



82 BENNING ST

WEST LEBANON, NH

FOR LEASE | 37,000 SF INDUSTRIAL BUILDING ON 10.19 AC

- 12'-13' Clear Height
- 0.5 Miles to Route 89
- 2.2 Miles to Route 91
- AA

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

37,000 SF Industrial Building on 10.19 AC for Lease

PROPERTY HIGHLIGHTS

- 12'-13' Clear Height
- 0.5 Miles to Route 89
- 2.2 Miles to Route 91
- High barrier to entry market with limited space available

DEMOGRAPHICS	3 MILES	5 MILES	5 MILES
Total Households	5,475	11,868	11,868
Total Population	11,328	24,294	24,294
Average HH Income	\$71,107	\$81,774	\$81,774

PROPERTY SPECIFICATIONS

Total Building Size:	156,000 SF
Available Size:	37,000 SF
Lot Size:	10.19 AC
Clear Height:	12'-13'
Loading:	1 Drive In / 1 Tailboard
Power:	3,000 amps/480v/3-phase
Roof Type:	Brand new rubber membrane
Lighting:	Fluorescent/LED
Sprinklers:	Yes
Parking:	Ample
Zoning:	Light Industrial
Lease Rate:	Market



JERICO

HIGHWAY PROXIMITY



0.5 MILES



2.1 MILES



1.6 MILES



Hanover



WILDER

SACHEM VILLAGE

HARTFORD VILLAGE

Hartford



82 BENNING ST.
WEST LEBANON, NH



LEBANON



RUSSTOWN

VERMONT
NEW HAMPSHIRE

NORTH HARTLAND



APEX STORAGE

ExtraSpaceStorage.



Lebanon Airport



nucar
Ford of Lebanon



VITAL
DELIVERY
SOLUTIONS



82 BENNING ST

WEST LEBANON, NH

FOR LEASE | 37,000 SF INDUSTRIAL BUILDING ON 10.19 AC

ZACK HARDY

978.758.9666

zhardy@stubblebinecompany.com

AARON SMITH

978.654.0432

asmith@stubblebinecompany.com

JOEY COHEN

617.817.0141

jcohen@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL