

FOR LEASE | INDUSTRIAL FLEX/WAREHOUSE

9 NORTHWESTERN DRIVE | SALEM, NH 03079



OVERVIEW

The Boulos Company is pleased to present the availability of 9 Northwestern Drive, Salem, NH for lease with 4,500± SF available. The space features (1) loading dock, 16' clear height and 150 amps. The exterior presents nicely landscaped grounds and free on-site parking.

The property is situated in a great suburban setting, yet with quick and easy highway access and located less than 0.9 miles off of Interstate 93 at Exit 2 in Salem. The building is approximately 3.5 miles from the Massachusetts border, within a 23-minute drive to the Manchester-Boston Regional Airport and 37 miles to Boston-Logan International Airport. The area offers a wide array of amenities including hotels, restaurants, fitness center, conference facilities, and financial and retail services.

HIGHLIGHTS

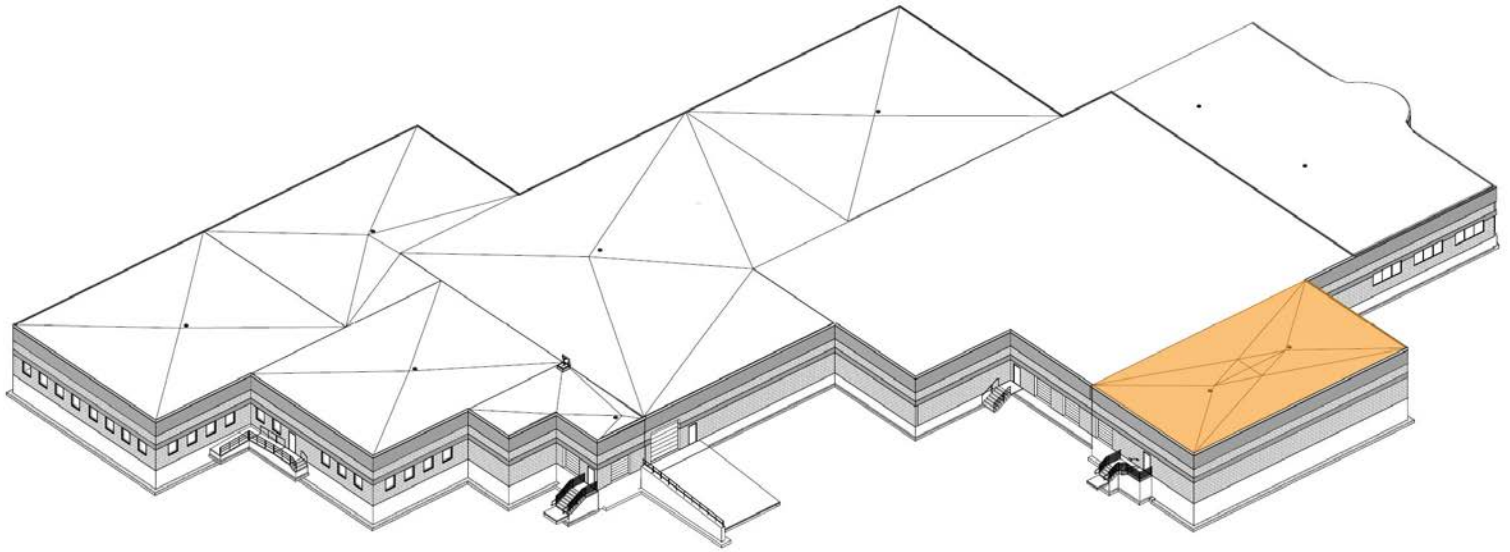
- | | | | |
|-----------------|-----------------|---------------|--|
| • AVAILABLE SF: | 4,500± SF | • ELECTRIC: | 150 amps |
| • YEAR BUILT: | 2024 | • UTILITIES: | Municipal water, sewer |
| • STORIES | One | • HVAC | Office air-conditioned, gas heat, electric cooling |
| • ZONING: | Park Industrial | • ACCESS: | Interstate 93, Exit 2 |
| • LOADING | (1) dock | • LEASE RATE: | \$16.00/SF NNN |
| • CLEAR HEIGHT: | 16' | | |

FOR LEASE | INDUSTRIAL FLEX/WAREHOUSE

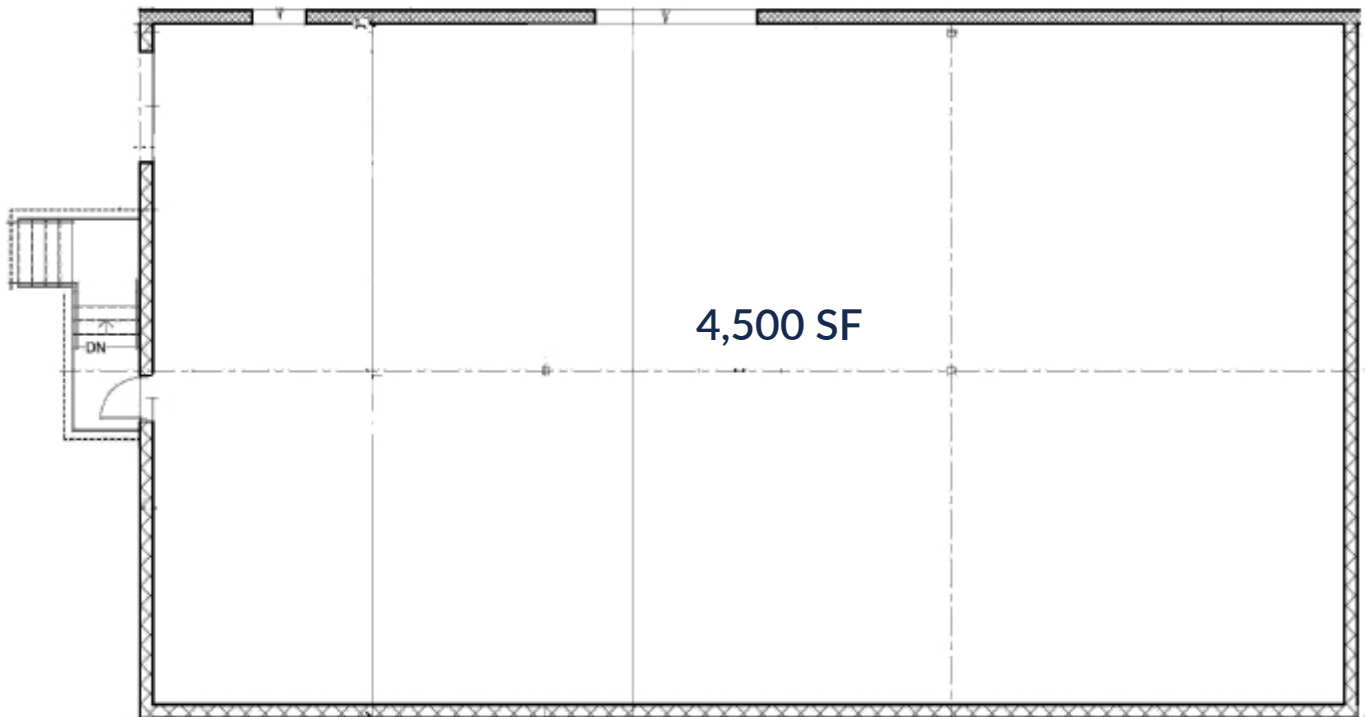
9 NORTHWESTERN DRIVE | SALEM, NH 03079



BUILDING LAYOUT (4,500 SF ■)



FLOOR PLAN



FOR LEASE | INDUSTRIAL FLEX/WAREHOUSE

9 NORTHWESTERN DRIVE | SALEM, NH 03079



LOCAL OVERVIEW

Salem, New Hampshire, located in Rockingham County along the Massachusetts border, serves as a strategic suburban hub within the Greater Boston metropolitan area. With direct access to Interstate 93 and proximity to I-495, Salem supports both commuter and commercial traffic, making it a key location for regional connectivity and development.

Economic Profile

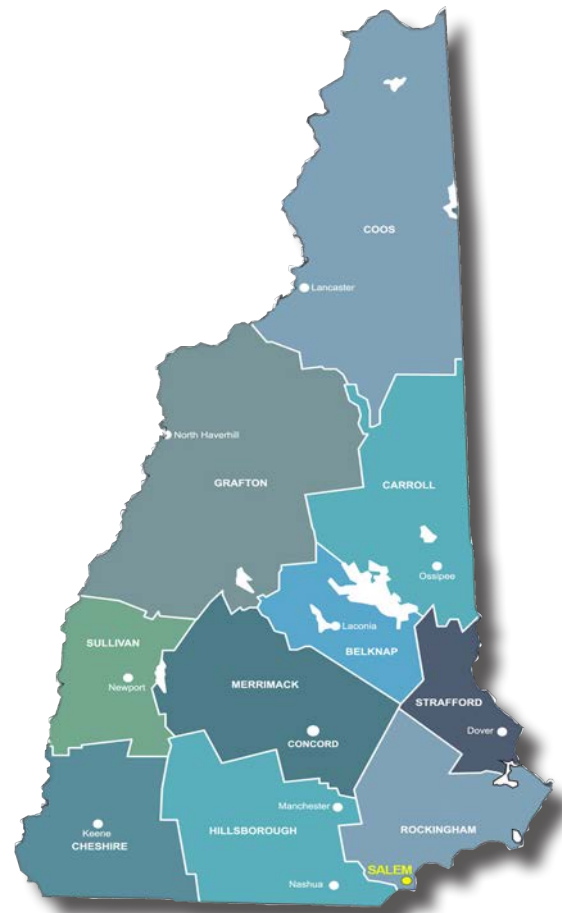
Salem's economy is diversified, with strong representation in retail, light industrial, and professional services sectors. The town has seen notable commercial expansion driven by the redevelopment of the former Rockingham Park racetrack into **Tuscan Village**—a 170-acre mixed-use development featuring residential units, retail, dining, office space, and medical facilities. This project has significantly elevated Salem's profile as a commercial destination.

Demographics & Workforce

Salem has a population of approximately 30,000 and benefits from a well-educated, predominantly white-collar workforce. Median household income is above state average, with strong labor force participation and access to a regional talent pool extending into Massachusetts.

Infrastructure & Development

Ongoing investments in transportation and infrastructure, including road upgrades and expanded utility services, continue to support Salem's growth. The town has also adopted business-friendly zoning and permitting practices, encouraging further commercial and mixed-use development.



FOR LEASE | INDUSTRIAL FLEX/WAREHOUSE

9 NORTHWESTERN DRIVE | SALEM, NH 03079



LOCATION OVERVIEW



DISTANCE FROM

MA BORDER	4.6 miles
MANCHESTER, NH	15 miles
BOSTON, MA	33 miles
PROVIDENCE, RI	82 miles
HARTFORD, CT	122 miles

9 Northwestern Drive is located immediately off of Interstate 93 at Exit 2. The area is a densely developed corridor with office, medical, industrial and retail users. Nearby amenities include hotels, dining, retail, daycare, fitness, and more. As the "first town over the border" from Massachusetts, Salem retains a dense commuter population and has arisen as a tax haven.

CONTACT US



ROGER DIEKER
MANAGING BROKER | PARTNER
+1 603 540 8315 C
+1 603 333 1333 T
RDIEKER@BOULOS.COM



MIKE TAMPOSI
PARTNER
+1 603 315 4348 C
+1 603 333 1333 T
MTAMPOSI@BOULOS.COM



CHRIS HEALEY
PARTNER
+1 603 475 1235 C
+1 603 333 1333 T
CHEALEY@BOULOS.COM



NICK DENISCO
ASSOCIATE
+1 978 239 8128 C
+1 603 333 1333 T
NDENISCO@BOULOS.COM

©2025 Boulos Holdings, LLC d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

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.