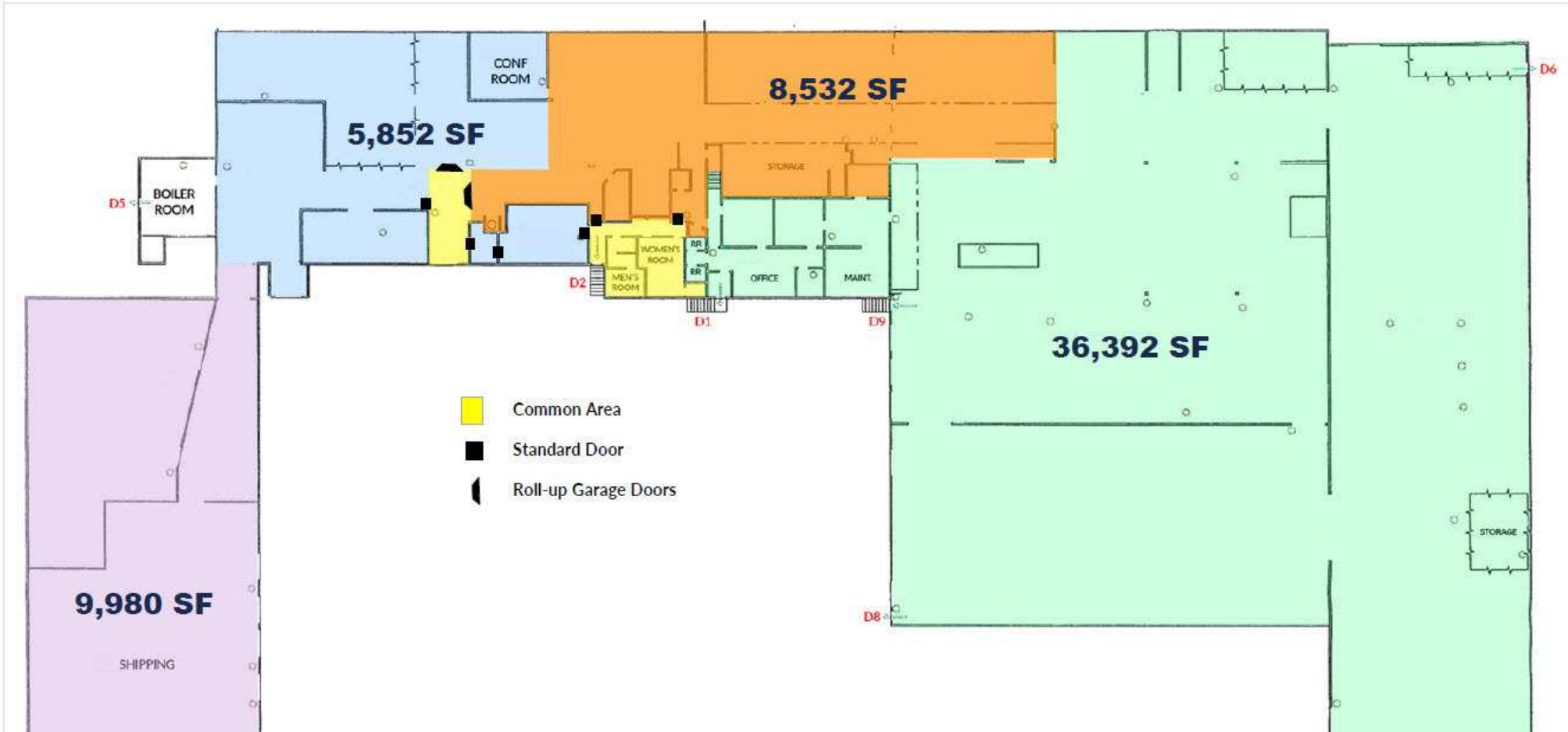
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Floor Plan

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4-Tenant Plan



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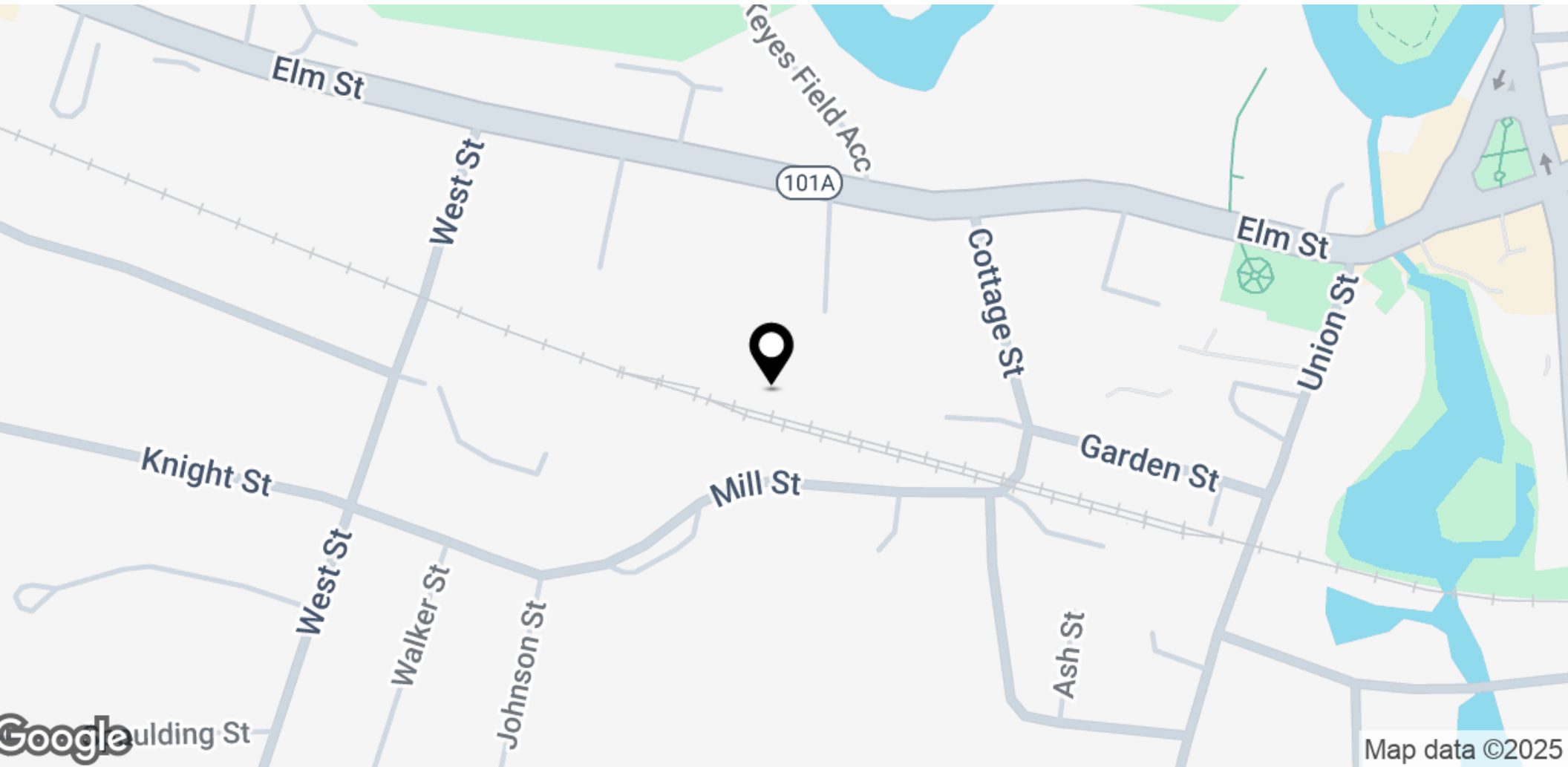
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Location Information

Section 2

Location Map

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Broker
603 582 9700
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Andy Levy
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Demographics

Section 3

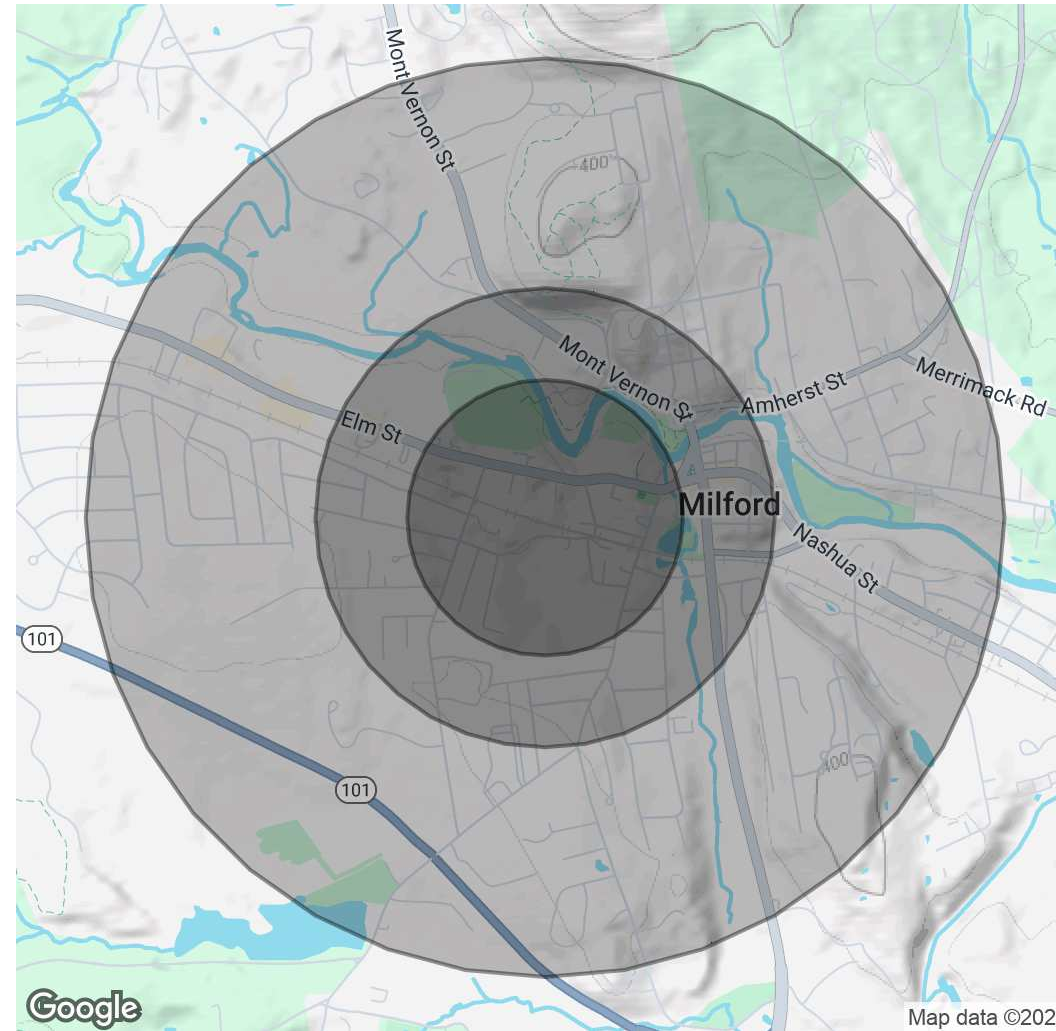
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	648	2,224	6,650
Average Age	42	43	43
Average Age (Male)	41	41	41
Average Age (Female)	42	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	271	963	2,872
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$115,370	\$107,743	\$108,087
Average House Value	\$392,608	\$381,204	\$380,650

Demographics data derived from AlphaMap



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