

51 OLD MANCHESTER RD

RAYMOND, NH

300,000 SF INDUSTRIAL LAND DEVELOPMENT SITE

- · For Sale or Build to Suit
- Located directly off Rt 101 between Rt 93 and Rt 95
- 30 AC
- 300,000 SF maximum capacity





PROPERTY DESCRIPTION

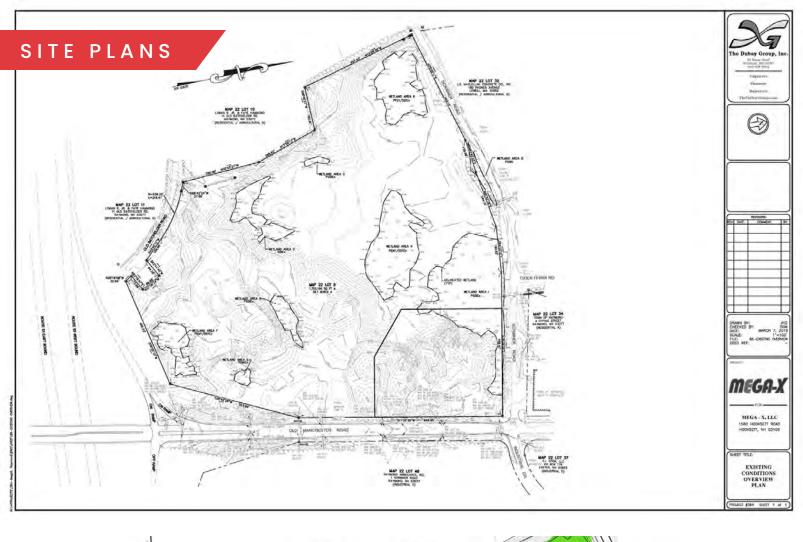
300,000 SF Industrial Land Development Site available for Sale or build to suit

PROPERTY HIGHLIGHTS

- Located directly off Rt 101 between Rt 93 and Rt 95
- 300,000 Industrial Development Opportunity
- 30 Acres
- Minimal site work required
- Zoned for Commercial Industrial
- Exit 4 off highway 101
- Adjacent to the brand new Nouria Truck Stop the largest truck stop in New Hampshire
- Located just off Highway 101 which sees an estimated 43,959 vehicles per day (VPD)
- Located across the street from a proposed
 550,000 SF warehouse and distribution center

PROPERTY SPECIFICATIONS

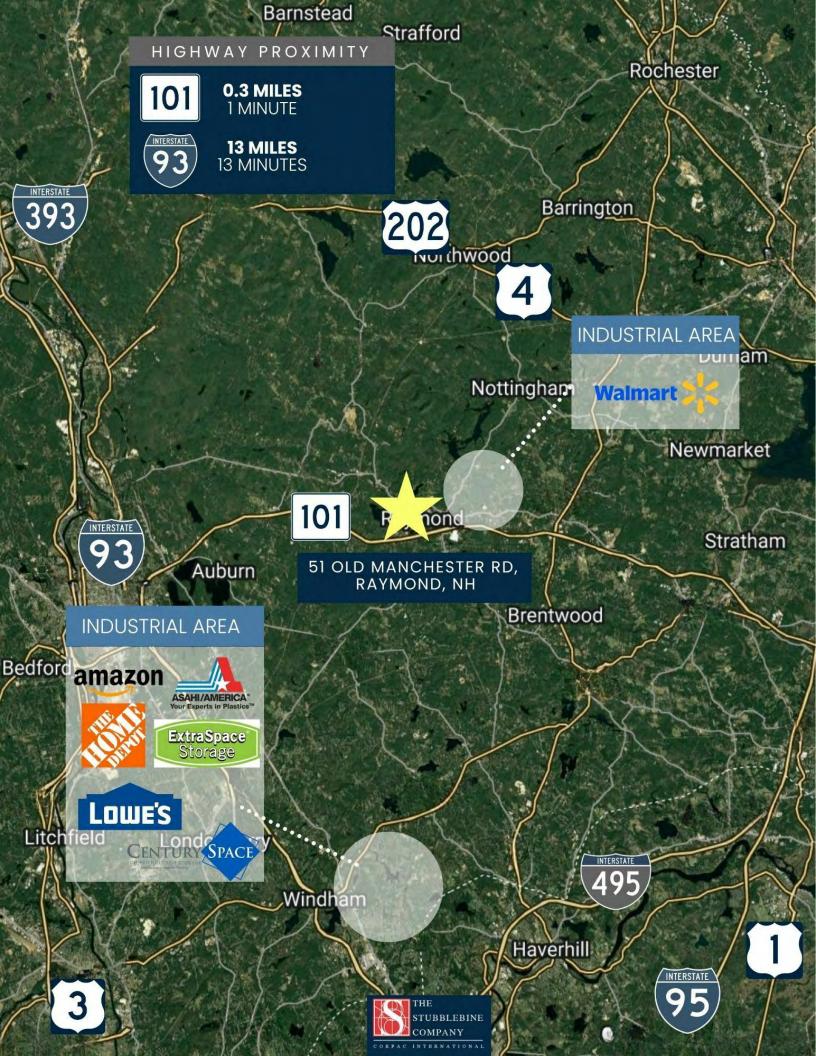
Projected Maximum Capacity:		300,000 SF
Lot Size:	30 Ir	ndustrial Acres
Zoning:	С	l (Commercial Industrial)
Lease Rate:		Market
Sale Price:		Market
DEMOGRAPHICS	5 MILES	10 MILES
Total Households	8,050	32,220
Total Population	20,763	85,251
Average HH Income	\$123,502	\$139,139











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300,000 SF INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY

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EXCLUSIVE AGENT



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