

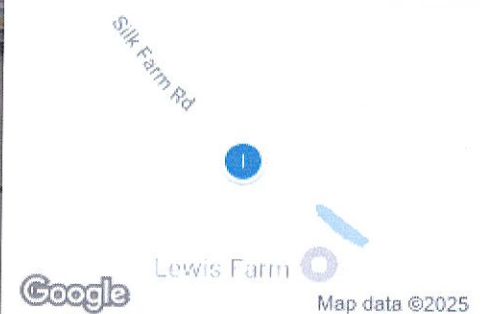
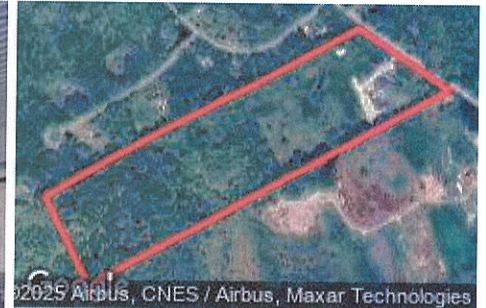
Industrial Property for Lease

178 Silk Farm Rd, Concord, NH, 03301

Industrial For Lease

Prepared on July 23, 2025

1 of 1 Listings



Listing Details | Industrial For Lease

Suite	-	Days On Market	1 day
Sublease	-	Date Listed	7/22/2025
Total Available Space	14,000 SF	Last Modified	7/23/2025
Min Div/Max Contig	14,000 SF	Listing ID	43009326
Asking Rate	\$9.00 Annual/SF	Yard	Yes
Monthly Rate	\$10,500	Standard Electric	Yes
Industrial/Shell Rent	\$9.00 Annual/SF	Heavy Electric	Yes
Lease Type	NNN	Ceiling Height	12 ft
Expenses	-	Dock High Doors	Not present
Possession	Now	Grade Level Doors	2
Lease Terms	3-5 years	Warehouse HVAC	Yes
Show Instructions	Call broker	Air Conditioned	Yes
Annual Taxes	\$21,000 in 2024	Heated	Yes
Vacant	Yes	Restrooms	2
Available Date	8/01/2025	Parking Spaces	30

Description

Unique Industrial Property for Lease. Zoned for Food Processing and Manufacturing. .9 miles from Exit 2 off I-89 in Concord, NH. The main facility is 12,000 +/- SF with an additional 2000 +/- SF Barn for storage. The former "Blakes Turkey Farm" manufactured Turkey Pot Pies with a USDA inspector on-site.

The facility is in very good condition. There are walk-in freezers, coolers, and cooking vats in place. Lots of 3-phase power, 5000 +/- gallons per day in well water and septic capacity of 3000 gallons. The grease trap provides for 1000 gals.

The 12,000 SF is \$9.00 psf NNN and the 2000 SF is \$4.00 psf NNN.

Property Features

Location Details

Address	178 Silk Farm Rd, Concord, NH, 03301	Parcels	6034
Zoning	RO	Name	178 Silk Farm Rd.
County	Merrimack		

Building Details

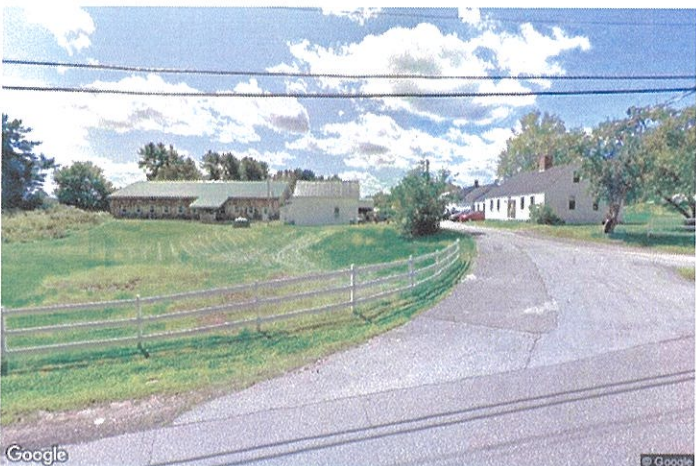
Sub Type	General	Year Built/Renovated	-
Building Status	Existing	Primary Constr. Type	Framed
Building Size	17,727 SF	Occupancy Type	Multi-tenant
Land Size	30.95 Acres / 1,348,229 SF	Building Class	B
Number of Buildings	2	Parking Spaces	-
Number of Floors	2	Parking Ratio	-

Property Listings

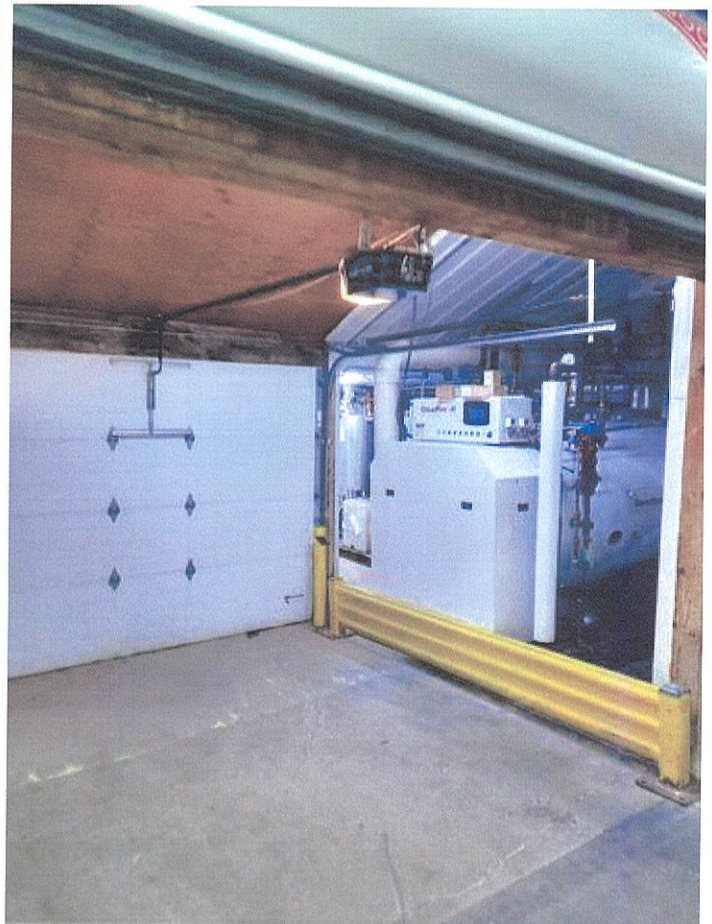
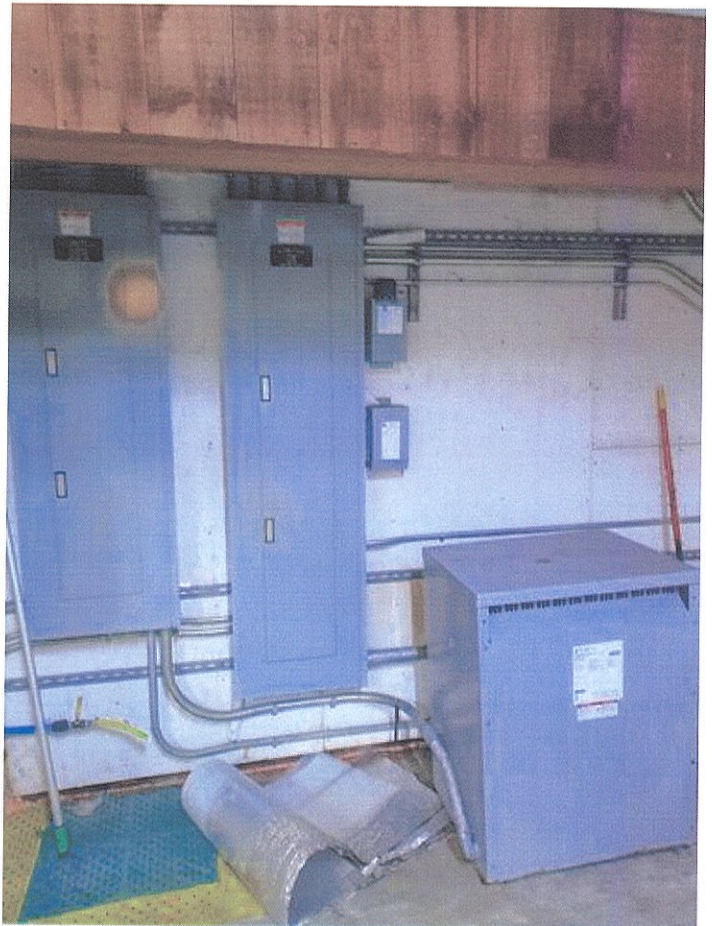
1 Listing | 14,000 SF | \$9.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Food Processing	-	14,000 SF	\$9.00 Annual/SF NNN	8/01/2025

Additional Photos









Contact



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