

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Fully air-conditioned Warehouse and Office for Sale, \$4,000,000

48 Powers St, Milford, NH 03055

Exclusively Represented By:

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Broker

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OFFERING MEMORANDUM

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FOR SALE

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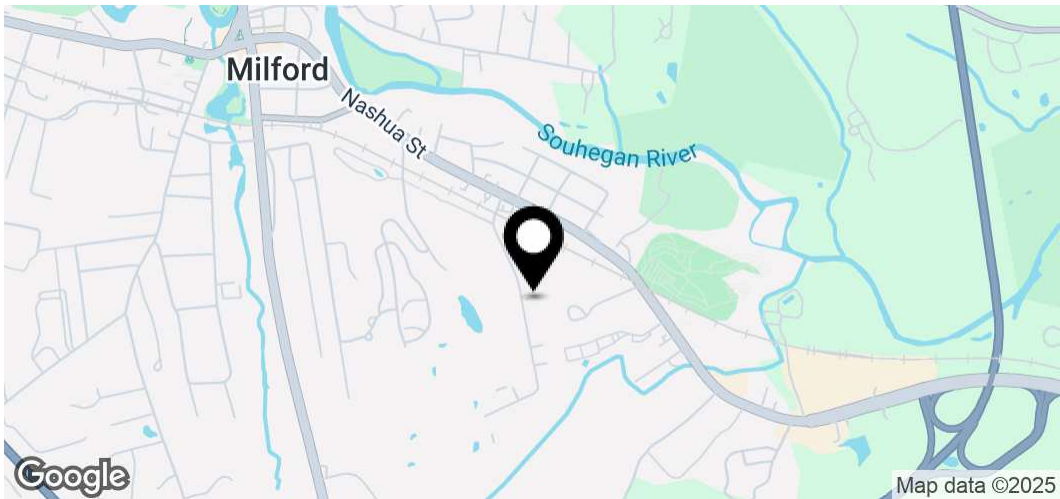


Property Information

Section 1

Executive Summary

FOR SALE



Offering Summary

Sale Price	\$4,000,000
GSF	31,625 SF
Site Size	3 Acres
Year Built	1970
Zoning	I (Industrial)
Ceiling Height	18
DH/DI/GL Doors	3 / 1 / 1

Location Overview

Immerse your business in the thriving community of Milford, NH. Located just off Route 101, this vibrant town offers an optimal location with easy access to major transportation routes. Enjoy the convenience of being just minutes from the Milford Oval, a quaint and charming downtown area filled with local shops, eateries, and community events. Nearby attractions such as the Hampshire Hills Sports & Fitness Club and the picturesque Souhegan River provide ample opportunities for both work and leisure. With a strong industrial presence and a welcoming small-town atmosphere, Milford is the ideal setting for your industrial, warehouse, or distribution operations.

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Property Description

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Property Description

Fully air-conditioned Warehouse and Office for Sale.

Freestanding +/-31,625 SF warehouse/industrial and office building available for sale.. Constructed in 1970 and renovated in 2021. The building features from 7' to 18' clear height, 30' x 39' column spacing, 3 loading docks (8'x8'x4'), 1 drive-in (12'x10'), several modern breakrooms, shower and updated office spaces. This steel frame building sits on 3 acres of industrial-zoned land near Milford Oval.

The building is serviced by municipal water & sewer and is heated by natural gas, including 480V, 3-phase power. There are 30 parking spaces.

The property is comprised of +/-19,650 SF of warehouse/manufacturing space, with the remainder of 9,935 SF as office space on the first and second floors.

Warehouse/Manufacturing space (21,690 SF)

- 18' (clear-height): 10,000 SF
- 12' : 5,240 SF
- 10' : 3,130 SF
- 7' : 3,320 SF

Office space (9,935 SF)

- 1st Floor: 3,720 SF (7-office, 1-conference room, 1-break room, 3-bathroom)
- 2nd Floor: 6,215 SF (20-office, 2-conference room, 1-bathroom, 1-photo room, 2-breakroom)

Utilities Description

The building is serviced by municipal water & sewer and is heated by natural gas, including 1,600 Amps, 480V, 3-phase power.

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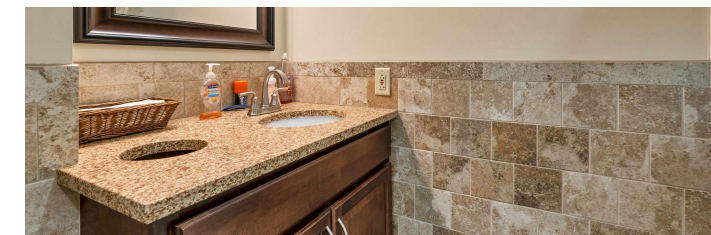
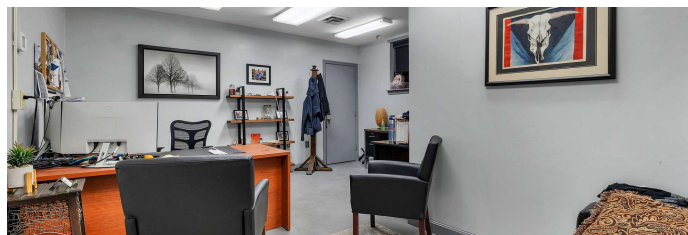
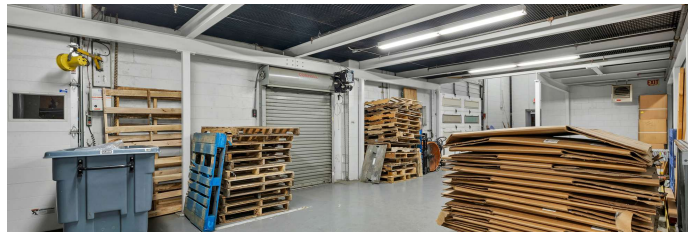
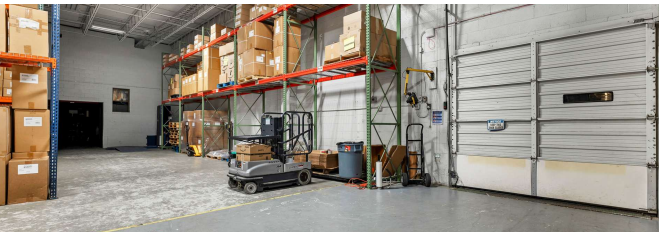
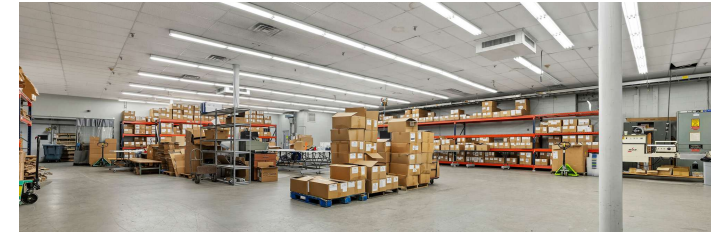
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Additional Photos

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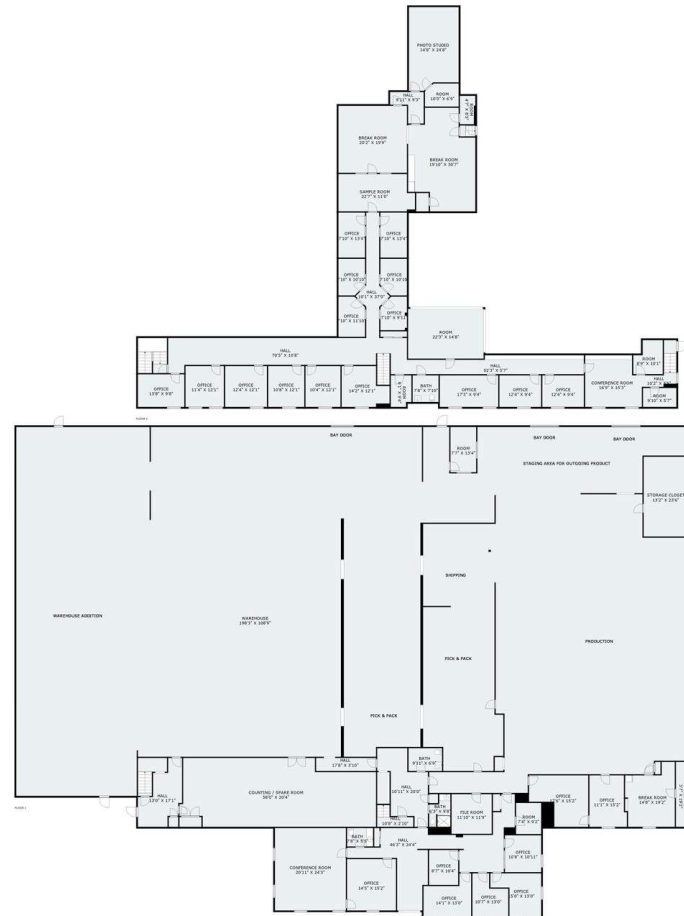


Floor Plan

Section 2

Floor Plan

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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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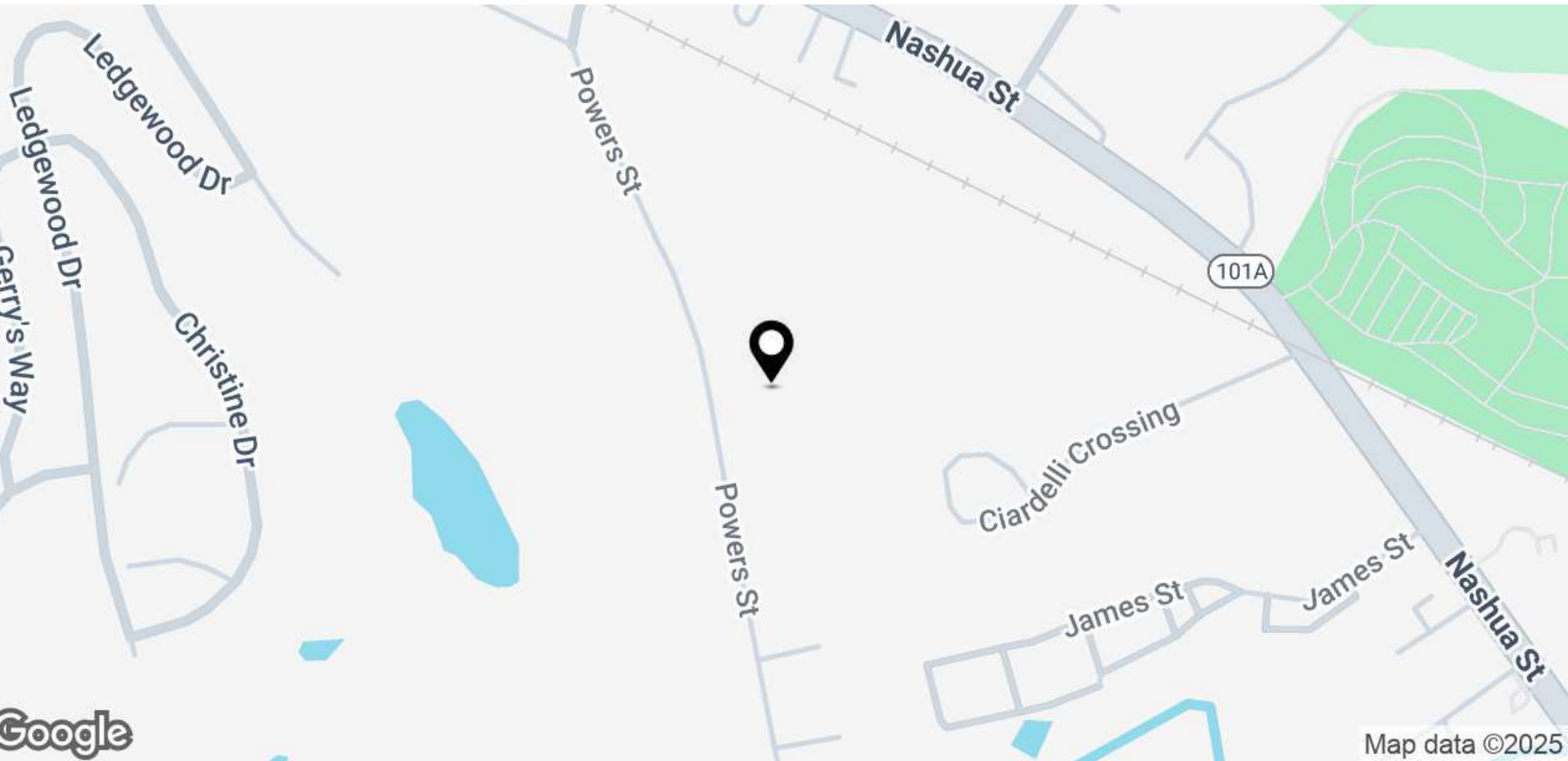


Location Information

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Location Map

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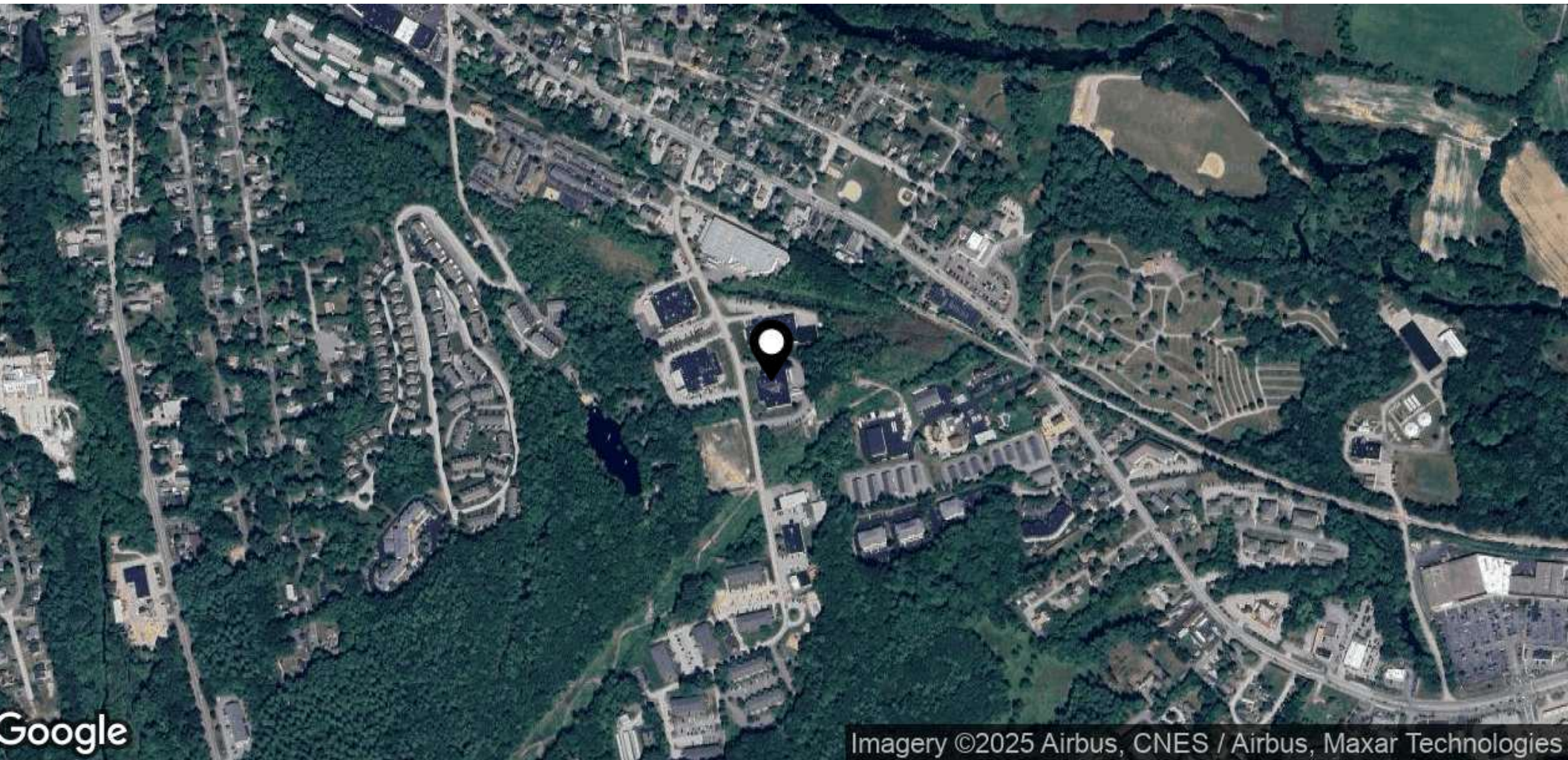
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Aerial Map

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Demographics

Section 4

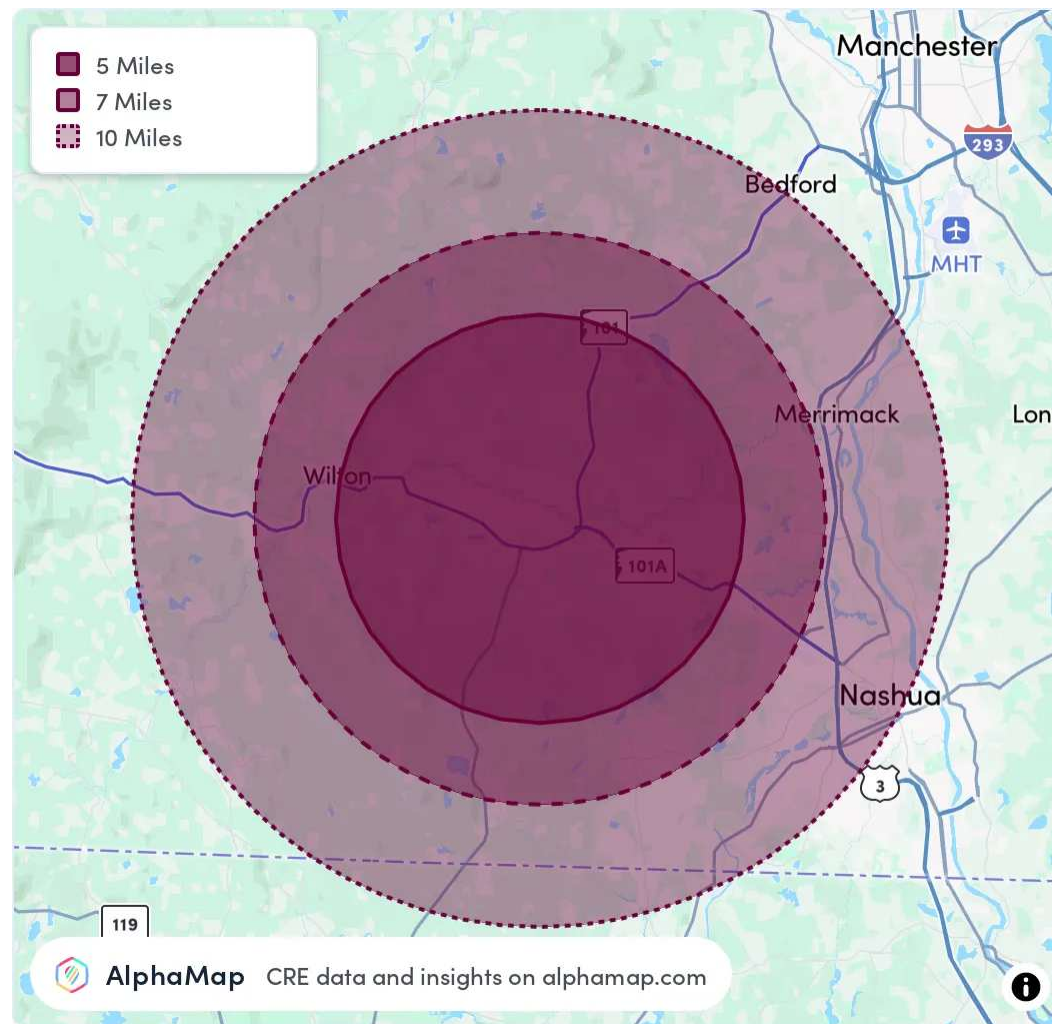
Area Analytics

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Population	5 Miles	7 Miles	10 Miles
Total Population	36,190	61,509	164,389
Average Age	42	42	42
Average Age (Male)	41	42	42
Average Age (Female)	43	43	43

Household & Income	5 Miles	7 Miles	10 Miles
Total Households	13,993	23,807	64,967
Persons per HH	2.6	2.6	2.5
Average HH Income	\$157,941	\$160,818	\$146,307
Average House Value	\$502,810	\$515,543	\$479,723
Per Capita Income	\$60,746	\$61,853	\$58,522

Map and demographics data derived from AlphaMap



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