

# 27 Gauthier Dr

27 Gauthier Dr, Epsom, NH 03234



**Price: \$4,900,000**

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**PRICE REDUCTION** – Exceptional Value in Central NH Industrial Space at 27 Gauthier Drive, Epsom, NH. Seize this rare opportunity: a state-of-the-art 30,124± SF single-story commercial building on 12± acres, constructed in 2022 for seamless high-bay warehouse, distribution, light manufacturing, or flex-industrial operations. The ~2.5-acre building footprint leaves over 9 acres for expansion—think outdoor storage, or subdividable parcels in Epsom's growing commercial corridor. Additional bays can be added upon request.

Facility currently in use as a sports complex and tenant is willing to stay with new owner (and potentially participate as an LP).

**Standout Features:** Clear-span design with ~24' ceiling heights for versatile racking and equipment  
Modern reception, multiple private offices, and adaptable support areas  
82 dedicated parking spaces, with ample room for truck courts or EV infrastructure  
3-phase electricity, gas HVAC, and reliable private water/septic systems

**Excellent Location:** Direct access off NH Route 28, under 1 mile from the bustling Epsom Traffic Circle



**Jason Syversen**  
[jason.syversen@gmail.com](mailto:jason.syversen@gmail.com)  
(315) 604-8315

**10X**  
9 Tucker Hill Rd  
Dunbarton, NH 03046

High-traffic exposure with ~17,500 VPD, ideal for logistics hubs, sports facility or other applications requiring convenient access.

Quick connectivity: 10 minutes to I-93 (Exit 12), 25 minutes to Manchester-Boston Regional Airport (MHT), and 45 minutes to Concord's state capital amenities

Reduced Asking Price – Contact for Details Today!

12 Acres available undeveloped land

Proximity to Boston, Concord, Portsmouth

24' High Ceilings

84 Parking Spaces

Backup Power Generation

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## Property Photos



Lot Photo



Regional Photo

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## Property Photos



Interior Hall Photo

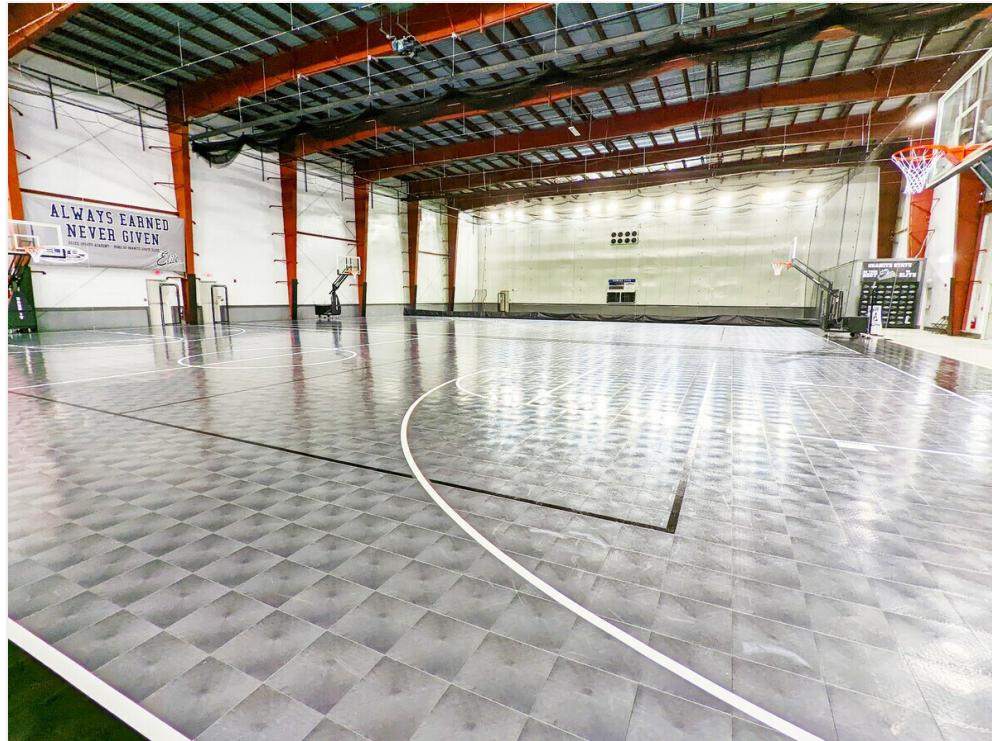


Weight Room.

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## Property Photos



Basketball Court.

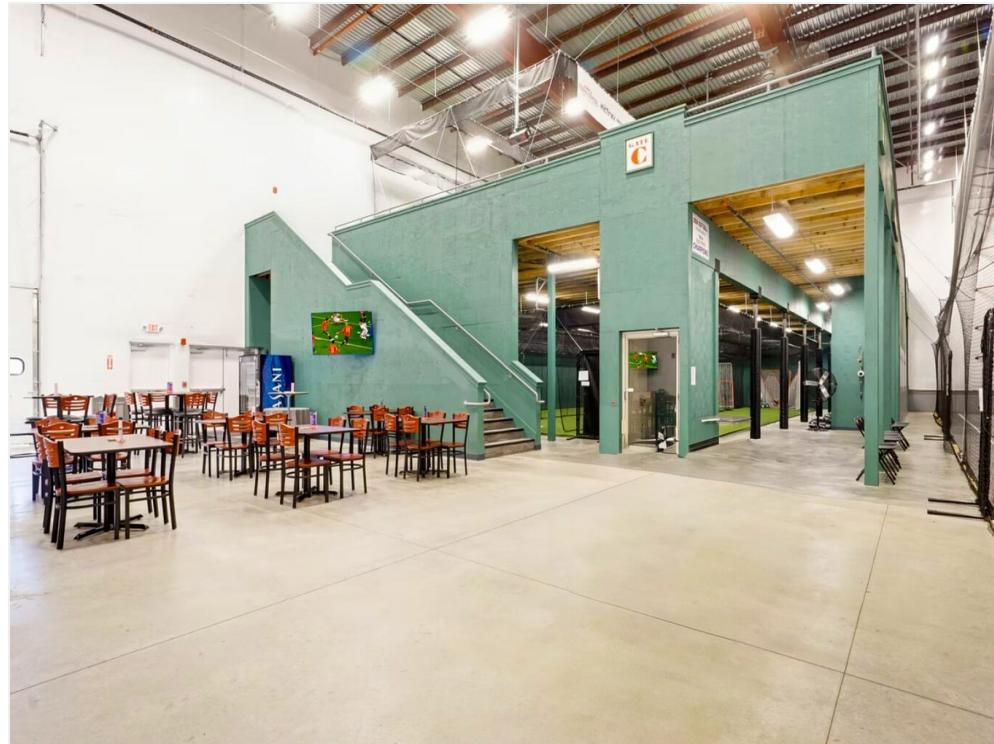


Lobby Photo

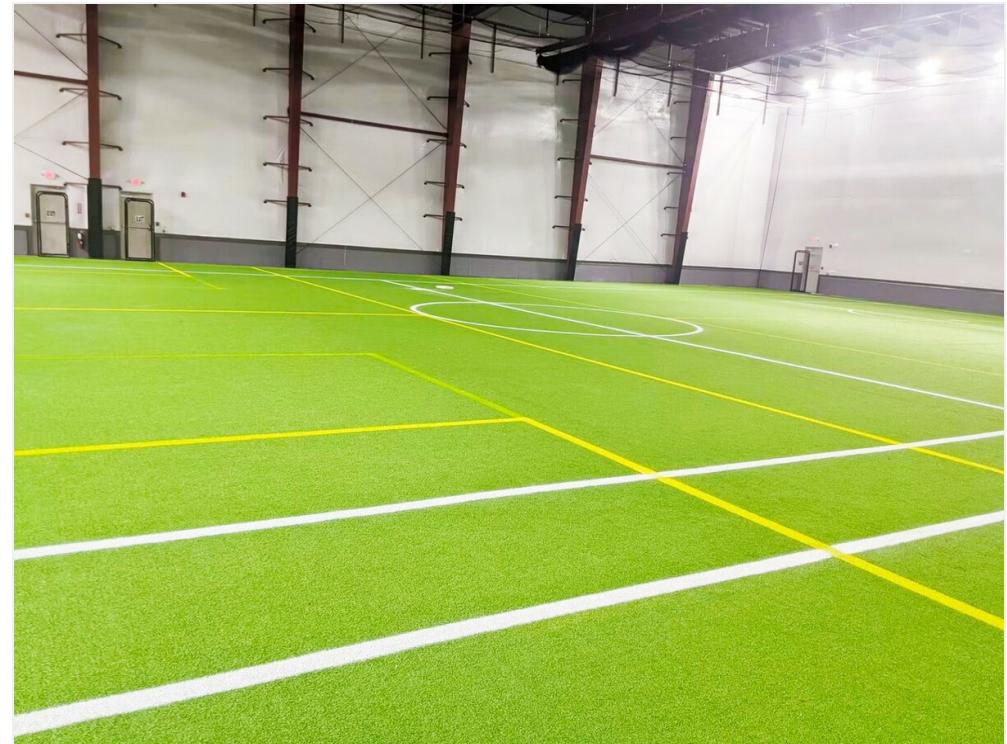
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## Property Photos



Batting cage, with upstairs view.



Football/Soccer turf.

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## Location

