

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

 COMMERCIAL DIVISIONSM

Manufacturing/Industrial Opportunity

158 Greeley Street, Hudson, NH 03051

Joseph Gagnon
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OFFERING MEMORANDUM

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FOR LEASE

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Property Description

Flexible industrial and contractor-oriented leasing opportunity. The property offers a combination of manufacturing, warehouse, office, and contractor storage space with practical operational features designed for businesses that prioritize functionality, accessibility, and regional connectivity.

Building A consists of approximately 16,591 SF, including roughly 12,191 SF of manufacturing and warehouse space on the first floor and approximately 4,400 SF of dedicated office space on the second floor. The layout is well suited for light manufacturing, contractor operations, distribution, fabrication, equipment storage, and trade-related uses.

The property benefits from convenient access to NH RT 111 and NH RT 102, allowing efficient movement throughout Southern New Hampshire and into Massachusetts. The site supports businesses seeking practical industrial functionality without the congestion and pricing pressures of larger metropolitan industrial markets.

Offering Summary

Lease Rate:	\$12.00 - 15.00 SF/yr (MG)
Building A	16,591 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	110	231	920
Total Population	308	638	2,467
Average HH Income	\$226,066	\$219,788	\$205,705

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The Opportunity

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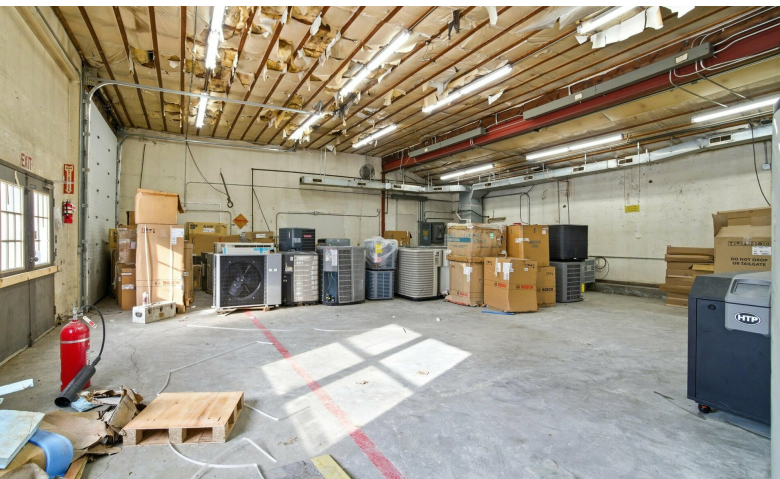
Building A provides room to operate, not just occupy. With existing asphalt paving, on-site loading, and clear access points, the property supports service vehicles, fleet operations, storage, and daily material movement. This is a functional industrial footprint, whether your model is light manufacturing, contractor-based, distribution, or trade-focused operations.

The location works for companies that need highway access, workforce proximity, and operational practicality without paying for unnecessary polish. This is square footage designed to support revenue-generating activity from day one.



Location Description

The location supports distribution, manufacturing, and service businesses that need highway access without metro congestion. Nearby retail and amenities in Hudson add convenience for staff, but the real value here is positioning – fast in, fast out, and built for operators who move product.



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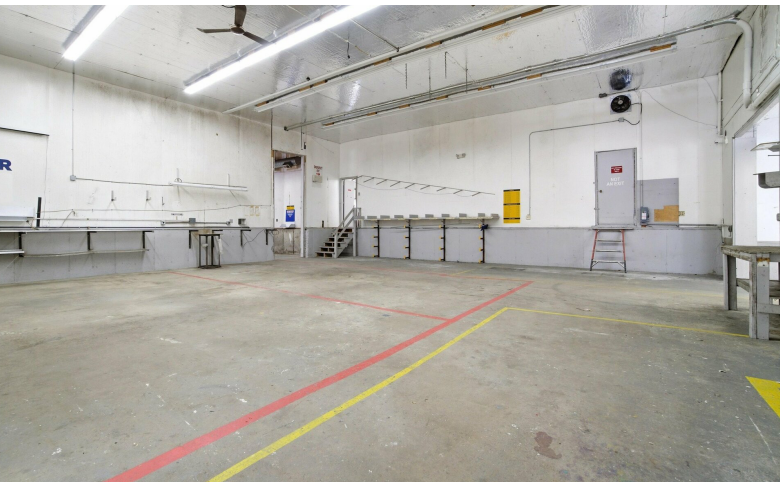
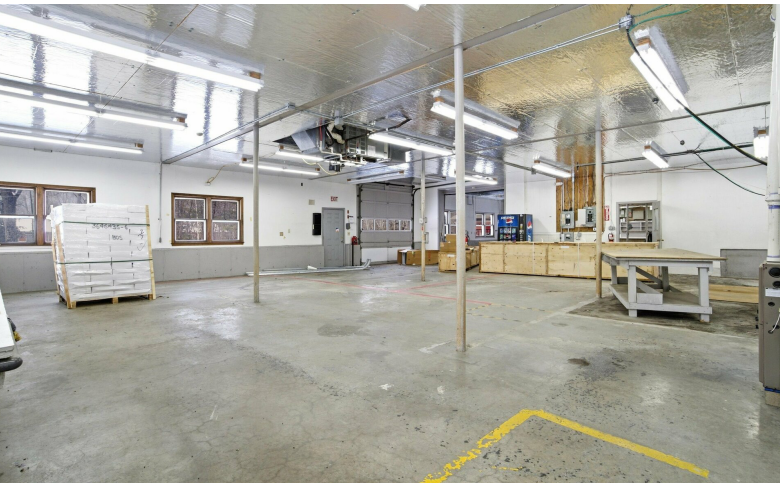
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Complete Highlights

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Property Highlights

-
- ±16,591 SF office/warehouse building
- ±12,191 SF manufacturing/warehouse area
- ±4,400 SF office space
- Loading dock access
- 100% heated space
- Six heating systems
- Concrete flooring
- Slab foundation
- Extensive asphalt paving
- Contractor and trade-friendly layout
- Flexible industrial and storage applications
- Easy regional highway access

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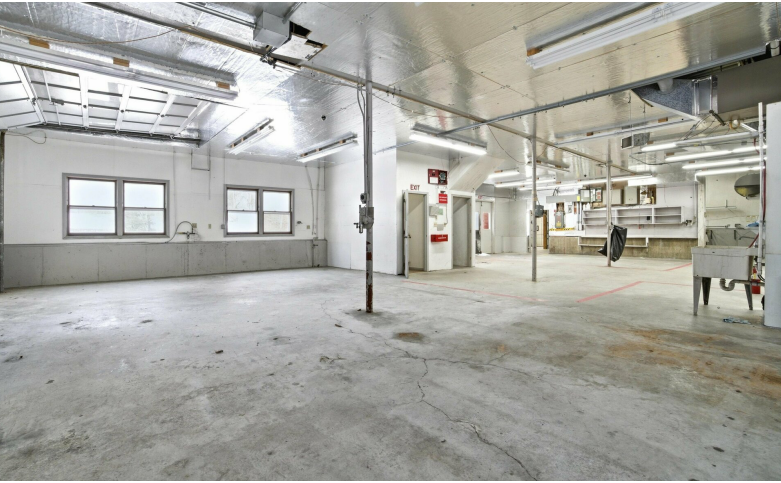
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Additional Photos

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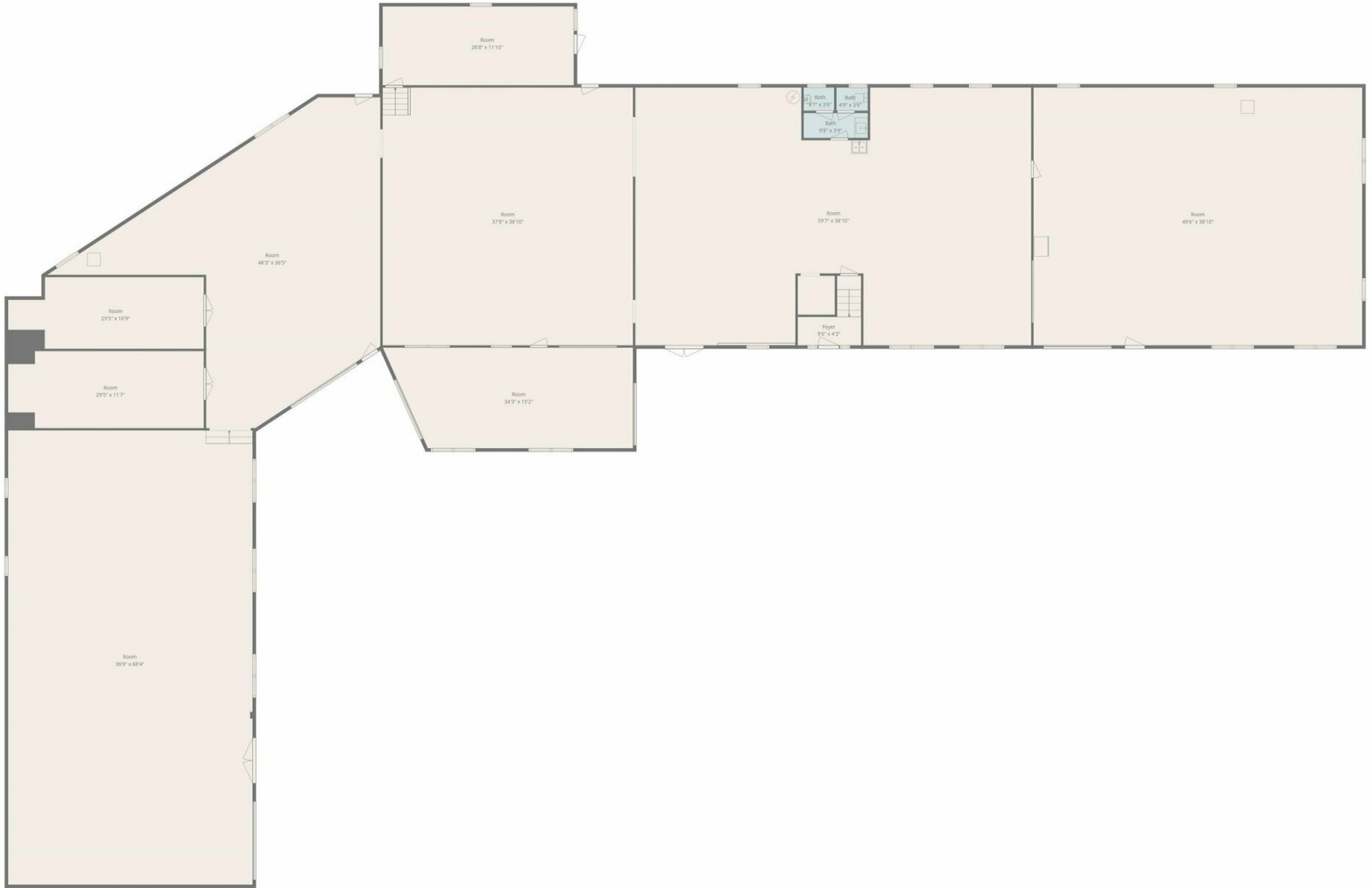
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Floor Plans

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Total GLA: 4473 sq. ft | Total: 15811 sq. ft
1st floor: 87 sq. ft (Excluded areas 11338 sq. ft)
2nd floor: 4386 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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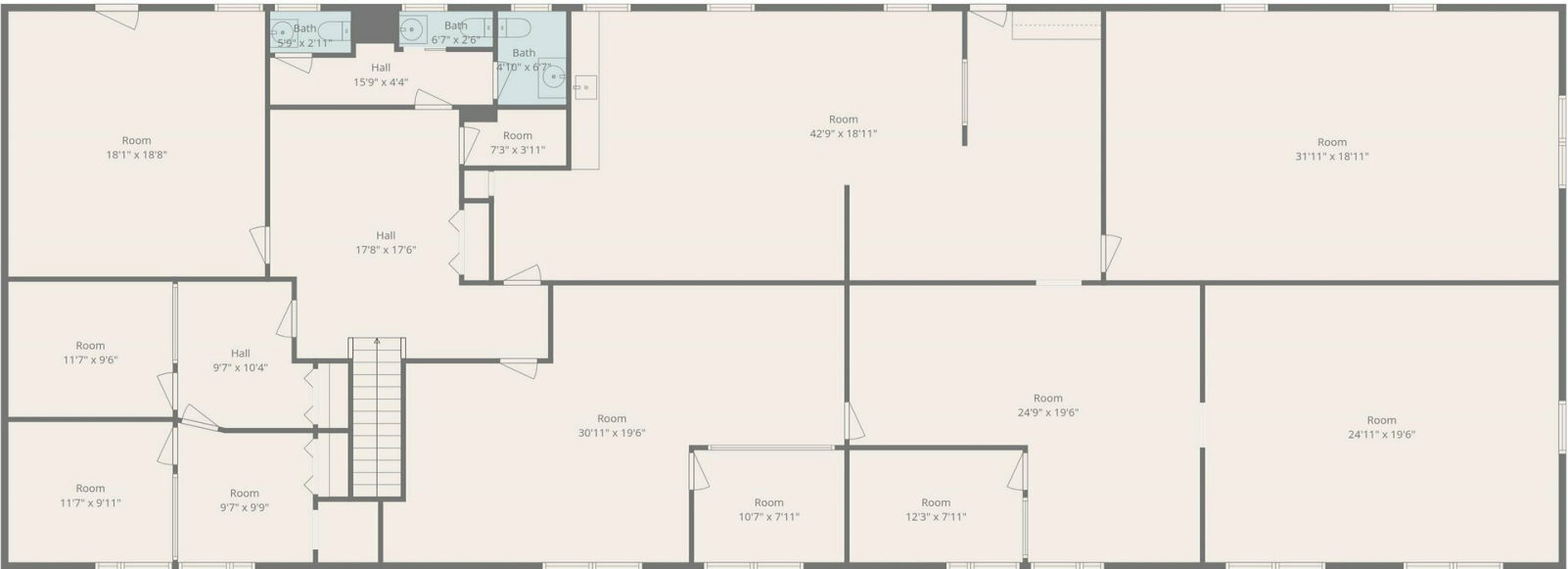
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Location Maps

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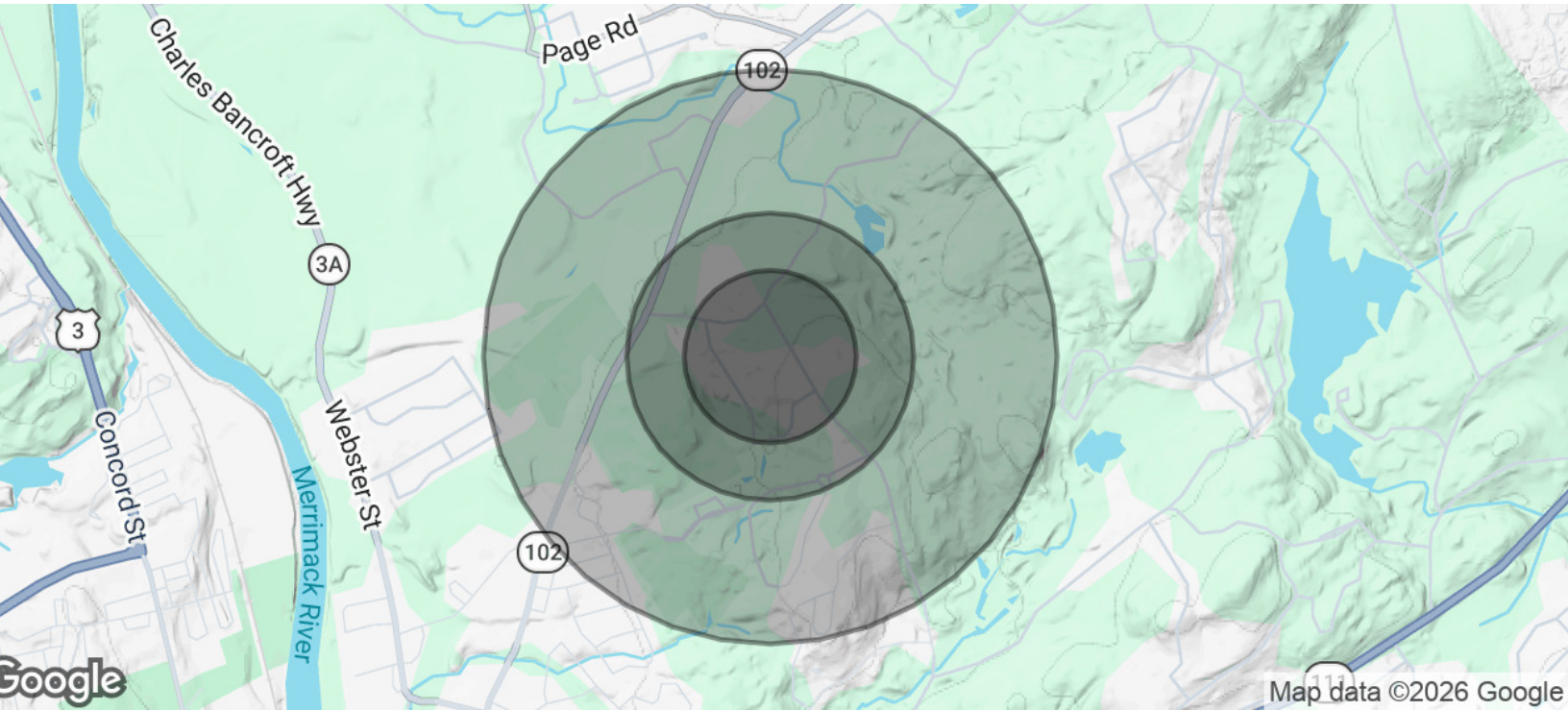
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Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	308	638	2,467
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	110	231	920
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$226,066	\$219,788	\$205,705
Average House Value	\$483,426	\$485,713	\$492,584

2020 American Community Survey (ACS)

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