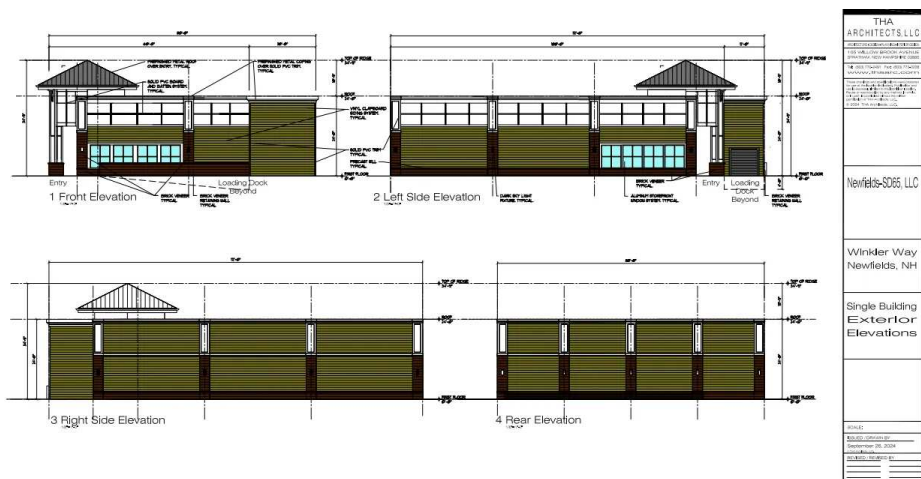


FULLY APPROVED FLEX/ LIGHT INDUSTRIAL DEVELOPMENT LAND FOR SALE

NEWFIELDS CROSSING

65 New Hampshire 108, Newfields, NH 03856



PROPERTY DESCRIPTION

Newfields Crossing presents a compelling investment opportunity to construct 18,740 square feet of flex space suited to a broad range of uses. The property offers a versatile configuration for contractor-based businesses, hobbyists and auto enthusiasts, service providers, warehousing, manufacturing, and storage, with the flexibility investors seek in today's market. This shovel-ready commercial development site offers an unbeatable opportunity for a long-term investment or a profitable build and sell condominium development. The approved design features seven 1500 SF units and one 8240 SF unit in 3 attractive and efficient buildings. This is an rare opportunity to acquire an shovel-ready development property with versatility and strategic income potential.

PROPERTY HIGHLIGHTS

- Fully approved shovel-ready 18,740 SF commercial development opportunity with broad usability
- 16,893 ADT traffic count
- Suitable for contractor bay, light manufacturing, hobbyists, auto, boat and bike storage, and climate controlled storage.
- Contractor Bays are leasing for over \$19.00 PSF NNN in the area
- Condo docs are complete with municipal approvals in hand
- Flexible configuration- designed with 8 separate units in 3 buildings.

OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	2 Acres

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LOCATION DESCRIPTION

Discover the potential of Newfields, NH for your industrial/manufacturing and flex space investment venture. Nestled in the heart of picturesque New Hampshire, this location is just a short drive from the vibrant commercial hubs of Portsmouth and Manchester. Enjoy convenient access to major transportation routes, including Route 101 and I-95, facilitating efficient distribution and logistics. Benefit from a skilled local workforce, strong demographics and a business-friendly environment.

SITE DESCRIPTION

16,893 ADT- NHDOT Traffic count
Power and water at site
Flat 2 acre site
Easy excavation
Adjacent to a high-traffic Dunkin' Donuts

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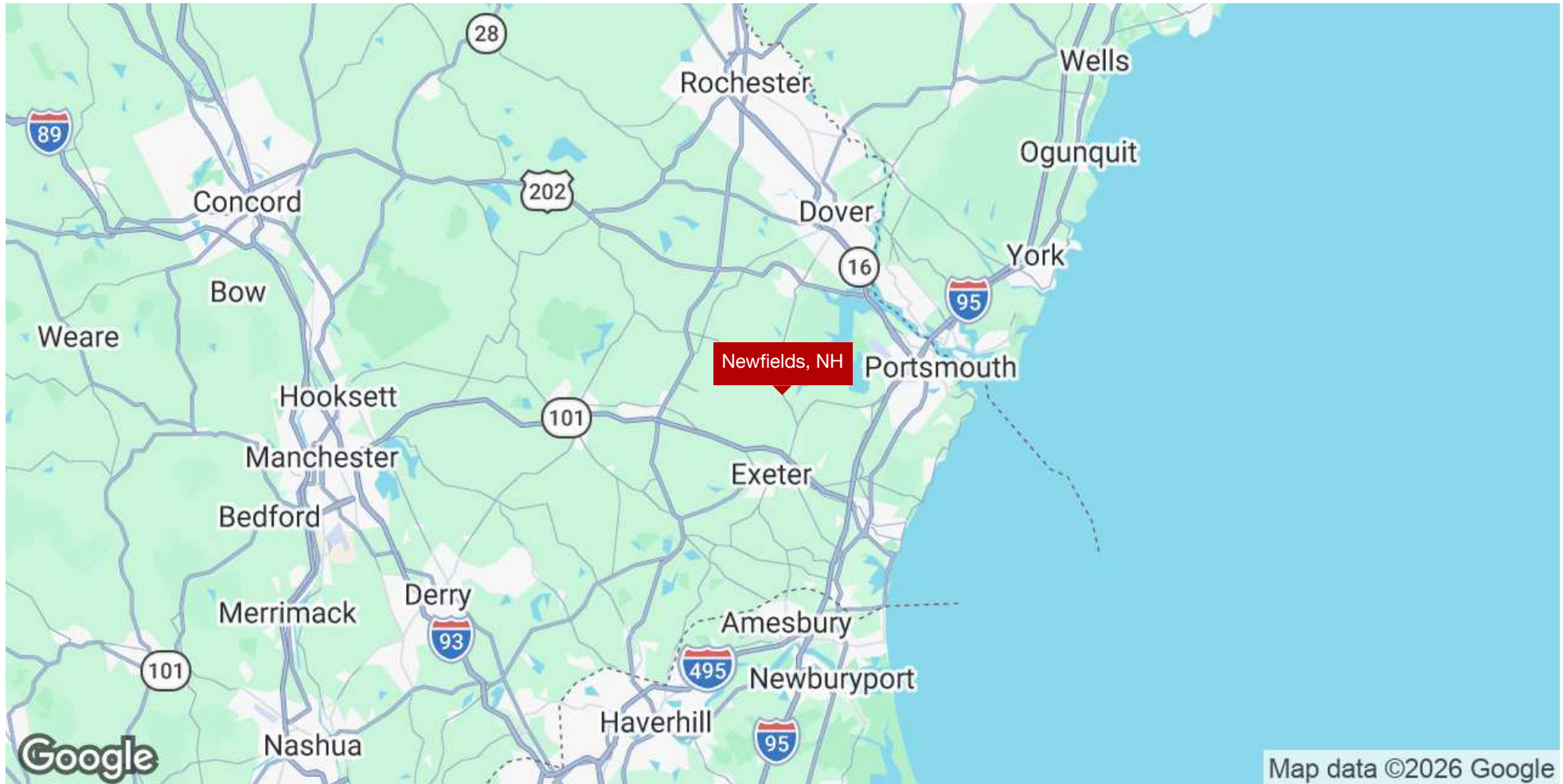
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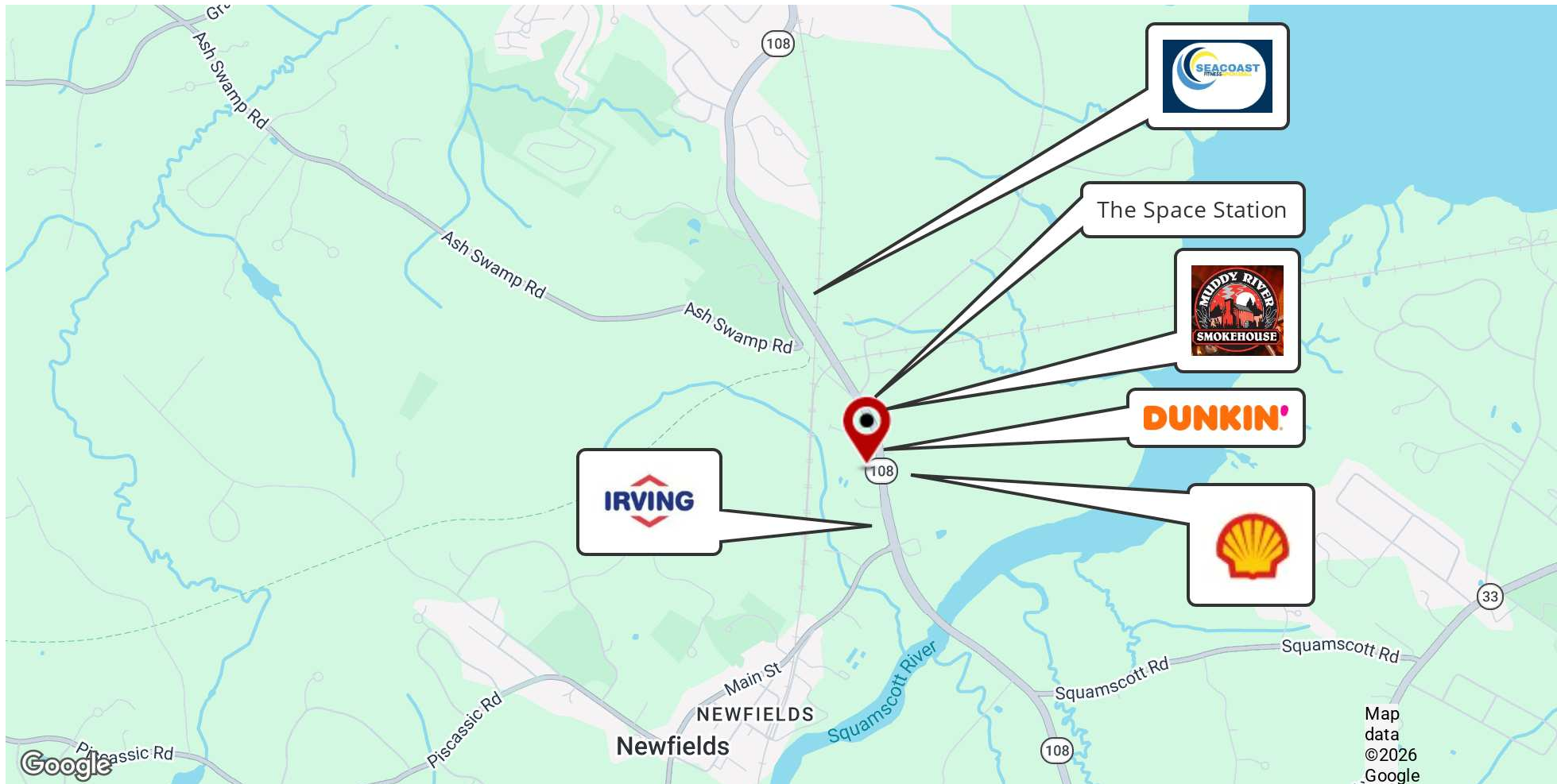
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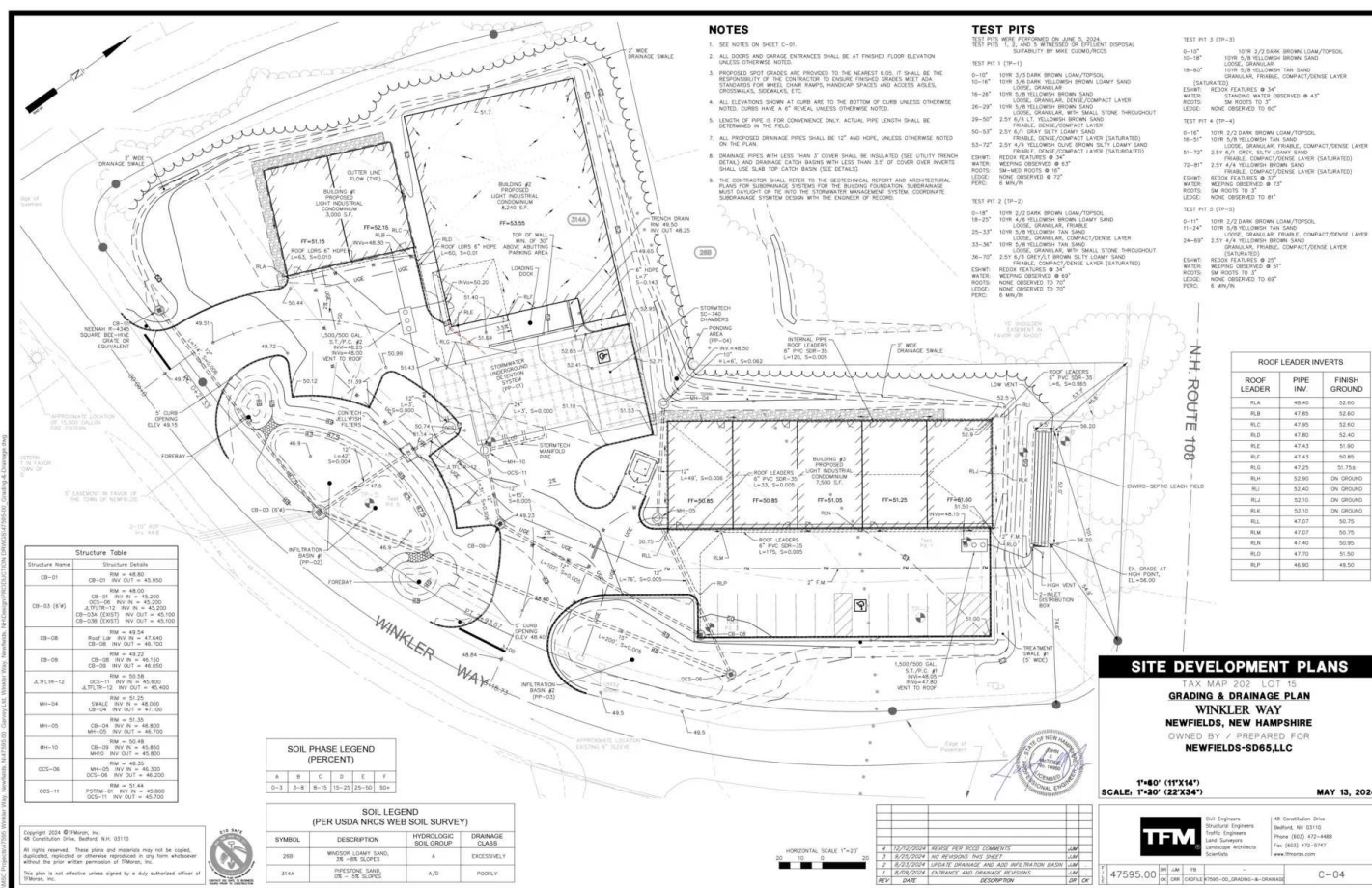
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Newfields-SD65, LLC
Winkler Way Newfields, NH
Single Building Exterior Elevations
SCALE: ISSUED / DRAWN BY: September 26, 2024 REVISED / REVISED BY:

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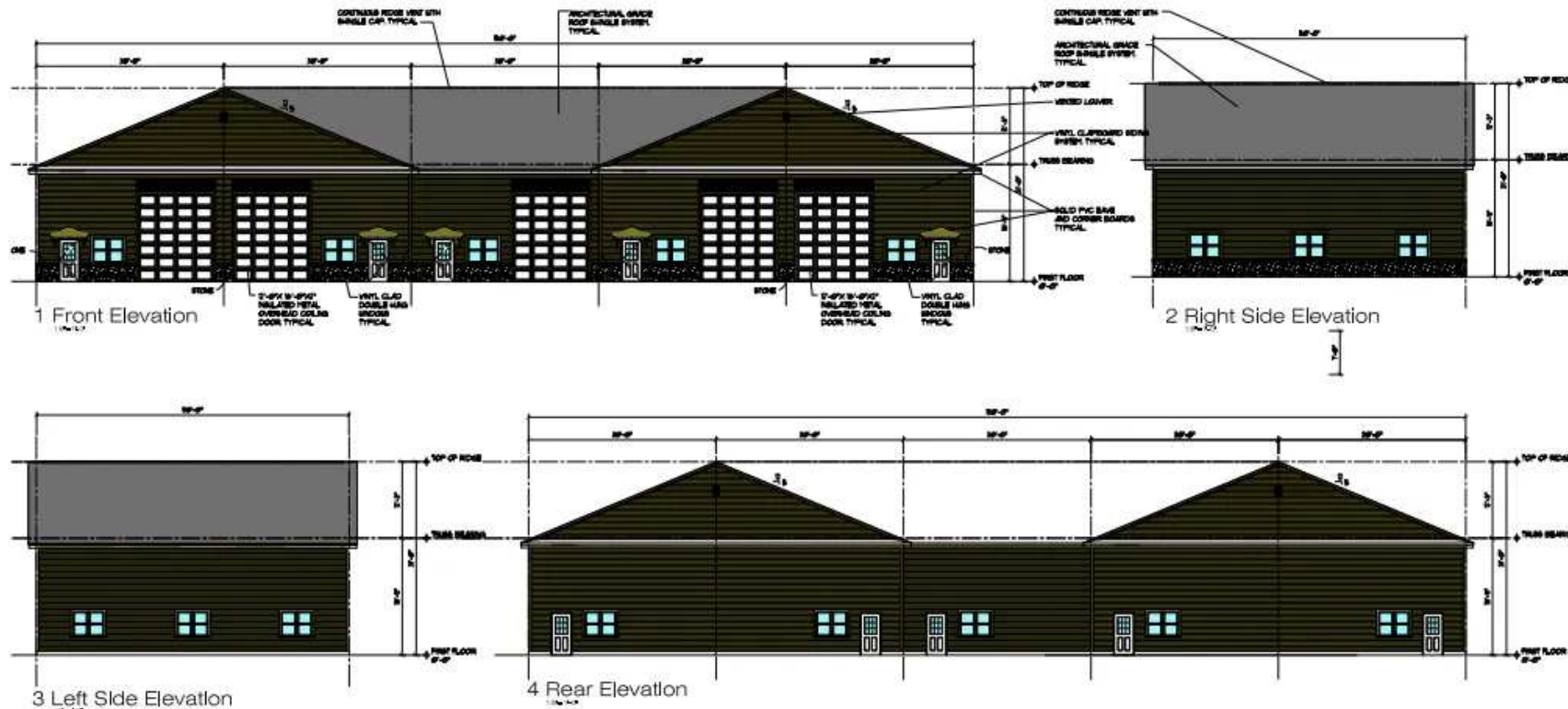
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Newfields-SD65, LLC Winkler Way Newfields, NH
Five Plex Exterior Elevations
10/24/22 100% 2D / 100% 3D BY 10/24/22 10/24/22 10/24/22

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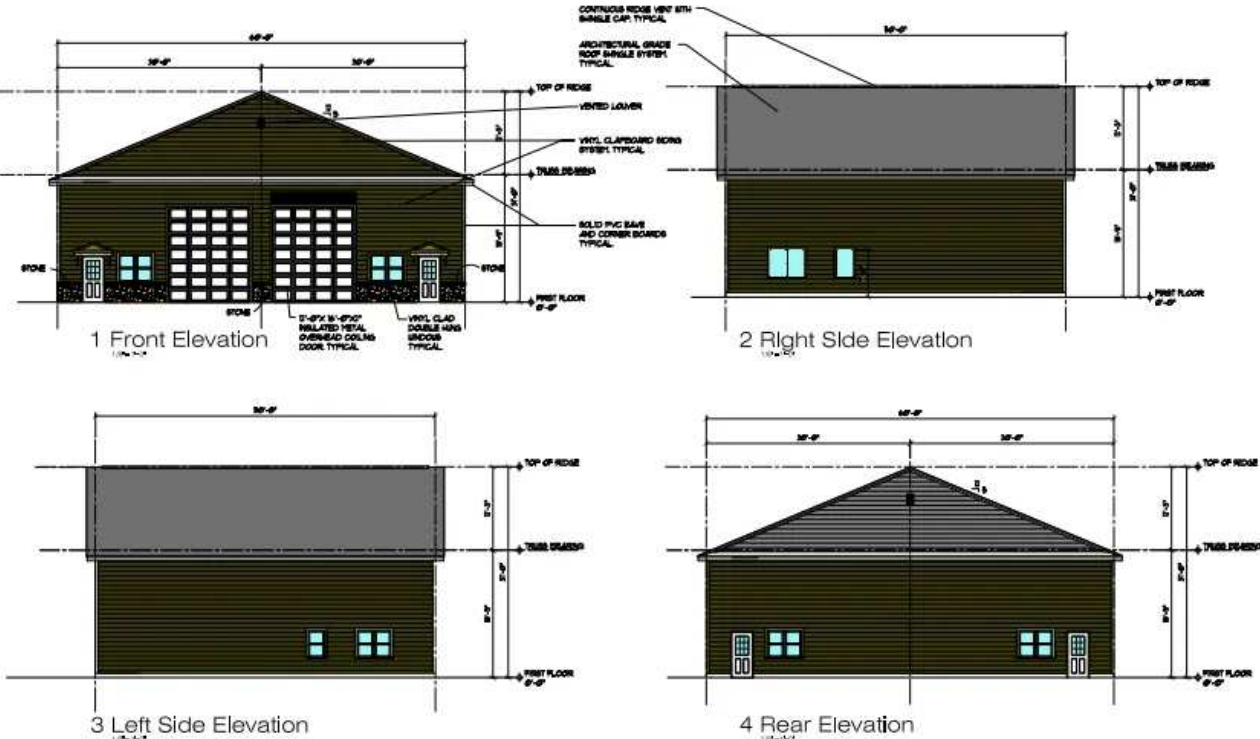
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I have designed and prepared these drawings for the purpose of obtaining a building permit and construction of the building shown. I am not responsible for any errors or omissions in these drawings or for any consequences arising from their use. I have not been paid for this work.
IN 2024, THA ARCHITECTS, LLC
Newfields-SD65, LLC
Winkler Way Newfields, NH
Duplex Exterior Elevations
SCALE:
ISSUED / DRAWN BY:
November 4, 2024
REVISION / REVISION BY:

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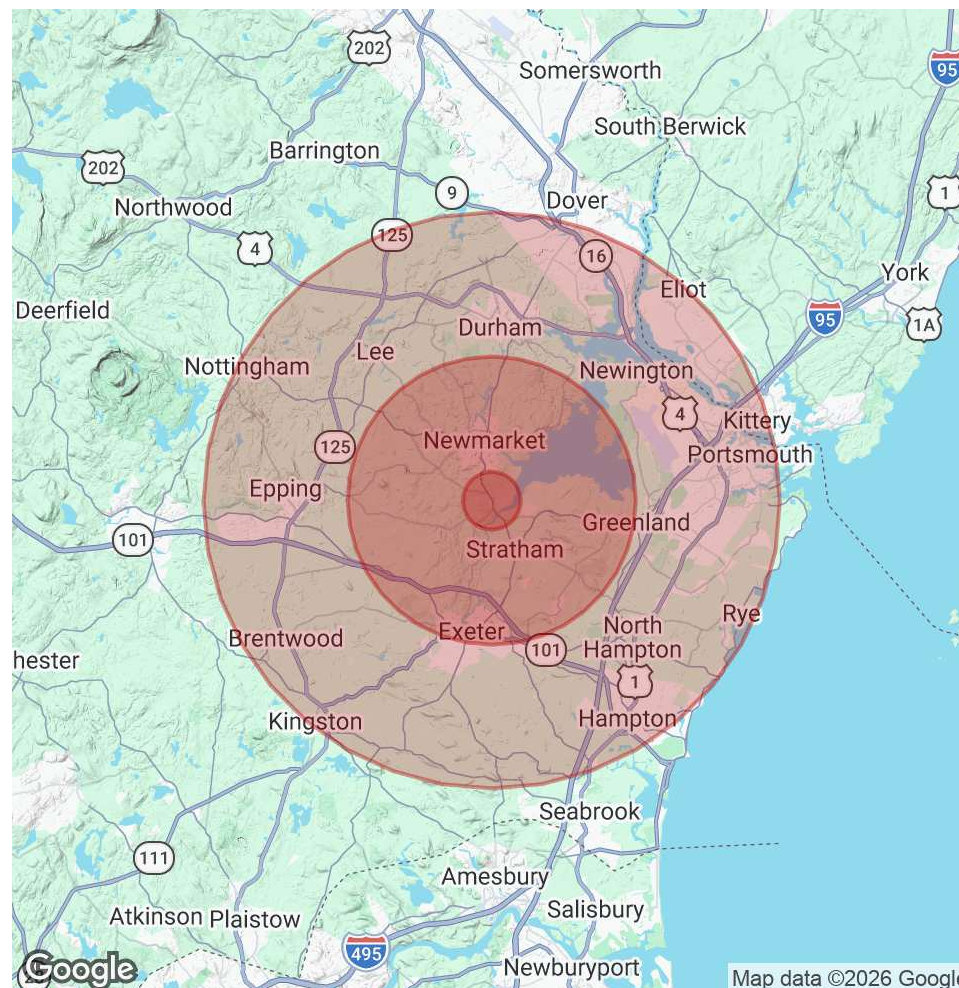
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,195	34,185	142,831
Average Age	44.5	44.3	44.0
Average Age (Male)	43.7	43.6	43.6
Average Age (Female)	46.9	46.2	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	449	14,067	57,265
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$159,459	\$145,619	\$147,058
Average House Value	\$515,293	\$523,681	\$545,395

2023 American Community Survey (ACS)



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