

51 OLD MANCHESTER RD

RAYMOND, NH

300,000 SF INDUSTRIAL BUILD-TO-SUIT DEVELOPMENT OPPORTUNITY

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



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

300,000 SF Hi-Bay Distribution Opportunity available for Sale or Build to Suit

PROPERTY HIGHLIGHTS

- Site is on septic; all other utilities have been brought to the parcel
- Completed wetlands survey
- Minimal site work required

LOCATION HIGHLIGHTS

- Directly off Rt 101
- 12.9 Miles to Route 93
- 18.8 Miles to Route 95
- 15.3 Miles to Manchester, NH

PROPERTY SPECIFICATIONS

Projected Maximum Capacity:	300,000 SF
Lot Size:	30 Industrial Acres
Zoning:	CI (Commercial Industrial)
Lease Rate:	Market
Sale Price:	Market

SITE PLANS



REV	DATE	REVISION	BY

DRAWN BY: JND
 CHECKED BY: JND
 DATE: MARCH 7, 2019
 SCALE: 1"=100'
 FILE: 66-EXISTING OVERVIEW
 DEED REF: -

PROJECT:
MEGA-X
 FOR:
 MEGA-X, LLC
 1560 HOOKSETT ROAD
 HOOKSETT, NH 03106

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

OLD BATCHELDER ROAD

ROUTE 101 WEST BOUND

ROUTE 101 EAST BOUND

ON RAMP

ON RAMP

OLD MANCHESTER ROAD

SCRIBNER ROAD

CIDER FERRY ROAD

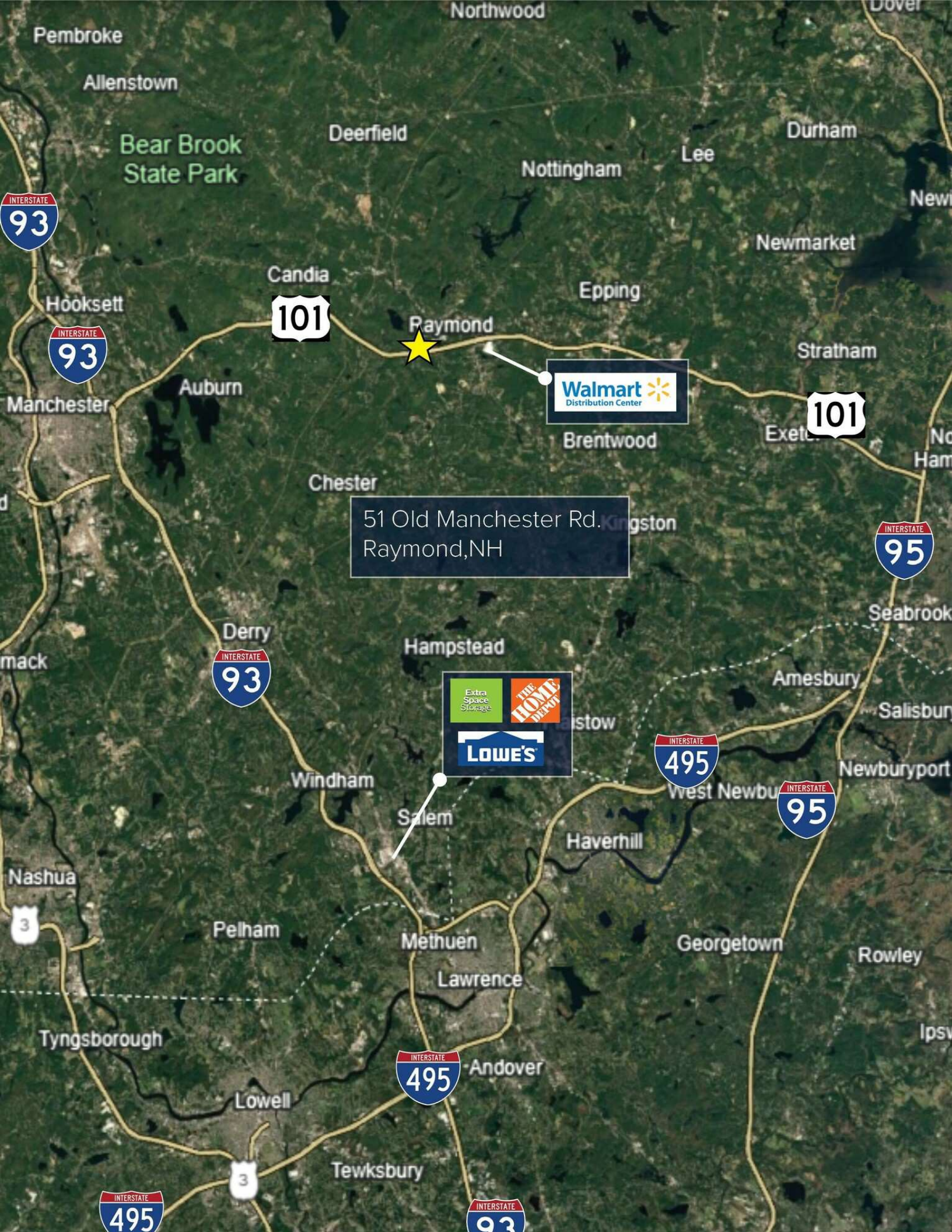
PROPOSED WAREHOUSE
150,000SF
150 PARKING SPACES
30 LOADING DOCKS
35 TRAILER SPACES

PROPOSED WAREHOUSE
150,000SF
150 PARKING SPACES
39 TRAILER SPACES

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

MAP 22 LOT 9
368,636 S.F.
8.42 AC.





51 Old Manchester Rd.
Raymond, NH

Walmart
Distribution Center

Extra
Space
Storage
**THE HOME
DEPOT**
LOWE'S

51 OLD MANCHESTER RD

RAYMOND, NH

300,000 SF INDUSTRIAL BUILD-TO-SUIT DEVELOPMENT OPPORTUNITY

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