

# 27 Gauthier Dr

27 Gauthier Dr, Epsom, NH 03234

Presented by  
10X

**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**

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(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

# **27 Gauthier Dr**

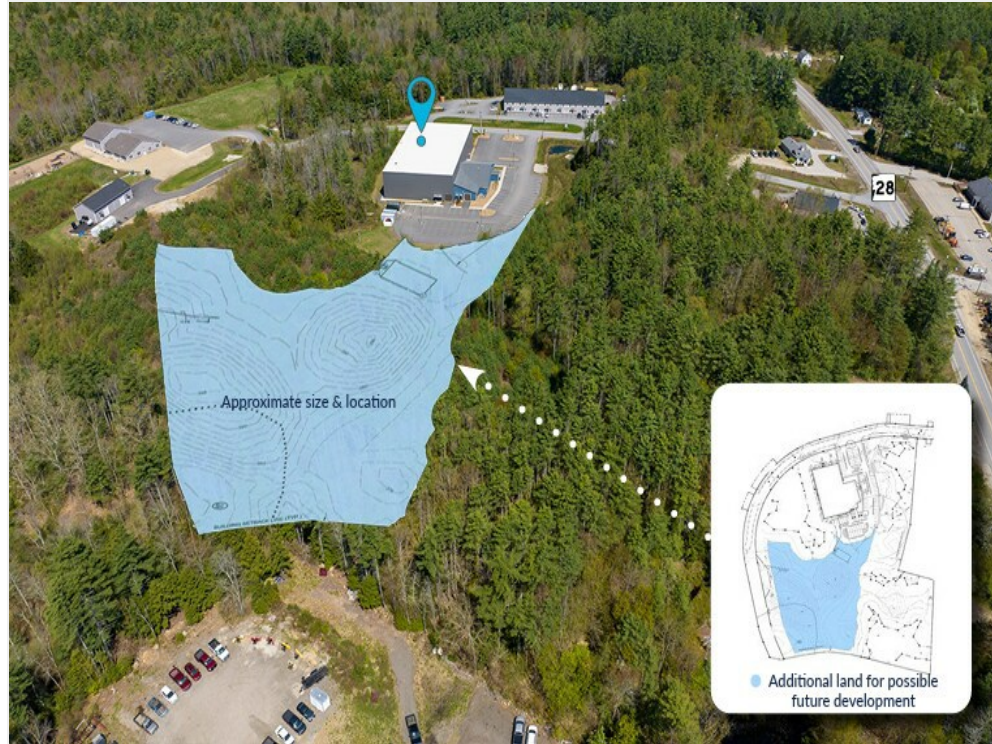
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## Property Photos



Lot Photo



Regional Photo



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## Property Photos



Interior Hall Photo



Weight Room.

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## Property Photos



Basketball Court.



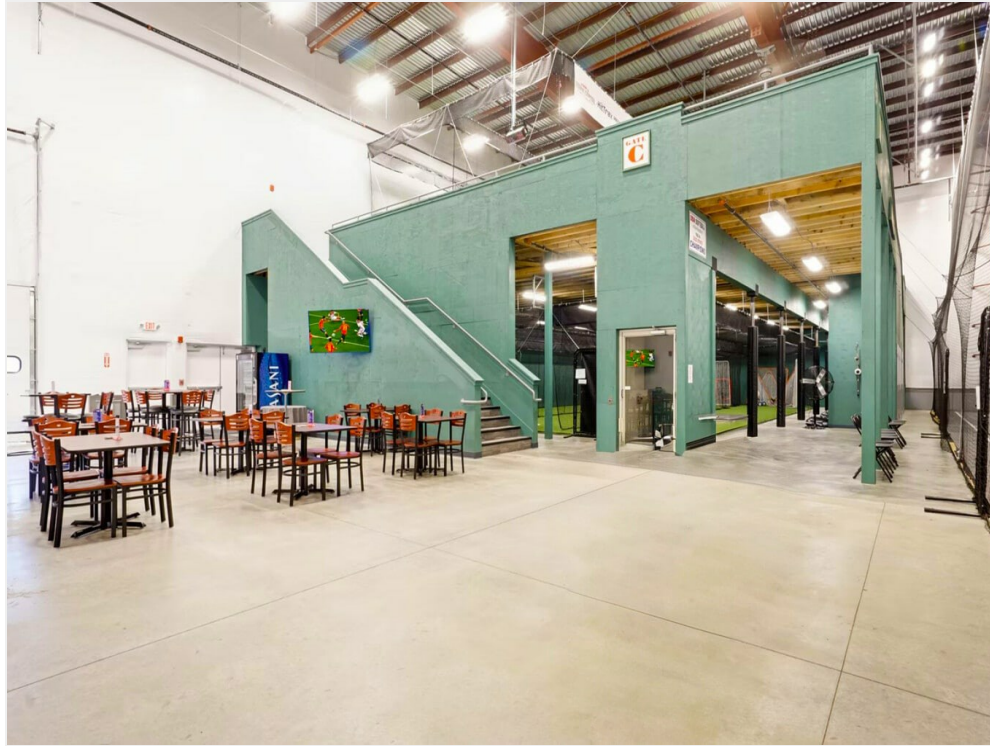
Lobby Photo



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## Property Photos



Batting cage, with upstairs view.



Football/Soccer turf.



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## Location

