

28

COMMERCIAL COURT AUBURN, NH

INDUSTRIAL BUILDING | 20,940 SF
CONFIDENTIAL OFFERING MEMORANDUM

CONTACT BROKERS FOR FULL OFFERING MEMORANDUM



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

EXECUTIVE SUMMARY

28 Commercial Court in Auburn, NH offers a rare opportunity to acquire a well-maintained 20,940 SF industrial building situated on 2.71 acres of land. Strategically located just minutes from both Route 101 and I-93, the property provides excellent highway accessibility to Southern New Hampshire, Northern New England, and the Greater Boston market, making it a highly desirable location for companies seeking regional reach.

The two-story facility is designed for versatility, with a flexible layout that accommodates a wide range of industrial, manufacturing, or flex uses. The building is equipped with ample loading and parking, allowing for efficient operations and smooth flow of goods. Its modern construction and functional infrastructure support immediate occupancy while also offering the flexibility to accommodate multi-tenant, configurations for long term adaptability and growth.

The surrounding Auburn/Manchester submarket is one of New Hampshire's most dynamic industrial corridors, offering access to a strong and diverse labor pool. In addition, the property benefits from Auburn's strategic position within the expanding Southern New Hampshire business community, while maintaining proximity to Boston's larger economic ecosystem.

28 Commercial Court represents an ideal acquisition for an owner-user seeking a headquarters or regional facility or for an investor looking for a well-located asset with long-term potential.

PROPERTY OVERVIEW

ADDRESS:	28 Commercial Court Auburn, NH
BUILDING SIZE:	20,940 SF
LOT SIZE:	2.71 AC
YEAR BUILT:	1985
ZONING:	C-1
CONSTRUCTION:	Vinyl Siding
LOADING:	5 Overhead Doors
CLEAR HEIGHT:	16'-22' +/-
HEAT:	Gas
ROOF:	Rubber Membrane

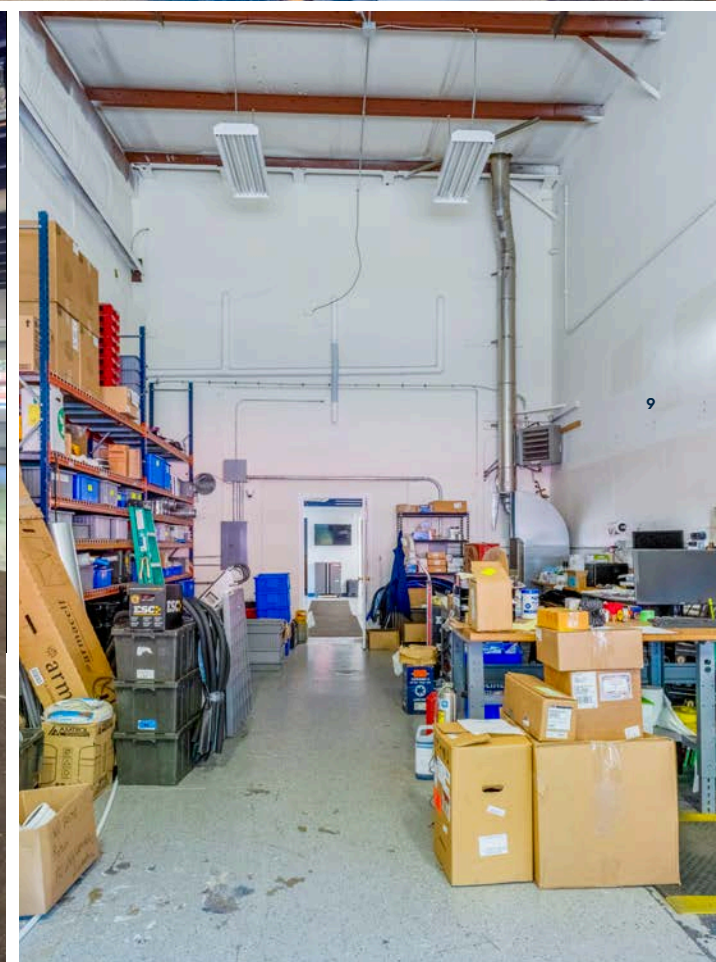
STRATEGICALLY LOCATED IN AUBURN'S PRIME INDUSTRIAL CORRIDOR





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INVESTMENT PROFILE

The offering represents an exceptional opportunity to acquire a stabilized industrial property in Auburn, NH. Investors will benefit from secure cash flow backed by a committed tenant, strategic access to Southern New Hampshire's thriving industrial corridor, and exposure to one of New England's strongest-performing asset classes. With limited supply, consistent rent growth, and robust regional demand drivers, the property provides both immediate income stability and long term appreciation potential.

Robust Market Fundamentals Driving Investor Confidence

Auburn, NH benefits from one of Southern New Hampshire's strongest industrial markets, fueled by sustained tenant demand and constrained supply. The market's **6.1% vacancy rate** reflects healthy occupancy levels, while **asking rents have climbed 2.5% year-over-year**, signaling continued upward momentum. Over the past twelve months, the submarket has absorbed more than **360,000 square feet**, a clear indicator of strong and diverse occupier demand. With its strategic location and proven performance, Auburn stands out as a premier destination for industrial investment, offering both stability and long-term growth potential.

Stable Near-Term Cash Flow from Strong Credit Tenant

This investment offers immediate and reliable income backed by a regionally recognized, strong credit tenant. The existing lease provides stable near-term cash flow, with minimal risk of default and predictable rent escalations. The tenant's long-term operational history, financial strength, and commitment to the location further enhance the investment's security and appeal. With limited landlord responsibilities, this asset delivers a passive, income-generating opportunity from day one.

Attractive Opportunity for Owner-User

In addition to its investment appeal, this property presents a compelling opportunity for an owner-user seeking a well-located, professionally maintained asset. With flexible space configurations and favorable zoning, an owner-occupant can capitalize on future vacancy or strategic lease expiration to establish their operations in an ideal location. This dual investment/occupier potential provides a unique path to control occupancy costs, build equity, and benefit from long-term appreciation.



Tenant Profile

Heritage Home Service is a leading, family-owned provider of residential plumbing, heating, cooling, and electrical services throughout New England. With over 35 years of experience, Heritage has built a trusted reputation for high-quality craftsmanship, reliability, and customer-first care.

The company is headquartered at the subject property, where it manages its service operations, fleet, and customer support. Heritage's team of licensed technicians and support staff serve thousands of homeowners each year, offering everything from routine maintenance and emergency repairs to full system installations.

Highlights:

- Established New England service company with decades of proven success
- Employs a large team of skilled, licensed professionals
- Recognized for exceptional customer service and reliability
- Offers comprehensive home solutions: plumbing, heating, cooling, and electrical
- Strong regional presence with a loyal customer base

Heritage's long-term occupancy at 28 Commercial Court demonstrates its stability and commitment to growth, making it a high-quality tenant with strong creditworthiness and community recognition.



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