



FOR SALE
OR
LEASE

FOR SALE OR LEASE

**24 FOUNDRY AVE,
MEREDITH, NH 03253**

8000 +/- SF AVAILABLE

PROPERTY INFORMATION



8000 +/- SF For Sale

24 FOUNDRY AVE, MEREDITH, NH 03253

\$880,000 Purchase Price OR \$11.00 psf NNN

DESCRIPTION:

A rare opportunity to own an existing industrial building. This property was built for the original tenant who recently vacated. The front of the property has a paved yard allowing for storage or parking. The end of the property is equipped with a drive in door for access. This open industrial building has a generic layout allowing for new users to layout their storage or production needs.

VIRTUAL TOUR LINK

PROPERTY FEATURES:

- One Acre+/-
- 8,000+/- sf
- Drive in Door
- Adaptable Layout
- Less than 8 Miles to Route 93
- 13' Clear Height
- Town Water
- Town Sewer
- 600 Amps / 3 Phase

TABLE OF CONTENTS

PROPERTY INFORMATION	02
DEMOGRAPHICS	04
MAP LOCATOR	05
PHOTOS	06
FLOOR PLAN	08
TAX CARDS	09
DEEDS	13
DISCLOSURES, DESCRIPTION, & CONDITIONS OF SALE	15

DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	3,922	10,521	46,627
Households	1,752	4,777	20,849
Families	1,045	3,044	13,172
Avg HH Size	2.12	2.15	2.20
Median Age	54.6	56.6	52.1
Median HH Income	\$48,166	\$79,642	\$79,287
Avg HH Income	\$81,453	\$116,448	\$110,380

BUSINESSES (10 MILE)



2,815

TOTAL BUSINESSES



28,406

TOTAL EMPLOYEES

INCOME (10 MILE)



\$79,287

MEDIAN HH
INCOME



\$49,357

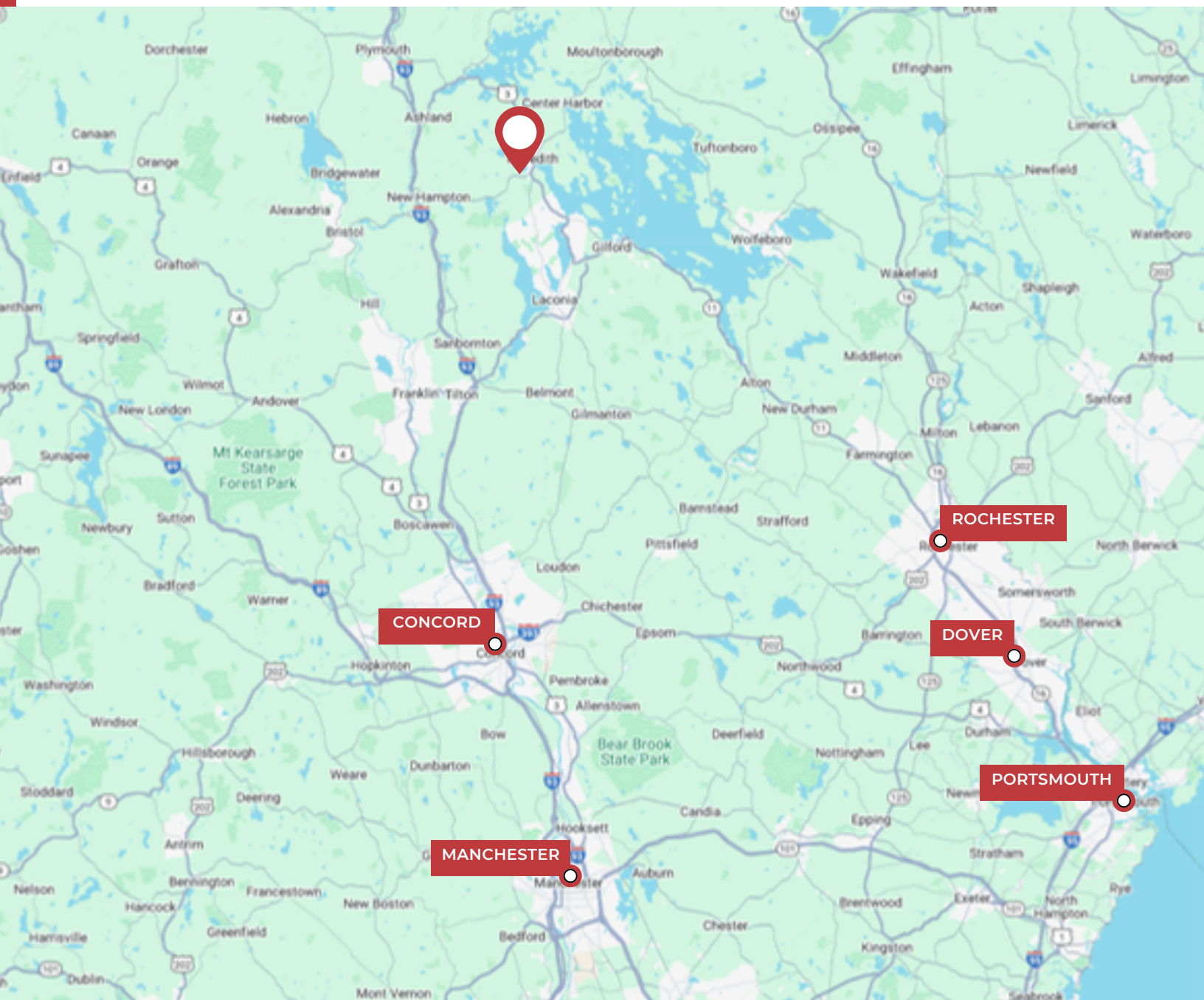
PER CAPITA
INCOME



\$315,005

MEDIAN NET
WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH 57 mins

Concord, NH 41 mins

Boston, MA 1 hr 46 mins

Dover, NH 1 hr 8 mins

Portsmouth, NH 1 hr 19 mins

PHOTOS

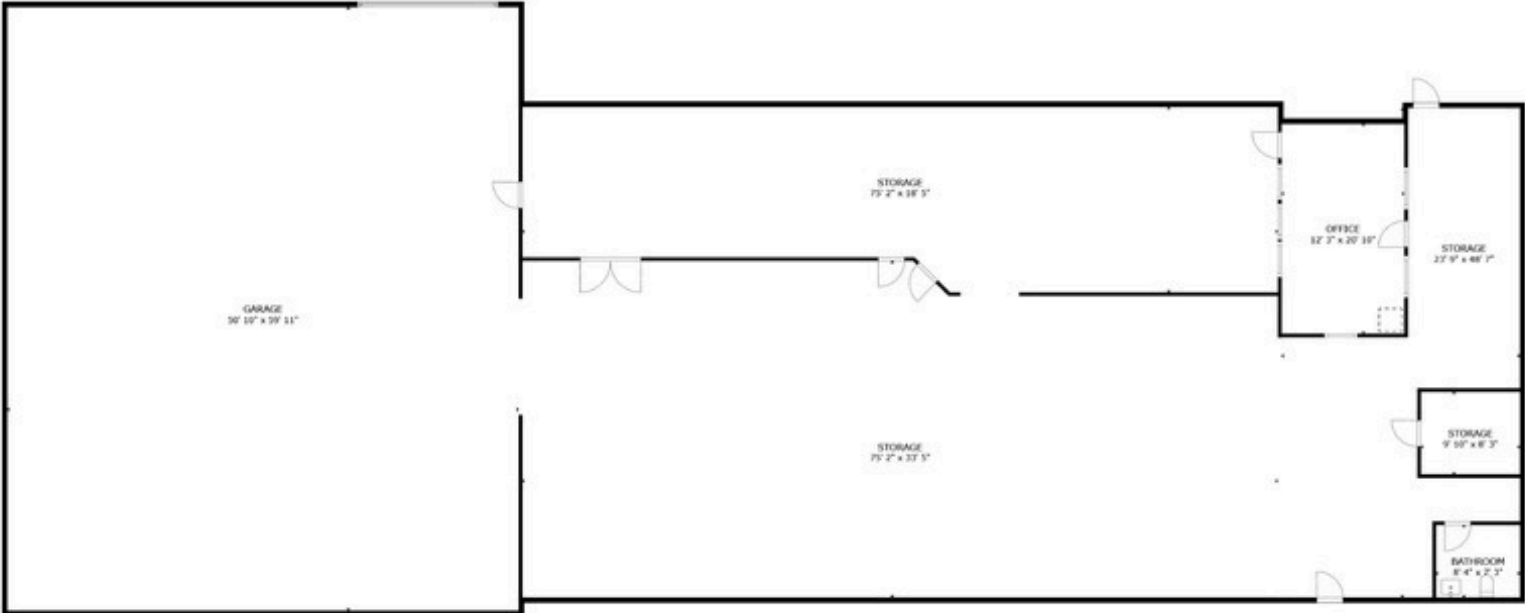


PHOTOS, CONT.



FLOOR PLAN

24 Foundry Ave Meredith, NH



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TAX CARDS

24 FOUNDRY AV

[Sales](#)
[Print](#)
[Map It](#)

Location	24 FOUNDRY AV	MBLU	S23/ 47/ / /
Acct#	00040	Owner	COMSTOCK, RICHARD D JR
Assessment	\$507,800	Appraisal	\$507,800
PID	2818	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$327,400	\$180,400	\$507,800
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$327,400	\$180,400	\$507,800

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	COMSTOCK, RICHARD D JR	Sale Price	\$335,000
Co-Owner		Certificate	
Address	23 FOUNDRY AV	Book & Page	2567/0951
	MEREDITH, NH 03253	Sale Date	05/13/2009
		Instrument	01

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COMSTOCK, RICHARD D JR	\$335,000		2567/0951	01	05/13/2009
LEIGHTON, BRADLEY A	\$80,000		1785/0722	1N	08/30/2002
FAIRBROTHER, THOMAS JR ETAL	\$0		1783/0005	1X	08/23/2002
FAIRBROTHER, THOMAS JR &	\$35,000		1561/0511	1V	11/18/1999
SNYDER, ERNEST W & ELIZABETH L	\$30,000		1384/0482	01	07/16/1996

TAX CARDS, CONT.

Building Information

Building 1 : Section 1

Year Built: 2002
 Living Area: 8,000
 Replacement Cost: \$353,120
 Building Percent Good: 90
 Replacement Cost
 Less Depreciation: \$317,800

Building Attributes	
Field	Description
Style:	Pre-Eng Warehs
Model	Commercial
Grade	Average +20
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	None
Struct Class	
Bldg Use	COMM WHSE MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Ptns	AVERAGE
Wall Height	12.00
% Conn Wall	

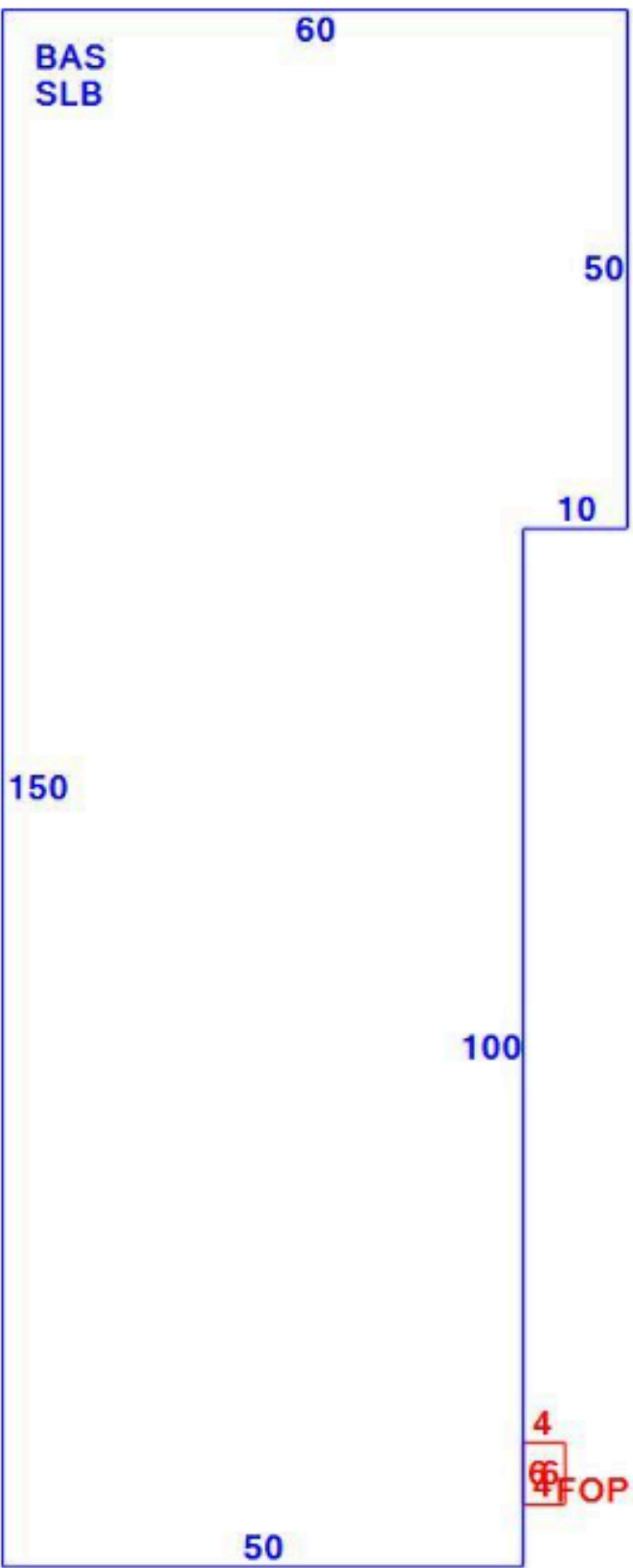
Building Photo



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	8,000	8,000
FOP	Porch, Open	24	0
SLB	Slab	8,000	0
		16,024	8,000

TAX CARDS, CONT.

Building Layout



TAX CARDS, CONT.

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3160
Description	COMM WHSE MDL-94 ⓘ
Zone	BI
Neighborhood	BI1
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	1.01
Depth	
Assessed Value	\$180,400
Appraised Value	\$180,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING			6892.00 SF	\$9,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$327,400	\$180,400	\$507,800
2023	\$327,400	\$180,400	\$507,800
2022	\$255,600	\$119,300	\$374,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$327,400	\$180,400	\$507,800
2023	\$327,400	\$180,400	\$507,800
2022	\$255,600	\$119,300	\$374,900

Doc # 0905892 May 13, 2009 1:18 PM
Book 2567 Page 0951 Page 1 of 2
Register of Deeds, Belknap County

Barbara R. Luther



WARRANTY DEED

BRADLEY A. LEIGHTON, an individual, with a mailing address of RR1, Box 592M, Center Harbor, ^{Belknap}Carroll County, New Hampshire 03226, for consideration paid, grants to **RICHARD D. COMSTOCK, Jr.**, an individual, with a principal place of business and a mailing address at 23 Foundry Avenue, Meredith, Belknap County, New Hampshire 03253, with **WARRANTY COVENANTS:**

A parcel of land, together with any improvements thereon, situate in Meredith, Belknap County, New Hampshire, shown as Tax Map S23 Lot 47 including parcel "B" on a plan entitled "BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR THOMAS AND MARSHA FAIRBROTHER, BRIAN SULLIVAN, MEREDITH, BELKNAP CO., N.H." dated April 5, 2002, revised through July 29, 2002, by Associated Surveyors, recorded with the Belknap County Registry of Deeds in Plan Drawer L-41, as Plan #82 (the "Plan"), described as follows:

Beginning at a rebar at the southwesterly corner of Parcel B at the southeasterly corner of Tax Map S23 Lot 46 and thence running along Tax Map S23 Lot 46 North 14° 37' 25" West a distance of 151.07 feet to a rebar; thence continuing along Tax Map S23 Lot 46 North 00° 26' 25" East a distance of 38.48 feet to a point; thence continuing on the same course a further distance of 119.18 feet to a rebar in a stone wall at land now or formerly of Price; thence running along the Price land and a stone wall North 64° 18' 01" East a distance of 72.99 feet to the end of the wall; thence running North 62° 36' 37" East a distance of 48.60 feet to an iron pipe at land now or formerly of Four Seasons Self Storage; thence running along the Four Seasons Self Storage land South 14° 37' 25" East a distance of 292.14 feet to an iron pipe at Foundry Avenue, so-called; thence running along Foundry Avenue South 62° 43' 07" West a distance of 153.74 feet to an iron pipe; thence running along Foundry Avenue South 62° 43' 08" West a distance of 10.25 feet to the rebar at the point of beginning.

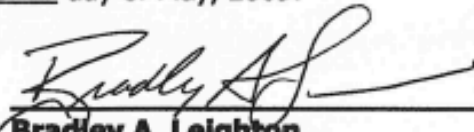
Meaning and intending to describe and convey they same premises conveyed to Bradley A. Leighton by Warranty Deed of Thomas Fairbrother, Jr. and Brian P. Sullivan, dated August 30, 2002 and recorded in Book 1785, Page 722, Belknap County Registry

DEEDS, CONT.

of Deeds.

The premises convey herein do not constitute homestead property.

This Warranty Deed is executed this 13 day of May, 2009.




Bradley A. Leighton

**STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP**

On this the 13 day of May, 2009, before me, the undersigned officer, personally appeared **Bradley A. Leighton**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand.

JOHN P. GIERE
Justice of the Peace - State of New Hampshire
My Commission Expires February 7, 2012



Justice of the Peace/Notary Public
My Commission Expires: _____

DISCLOSURES



Property Address 24 FOUNDRY AVENUE
MEREDITH, N.H. 03253

NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: TOWN WATER
Location: UTILITY ROOM
Malfunctions: N/A
Date of Installation: 1996 2009
Date of most recent water test: YEARLY
Problems with system: N/A

SEWERAGE DISPOSAL SYSTEM

Size of Tank: N/A
Type of system: TOWN SEWER
Location: UTILITY ROOM
Malfunctions: N/A
Age of system: 2009
Date most recently serviced: 2009
Name of Contractor who services system: TOWN OF MEREDITH

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (603)623-8100

Fax:

Page 1 | 3

Last Revised 2/9/18

Unfilled

DISCLOSURES, CONT.

Property Address 24 FOUNDRY AVENUE
MEREDITH, NH 03253

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): N/A
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☒

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: N/A

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☒

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☒

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

DISCLOSURES, CONT.

Property Address 24 FOUNDRY AVENUE
MEREDITH, N.H. 03253

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☒ Unknown ☐

If yes than SELLER shall disclose, if known:

Remaining Term: N/A

Amount of Charges: N/A

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings N/A

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 24 FOUNDRY AVENUE

Unit Number (if applicable): _____

Town: MEREDITH, NH.

Richard D. Dwyer
SELLER

11 MAR 2025
Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (603)623-0100

Fax:

Page 3 | 3

Last Revised 2/9/18

Untitled

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

JOE ROBINSON

ADVISOR

tel (603) 637 -2012

mobile (603) 714 -4019

jrobinson@nainorwoodgroup.com

CHRISTOPHER NORWOOD

PRESIDENT

tel (603) 668-7000 x 212

cnorwood@nainorwoodgroup.com



NAI Norwood Group

116 South River Road

Bedford, NH 03110

www.nainorwoodgroup.com