

# 34 INDUSTRIAL PARK DRIVE

HOOKSETT, NH



## 27,090 SF

WAREHOUSE BUILDING ON  
5.07 PAVED ACRES  
FOR SALE

**CONTACT:**

ELLEN GARTHOFF  
JAMES STUBBLEBINE  
DAVID STUBBLEBINE

978.760.1263  
617.592.3388  
617.592.3391

ELLEN@STUBBLEBINECOMPANY.COM  
JAMES@STUBBLEBINECOMPANY.COM  
DAVID@STUBBLEBINECOMPANY.COM

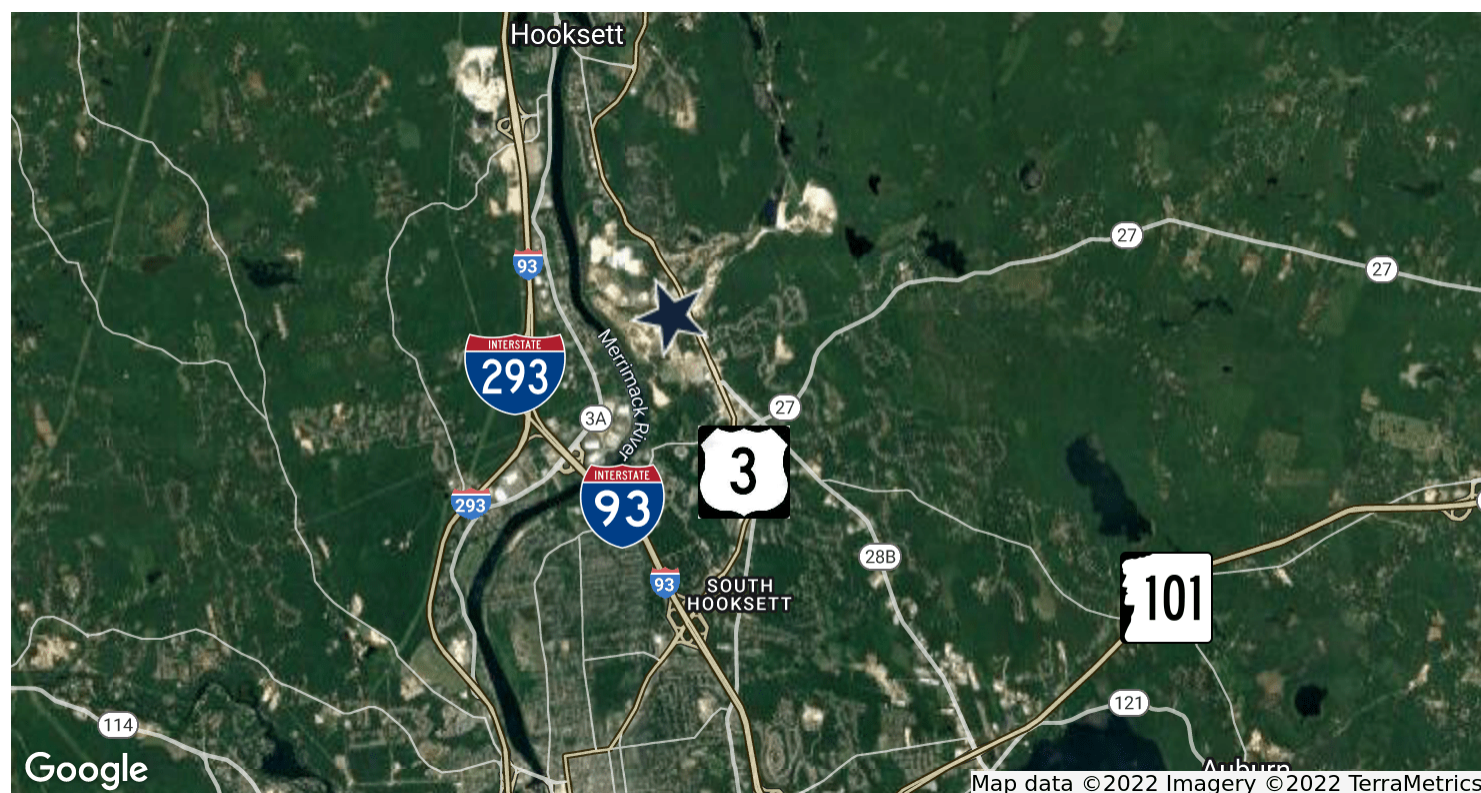
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THE  
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COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

27,090 SF INDUSTRIAL / WAREHOUSE  
FOR SALE  
(PROPERTY AKA 18 WATER WORKS DRIVE)

## PROPERTY HIGHLIGHTS

- WAREHOUSE BUILDING WITH A MEZZANINE OFFICE SPACE AND FIRST FLOOR OFFICE SPACE
- CONVENIENTLY LOCATED CLOSE TO I-93 AND ROUTE 3
- OVERSIZED DRIVE-IN DOORS
- 5 PAVED ACRES WITH GATED ENTRANCE

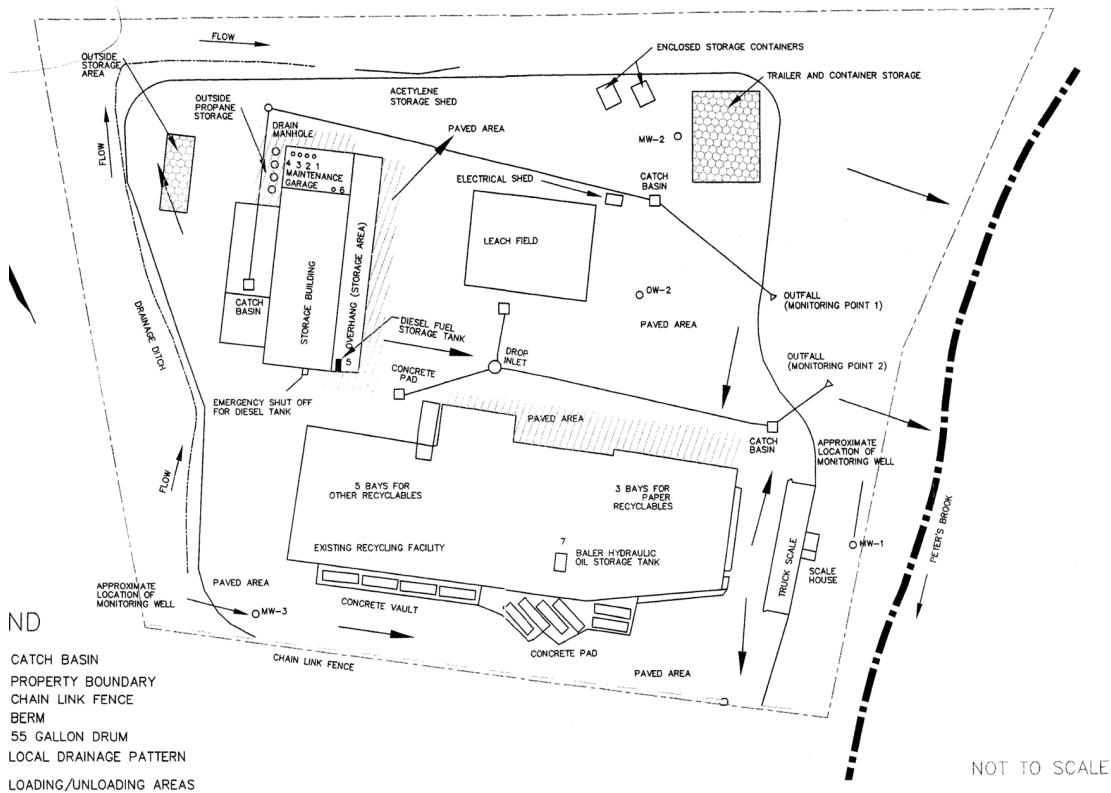
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	338	31,608	91,911
TOTAL POPULATION	1,029	76,523	232,122
AVERAGE HH INCOME	\$87,185	\$75,360	\$74,561

## PROPERTY SPECIFICATIONS

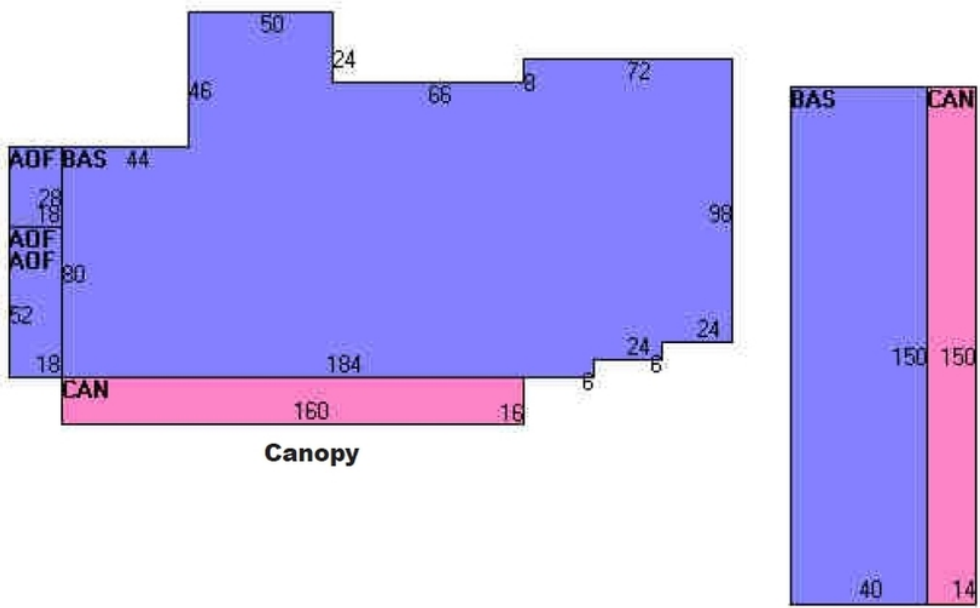
BUILDING SIZE	BUILDING 1: 24,976 SF BUILDING 2: 2,114 SF
OFFICE	45' X 17' (765 SF) MEZZANINE LEVEL OFFICE 79' X 17' (1,343 SF)
ZONING	INDUSTRIAL
LAND AREA	5.07 ACRES
SPRINKLER	DRY SYSTEM
POWER	1,000 AMPS; 227/480 V 4 WIRE
LOADING	ELEVEN (11) TOTAL DRIVE-IN DOORS: SEVEN (7) 16' X 20', THREE (3) 12' X 18', ONE (1) 10' X 14'
SEWER	PRIVATE SEPTIC
WATER	MUNICIPAL
SALE PRICE	Market



SITE PLAN



Assessors Floor plan



ADDITIONAL PHOTOS

