

# 15 BRADCO STREET

KEENE, NEW HAMPSHIRE



# 6 OLD PRESCOTT

BELMONT, NEW HAMPSHIRE



SINGLE TENANT NNN LEASED INVESTMENT  
SOLD AS PACKAGE OR INDIVIDUALLY



Marcus & Millichap

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KEENE, NH

**6 OLD PRESCOTT** **20**  
BELMONT, NH

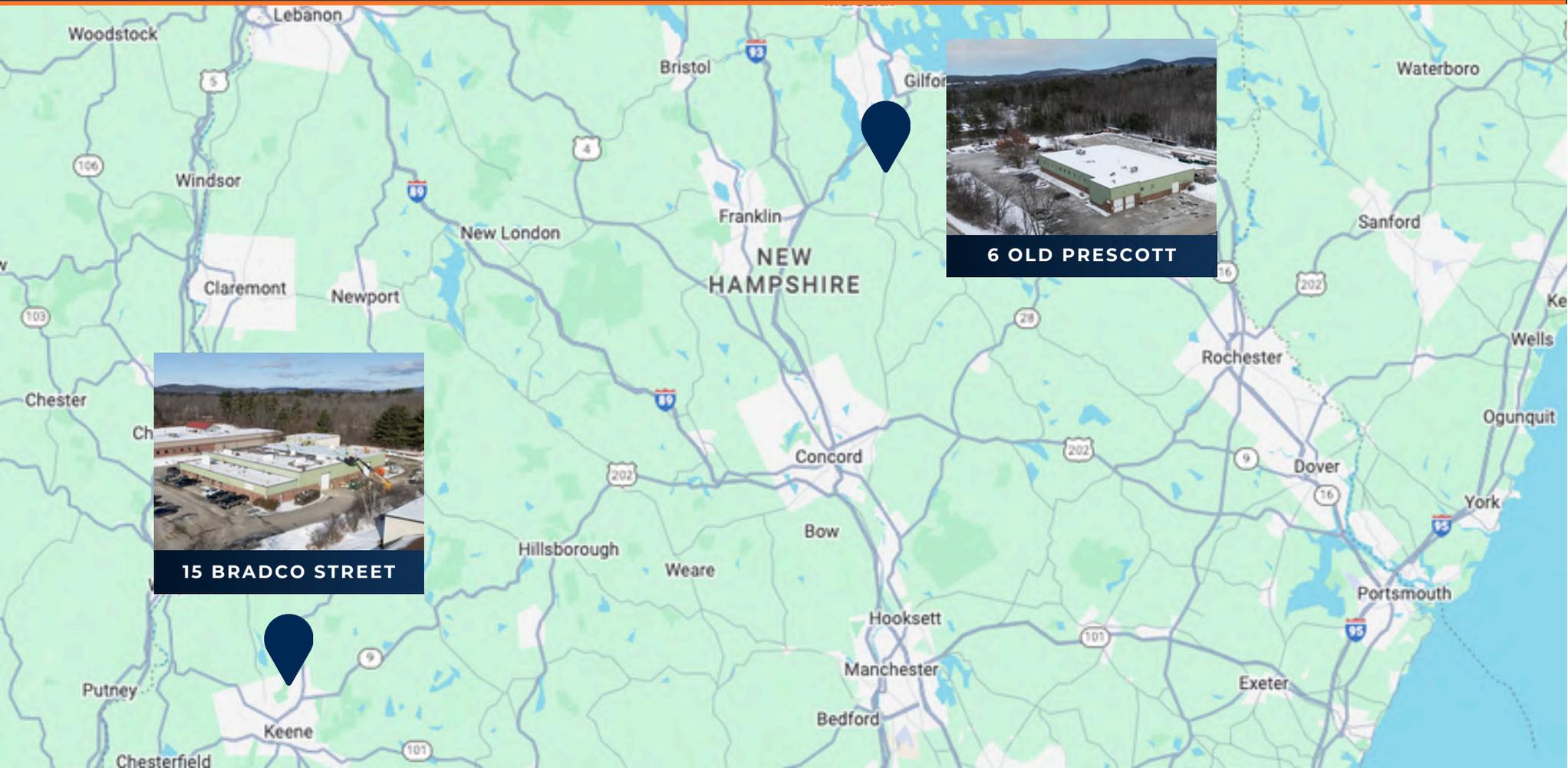


# DEAL SUMMARY

**BOTH PROPERTIES HAVE NEW, FIVE-YEAR, TRIPLE NET LEASES TO CONSOLIDATED COMMUNICATIONS**

**CONSOLIDATED COMMUNICATIONS, A TOP TEN PROVIDER OF FIBER OPTIC INTERNET SERVICES, PROVIDES A FULL CORPORATE GUARANTEE ON BOTH LEASES**

**THESE MISSION CRITICAL, SPECIALIZED FACILITIES, HAVE BEEN UTILIZED BY THE TENANT AND THEIR PREDECESSOR COMPANIES SINCE THEY WERE ORIGINALLY BUILT**



**6 OLD PRESCOTT**



**15 BRADCO STREET**

# 15 BRADCO STREET

KEENE, NH

Marcus & Millichap





# 15 BRADCO STREET

**MARCUS & MILLICHAP** IS PLEASED TO PRESENT FOR SALE 15 BRADCO STREET IN KEENE, NH. THIS PROPERTY HAS BEEN OCCUPIED BY THE CURRENT TENANT FOR DECADES. CONSOLIDATED COMMUNICATIONS RECENTLY CONSOLIDATED ANOTHER LOCATION INTO THIS BUILDING, NOW SERVICING BOTH NEW HAMPSHIRE AND SOUTHERN VERMONT FROM 15 BRADCO. THE 19,385 SQUARE FOOT BUILDING HAS A NEWLY INSTALLED ROOF(2025) WITH A TWENTY-YEAR WARRANTY.

THE BUILDING FEATURES FUNCTIONAL OFFICE SPACE, A LARGE, DRIVE-IN WAREHOUSE, TWO REPAIR BAYS AND IS FULLY SPRINKLERED. THE SITE INCLUDES SIXTY PARKING SPACES AND A STORAGE YARD BEHIND THE BUILDING. DRIVE IN DOORS ON THREE SIDES OF THE BUILDING ALLOW FOR CONVENIENT VEHICLE FLOW THROUGH THE SPACE.

## OFFERING SUMMARY

PURCHASE PRICE	<b>\$1,990,000</b>
PRICE/SF	<b>\$102.65/SF</b>
CAP RATE	<b>8.52%</b>
GROSS BUILDING AREA	<b>19,385 SF</b>
YEAR BUILT	<b>1975</b>
LOT SIZE	<b>3.18 AC</b>
OCCUPANCY	<b>100%</b>
CLEAR HEIGHT	<b>16'</b>
PARKING	<b>60</b>

# INVESTMENT HIGHLIGHTS

- PASSIVE LEASE STRUCTURE: OVER 5 YEARS REMAINING, CORPORATELY GUARANTEED BY CONSOLIDATED COMMUNICATIONS
- TRIPLE NET LEASE | MINIMAL LANDLORD RESPONSIBILITIES | AUTOMATIC 2% ANNUAL INCREASES | (1) 5-YEAR OPTION TO EXTEND
- TENANT PROFILE: TOP U.S. FIBER OPERATOR | 67,000+ ROUTE MILES OF NETWORK | FOOTPRINT: OPERATIONS ACROSS 20+ U.S. STATES
- BRAND NEW ROOF (DECEMBER 2025) | ATTRACTIVE BASIS | PRICED BELOW REPLACEMENT COST
- TENANT COMMITMENT THROUGH RECENT 5 YEAR EXTENSION | TENANT IN BUILDING SINCE 1975



**\$1,990,000**  
PURCHASE PRICE



**5 YEARS**  
LEASE TERM



**\$102.65/SF**  
PRICE/SF



**3.18 AC**  
LOT SIZE



**8.52%**  
CAP RATE



**1975**  
YEAR BUILT



# PROPERTY **DETAILS**

Marcus & Millichap

# PROPERTY SPECIFICATIONS

## GENERAL

GROSS BUILDING AREA	19,385 SF
WAREHOUSE AREA	17,385 SF
OFFICE AREA	2,000 SF
LOT SIZE	3.18 AC
YEAR BUILT	1975
ZONING	Industrial-1
CLEAR HEIGHT	16'
ROOF / AGE	TPO (2025)
PARKING	60 - Surface
CONSTRUCTION	Metal w/ Steel Frame
FLOOR SLAB	6"
STORIES / FLOORS	1
ANNUAL RE TAXES (2025)	\$28,890 (2025)

## TRUCK LOADING

LOADING DOCKS	-
DRIVE-IN DOORS	6

## MECHANICAL

HVAC	Heat - Climate Controlled Office
ELECTRICAL	20 Amps
SPRINKLER	ESFR Sprinkler System - Wet
LIGHTING	LED

## UTILITIES

WATER/SEWER	Municipal
FUEL TYPE	Gas

# PLAT MAP



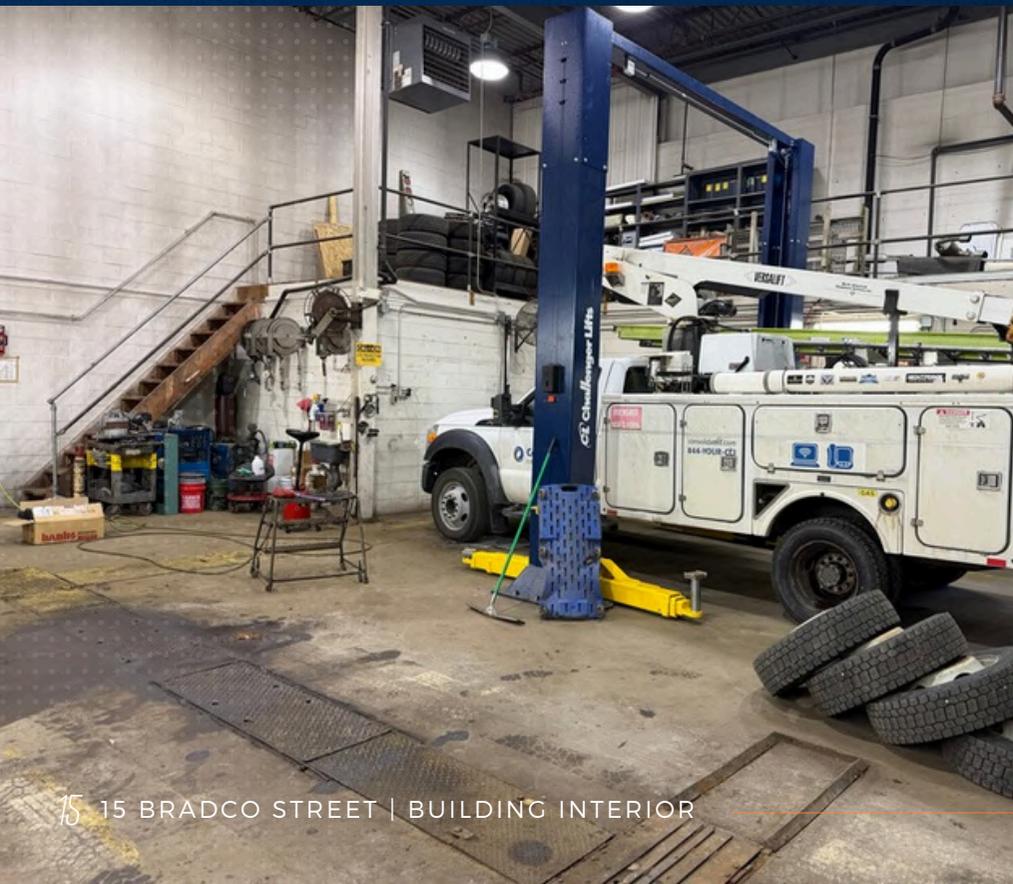
# PROPERTY **PHOTOS**

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# BUILDING EXTERIOR



# BUILDING INTERIOR



# TENANT SUMMARY

Marcus & Millichap

# LEASE ABSTRACT



CONSOLIDATED COMMUNICATIONS, A TOP TEN PROVIDER OF FIBER OPTIC BROADBAND SERVICES, IS BASED OUT OF MATTOON, ILLINOIS. THEY HAVE SIGNIFICANT BUSINESSES IN BOTH TRADITIONAL LAND LINE SERVICES AND A GROWING FIBER OPTIC NETWORK. THE PREVIOUSLY PUBLICLY TRADED COMPANY COMPLETED A "GO PRIVATE" TRANSACTION WITH SEARCHLIGHT CAPITAL PARTNERS LP, WHICH HAS LAUNCHED THEM INTO A "FIBER FIRST" COMPANY. CONSOLIDATED COMMUNICATIONS SERVES HUNDREDS OF THOUSANDS OF NEW HAMPSHIRE RESIDENTS THROUGH THEIR FIDIUM FIBER BRAND.

WITH A FIBER NETWORK FOOTPRINT SPANNING 20+ STATES AND A FOCUS ON EXPANDING AND UPGRADING FIBER INFRASTRUCTURE, CONSOLIDATED/FIDIUM POSITIONS ITSELF AS A LARGE-SCALE FIBER PROVIDER SUPPORTING BOTH SINGLE-SITE AND MULTI-SITE ORGANIZATIONS WITH SCALABLE CONNECTIVITY AND NETWORKING SOLUTIONS. THE COMPANY HAS ALSO COMMUNICATED THAT IT IS PRIVATELY HELD AND HAS BEEN CONSOLIDATING ITS SERVICES UNDER THE FIDIUM NAME AS PART OF ITS BROADER FIBER-FORWARD STRATEGY.

**WEBSITE:**

CONSOLIDATED.COM

**CORPORATE HEADQUARTERS:**

2116 S. 17TH STREET, MATTOON, IL 61938

**LINKEDIN:**

CONSOLIDATED COMMUNICATIONS (COMPANY PAGE)

**Tenant Summary**

<b>Property Address</b>	15 Bradco Street, Keene, NH 03431
<b>Tenant Name</b>	Consolidated Communications
<b>Tenant Industry</b>	Telecommunication & Broadband Provider
<b>Lease Type</b>	NNN (Triple Net)
<b>Roof &amp; Structure</b>	Landlord (Capital Requirements)
<b>Square Footage</b>	19,385 SF
<b>Initial Lease Term</b>	5 Years
<b>Monthly Rent</b>	\$14,134.89
<b>Annual Rent</b>	\$169,618.75
<b>Rent Increases</b>	2.00% Annually
<b>Rent/SF</b>	\$8.75/SF
<b>Lease Start Date</b>	3/1/2026
<b>Lease Expiration Date</b>	2/28/2031
<b>Renewal Options</b>	(1) Five-Year @ FMV (2% Annual Bumps)

<b>Rent Schedule</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>	<b>Rent Inceases</b>
<b>03/01/2026 – 02/28/2027</b>	\$169,618.75	\$14,134.89	2.00%
<b>03/01/2027 – 02/29/2028</b>	\$173,011.12	\$14,417.59	2.00%
<b>03/01/2028 – 02/28/2029</b>	\$176,471.35	\$14,705.94	2.00%
<b>03/01/2029 – 02/28/2030</b>	\$180,000.77	\$15,000.06	2.00%
<b>03/01/2030 – 02/28/2031</b>	\$183,600.79	\$15,300.06	2.00%
<i>03/01/2031 – 02/28/2032</i>	<i>FMV</i>	<i>FMV</i>	<i>FMV</i>
<i>03/01/2032 – 02/28/2033</i>	<i>FMV</i>	<i>FMV</i>	<i>≤ 2.00%</i>
<i>03/01/2033 – 02/28/2034</i>	<i>FMV</i>	<i>FMV</i>	<i>≤ 2.00%</i>
<i>03/01/2034 – 02/28/2035</i>	<i>FMV</i>	<i>FMV</i>	<i>≤ 2.00%</i>
<i>03/01/2035 – 02/28/2036</i>	<i>FMV</i>	<i>FMV</i>	<i>≤ 2.00%</i>



# PROPERTY **LOCATION**

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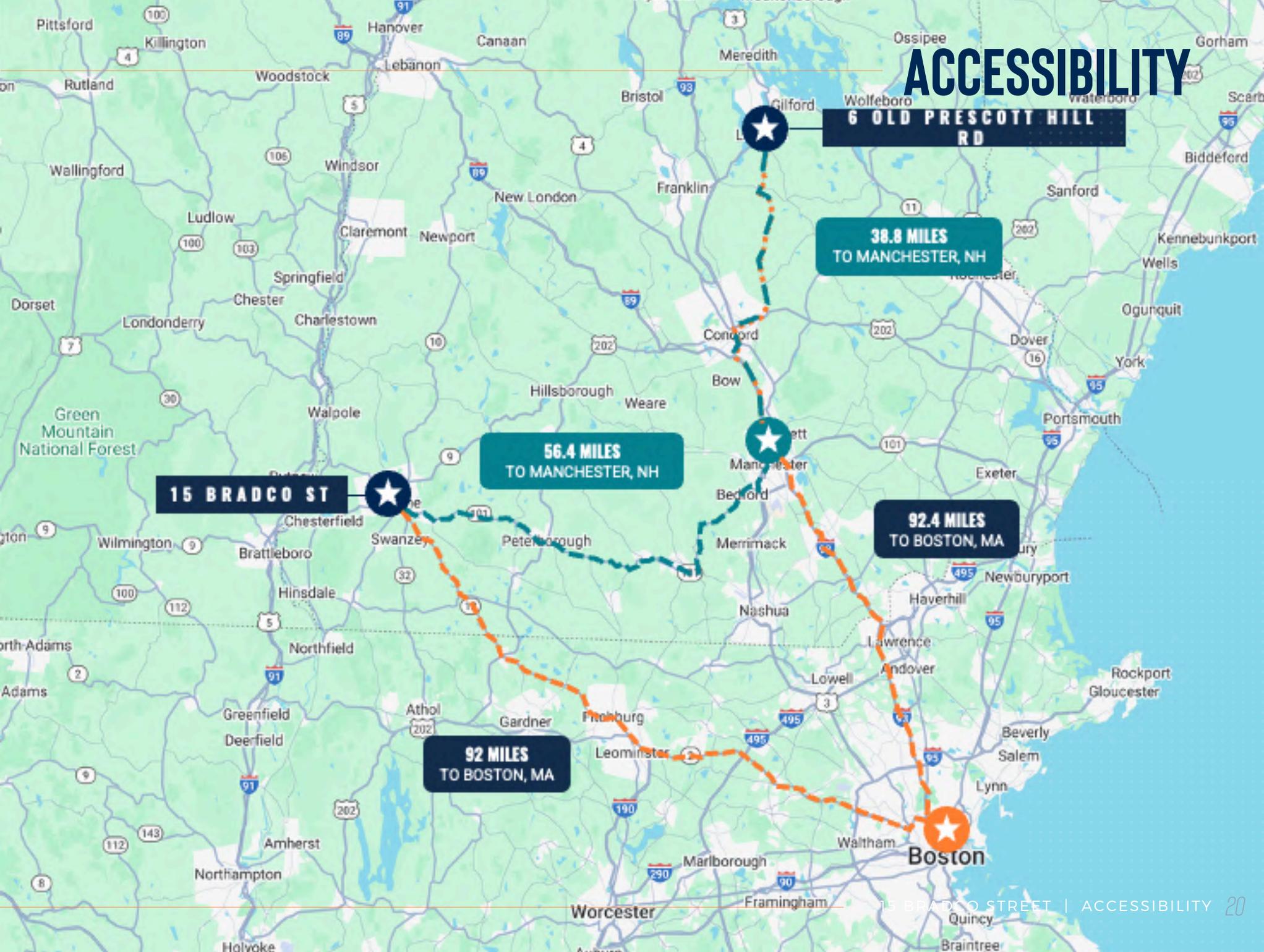
# LOCATION OVERVIEW



**15 BRADCO**  
KEENE, NEW HAMPSHIRE



# ACCESSIBILITY



**15 BRADCO ST**

**6 OLD PRESCOTT HILL RD**

**56.4 MILES TO MANCHESTER, NH**

**38.8 MILES TO MANCHESTER, NH**

**92.4 MILES TO BOSTON, MA**

**92 MILES TO BOSTON, MA**

# 6 OLD PRESCOTT

## BELMONT, NH

Marcus & Millichap





# 6 OLD PRESCOTT HILL RD

MARCUS & MILLICHAP IS PLEASED TO PRESENT FOR SALE 6 OLD PRESCOTT HILL ROAD IN BELMONT, NEW HAMPSHIRE, A 30,000-SQUARE-FOOT INDUSTRIAL ASSET SITUATED ON 5.10 ACRES AND OFFERED AT \$3,100,000 (\$103.00/SF). THE PROPERTY IS LEASED TO CONSOLIDATED COMMUNICATIONS ON A PASSIVE NNN STRUCTURE WITH MINIMAL LANDLORD RESPONSIBILITIES AND 2.0% ANNUAL RENT INCREASES, PROVIDING INVESTORS WITH STABLE, INFLATION-HEDGED CASH FLOW. CONSOLIDATED RECENTLY EXECUTED A FIVE-YEAR EXTENSION, DEMONSTRATING LONG-TERM COMMITMENT TO THE LOCATION AND DELIVERING OVER FIVE YEARS OF REMAINING LEASE TERM SUPPORTED BY A RECOGNIZED, SCALED TELECOMMUNICATIONS OPERATOR.

THE OFFERING IS POSITIONED AT AN ATTRACTIVE 8.45% CAP RATE AND BENEFITS FROM A LARGE LAND COMPONENT AND FUNCTIONAL INDUSTRIAL FOOTPRINT, CREATING DURABLE DOWNSIDE PROTECTION AND FUTURE OPTIONALITY WHILE MAINTAINING A LOW-MANAGEMENT, INSTITUTIONAL-STYLE INCOME STREAM.

## OFFERING SUMMARY

PURCHASE PRICE	\$3,100,000
PRICE/SF	\$103.00/SF
CAP RATE	8.45%
GROSS BUILDING AREA	30,000 SF
YEAR BUILT	1975
LOT SIZE	5.10 AC
OCCUPANCY	100%
CLEAR HEIGHT	23'
PARKING	86

# INVESTMENT HIGHLIGHTS

- IOS ADVANTAGE: INCLUDES 2.5+ ACRES OF FENCED AND PAVED YARD SPACE
- TRIPLE NET LEASE | MINIMAL LANDLORD RESPONSIBILITIES | AUTOMATIC 2% ANNUAL INCREASES.
- PASSIVE LEASE STRUCTURE: OVER 5 YEARS REMAINING, CORPORATELY GUARANTEED BY CONSOLIDATED COMMUNICATIONS
- SELLER TO REPLACE PARKING LOT (SPRING 2026) | ATTRACTIVE BASIS | PRICED BELOW REPLACEMENT COST
- HIGH VISIBILITY LOCATION IN NEW HAMPSHIRE'S AFFLUENT LAKES REGION



**\$3,100,000**  
PURCHASE PRICE



**5 YEARS**  
LEASE TERM



**\$103.00/SF**  
PRICE/SF



**5.10 AC**  
LOT SIZE



**8.45%**  
CAP RATE



**1975**  
YEAR BUILT

# PROPERTY **DETAILS**

Marcus & Millichap

# PROPERTY SPECIFICATIONS

## GENERAL

GROSS BUILDING AREA	30,000 SF
WAREHOUSE AREA	18,000 SF
OFFICE AREA	12,000 SF
LOT SIZE	5.10 AC
YEAR BUILT	1975
ZONING	Commercial
CLEAR HEIGHT	23'
ROOF / AGE	TPO (2016)
PARKING	86 - Surface
CONSTRUCTION	Metal w/ Steel Frame
FLOOR SLAB	6"
STORIES / FLOORS	2
ANNUAL RE TAXES (2025)	\$28,121 (2025)

## TRUCK LOADING

LOADING DOCKS	1
DRIVE-IN DOORS	4

## MECHANICAL

HVAC	Heat - Climate Controlled Office
ELECTRICAL	800 Amps
SPRINKLER	None
LIGHTING	LED

## UTILITIES

WATER/SEWER	Town
FUEL TYPE	Gas

# PLAT MAP



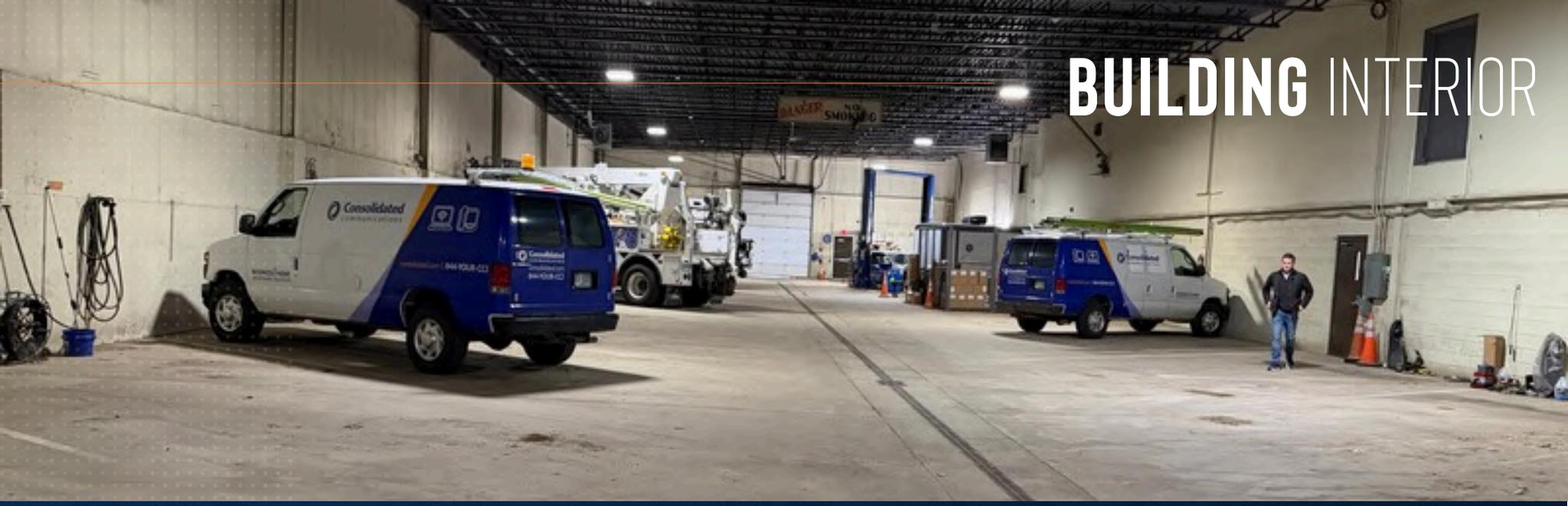
# PROPERTY **PHOTOS**

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# BUILDING EXTERIOR



# BUILDING INTERIOR



# TENANT SUMMARY

Marcus & Millichap

# LEASE ABSTRACT



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**LINKEDIN:**

CONSOLIDATED COMMUNICATIONS (COMPANY PAGE)

**Tenant Summary**

<b>Property Address</b>	6 Old Prescott Hill Road, Belmont, NH 03220
<b>Tenant Name</b>	Consolidated Communications
<b>Tenant Industry</b>	Telecommunication & Broadband Provider
<b>Lease Type</b>	NNN (Triple Net)
<b>Roof &amp; Structure</b>	Landlord (Capital Requirements)
<b>Square Footage</b>	30,000 SF
<b>Initial Lease Term</b>	5 Years
<b>Monthly Rent</b>	\$21,833.33
<b>Annual Rent</b>	\$262,000.00
<b>Rent Increases</b>	2.00% Annually
<b>Rent/SF</b>	\$8.73/SF
<b>Lease Start Date</b>	3/1/2026
<b>Lease Expiration Date</b>	2/28/2031
<b>Renewal Options</b>	(1) Five-Year @ FMV (2% Annual Bumps)

<b>Rent Schedule</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>	<b>Rent Increases</b>
<b>03/01/2026 – 02/28/2027</b>	\$262,000.00	\$21,833.33	2.00%
<b>03/01/2027 – 02/29/2028</b>	\$267,750.00	\$22,312.50	2.00%
<b>03/01/2028 – 02/28/2029</b>	\$273,105.00	\$22,758.75	2.00%
<b>03/01/2029 – 02/28/2030</b>	\$278,567.10	\$23,213.92	2.00%
<b>03/01/2030 – 02/28/2031</b>	\$284,138.44	\$23,678.20	2.00%
<i>03/01/2031 – 02/28/2032</i>	<i>FMV</i>	<i>FMV</i>	<i>FMV</i>
<i>03/01/2032 – 02/28/2033</i>	<i>FMV</i>	<i>FMV</i>	<i>≤ 2.00%</i>
<i>03/01/2033 – 02/28/2034</i>	<i>FMV</i>	<i>FMV</i>	<i>≤ 2.00%</i>
<i>03/01/2034 – 02/28/2035</i>	<i>FMV</i>	<i>FMV</i>	<i>≤ 2.00%</i>
<i>03/01/2035 – 02/28/2036</i>	<i>FMV</i>	<i>FMV</i>	<i>≤ 2.00%</i>

# PROPERTY **LOCATION**

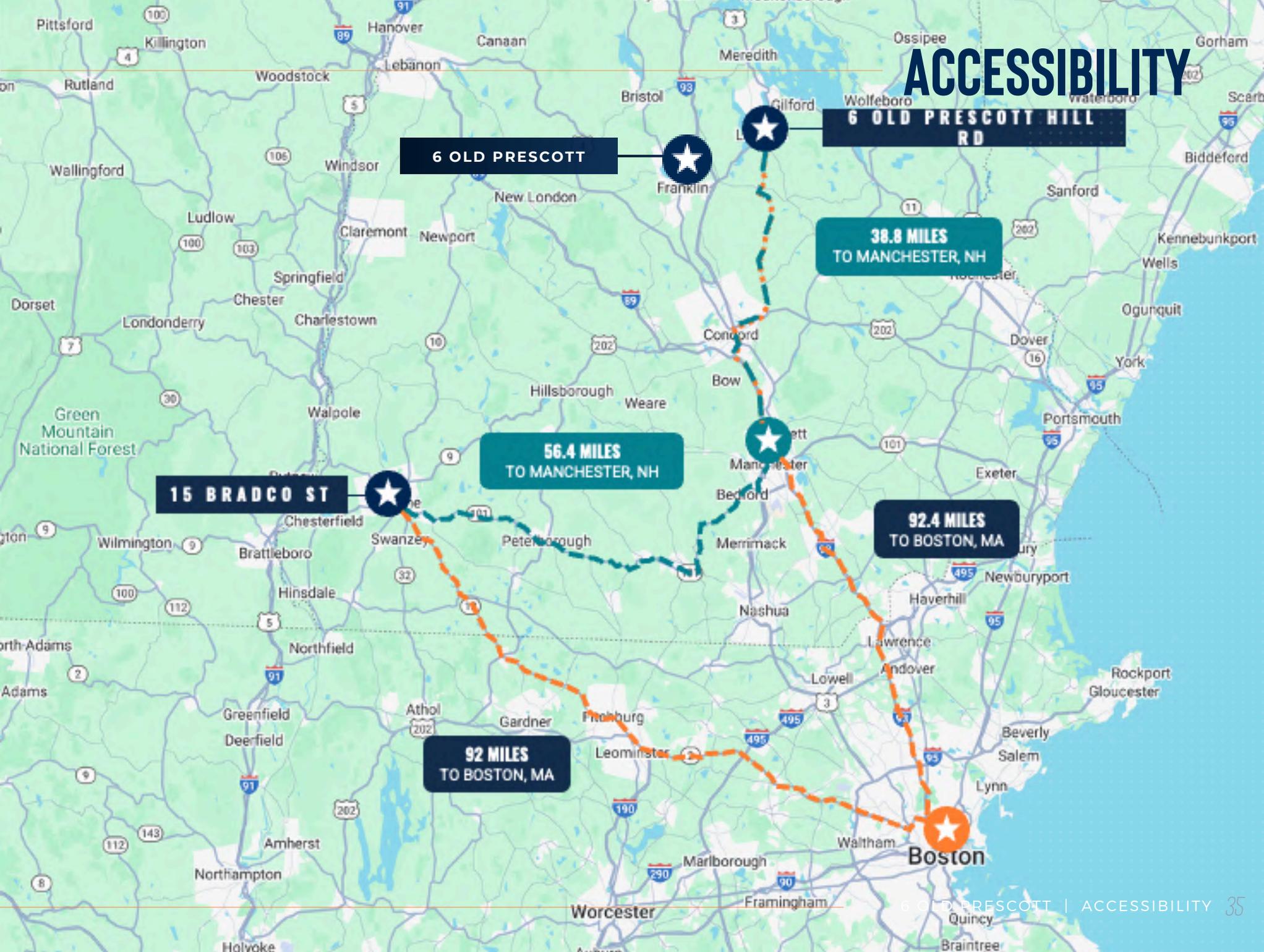
Marcus & Millichap

# LOCATION OVERVIEW

**6 OLD PRESCOTT**  
BELMONT, NEW HAMPSHIRE



# ACCESSIBILITY



# 15 BRADCO

KEENE, NEW HAMPSHIRE

# 6 OLD PRESCOTT

BELMONT, NEW HAMPSHIRE

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