



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

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



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 Industrial Acres
Zoning:	CI (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

SITE PLANS



The Dubay Group, Inc.
31 New Road
Hudson, NH 03051
(603) 883-1111

Engineer:
Planner:
Surveyor:
TheDubayGroup.com



NO.	DATE	REVISION

DRAWN BY: JPD
CHECKED BY: JPD
DATE: MARCH 7, 2019
SCALE: 1"=100'
FILE: 66-03126 OVERVIEW
DSD: REF.

MEGA-X

MEGA-X, LLC
1340 HOOVER ROAD
HOUSTON, TX 77058

SHEET TITLE:
**EXISTING
CONDITIONS
OVERVIEW
PLAN**

PROJECT #304 SHEET 1 OF 1



-  Orange color is permitted; I need to fill it now
-  Yellow color is the wetland area do not touch
-  Green color is permitted; I do not need to fill it now.



CONCEPT PLANS

PROPOSED WAREHOUSE
150,000SF
150 PARKING SPACES
30 LOADING DOCKS
35 TRAILER SPACES

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NEW LOT
1,337,884.8 S.F.
30.71 AC.

MAP 22 LOT 9
366,636 S.F.
8.42 AC.

OLD MANCHESTER ROAD
SCRIBNER ROAD
CIDER FERRY ROAD
OLD BATCHELDER ROAD
ROUTE 101 WEST BOUND
ROUTE 101 EAST BOUND
ON RAMP

THE DUBAY GROUP, INC.
130 Harvey Rd., 3rd Fl., 03033
Nashua, NH 03063
(603) 882-0000

Engineers
Planners
Surveyors
The Dubay Group, Inc.

RAYMOND WAREHOUSE
MAP 22 LOT 9
OLD MANCHESTER ROAD
& SCRIBNER ROAD
NASHUA, NH

BLACK DIAMOND BUILDING, LLC
745 DW HIGHWAY
WETTERBACH, NH 03254

SHEET TITLE:
CONCEPTUAL LAYOUT

PROJECT #572 SHEET 1 of 1



HIGHWAY PROXIMITY



0.3 MILES
1 MINUTE



13 MILES
13 MINUTES



INDUSTRIAL AREA



51 OLD MANCHESTER RD,
RAYMOND, NH

INDUSTRIAL AREA



51 OLD MANCHESTER RD

RAYMOND, NH

300,000 SF INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY

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