

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.

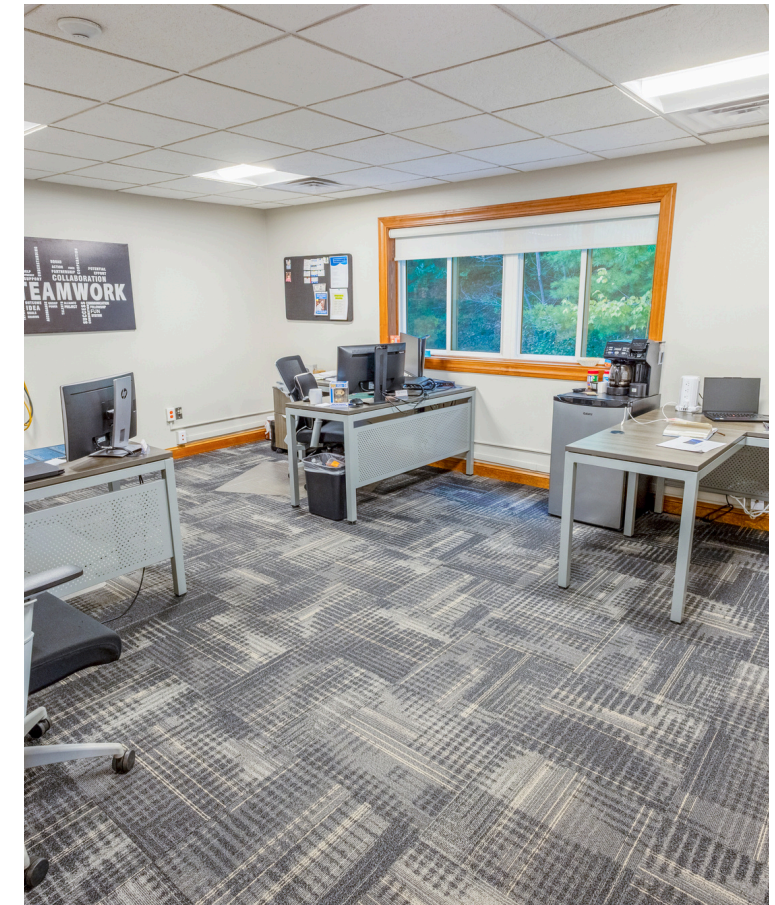
PROPERTY OVERVIEW	
ADDRESS:	28 Commercial Court Auburn, NH
BUILDING SIZE:	20,940 SF
LOT SIZE:	2.71 AC
YEAR BUILT:	1985
ZONING:	C-1
CONSTRUCTION:	Vinyl Siding
LOADING:	5 Overhead Doors
CLEAR HEIGHT:	16'-22' +/-
HEAT:	Gas
ROOF:	Rubber Membrane
SALE PRICE:	\$2,500,000



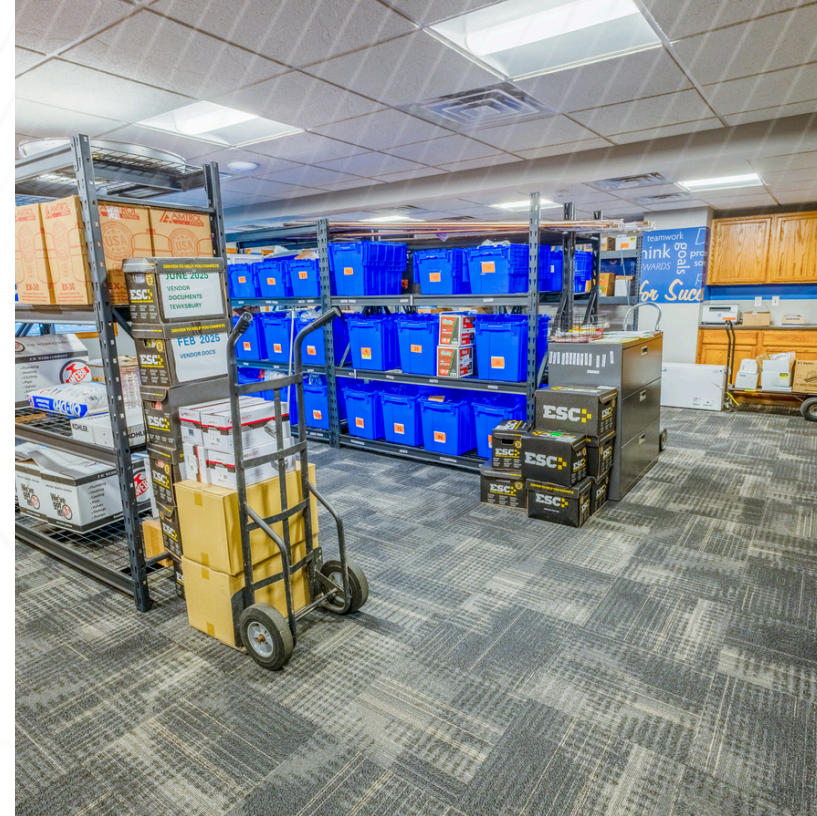
BUILDING EXTERIOR



INTERIOR OFFICE SPACE



INTERIOR WAREHOUSE



DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,103	69,798	268,131
AVERAGE AGE	41	41	41
TOTAL HOUSEHOLDS	4,515	28,090	106,845
AVERAGE HOUSE HOLD INCOME	\$157,291	\$117,468	\$124,561
TOTAL POPULATION	12,103	69,798	268,131
TOTAL HOUSEHOLDS	4,515	28,090	106,845
AVERAGE HOUSE HOLD INCOME	\$157,291	\$117,468	\$124,561
AVERAGE HOUSE HOLD VAULE	\$489,423	\$420,203	\$431,894

TRAFFIC			
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR
COMMERCIAL COURT	Priscilla Ln SE	506	2025
PRISCILLA LANE	Londonderry Tpke SW	506	2025
SONYA DRIVE	Rattlesnake Hill Rd SW	497	2025
MATTHEW DRIVE	Rattlesnake Hill Rd S	497	2025
LEPPERT WAY	Londonderry Tpke E	506	2025
CAMEO COURT	Nutt Rd NE	501	2025
RATTLESNAKE HILL RD	Londonderry Tpke NW	781	2025
GREY POINT AVENUE	Londonderry Tpke NE	523	2025
GOLD LEDGE AVENUE	Londonderry Tpke NE	506	2025
RIDGE COURT	Wilsons Crossing Rd E	501	2025

DAYTIME EMPLOYMENT	3 MILES		5 MILES		10 MILES	
	EMPLOYEES	BUSINESS	EMPLOYEES	BUSINESS	EMPLOYEES	BUSINESS
SERVICE-PRODUCING INDUSTRIES	3,264	247	34,460	3,898	121,478	15,893
TRADE TRANSPORTATION & UTILITIES	988	66	9,299	719	22,344	2,193
INFORMATION	181	11	764	68	3,795	326
FINANCIAL ACTIVITIES	406	43	2,304	385	12,587	2,091
PROFESSIONAL & BUSINESS SERVICES	323	53	3,709	500	16,592	2,380
EDUCATION & HEALTH SERVICES	1,101	32	12,552	1,497	40,040	5,703
LEISURE & HOSPITALITY	132	14	3,384	250	13,707	1,073
OTHER SERVICES	123	25	2,055	442	8,566	1,887
PUBLIC ADMINISTRATION	10	3	393	37	3,847	240
GOODS-PRODUCING INDUSTRIES	1,041	91	8,636	603	19,351	1,893
NATURAL RESOURCES & MINING	7	3	35	13	198	46
CONSTRUCTION	501	67	2,567	379	7,920	1,313
MANUFACTURING	533	21	6,034	211	11,233	534
TOTAL	4,305	338	43,096	4,501	140,829	17,786



STRATEGICALLY LOCATED IN AUBURN'S PRIME INDUSTRIAL CORRIDOR





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