

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



10 Lane Rd

Raymond, NH 03077

Exclusively Represented By:

David Morin

Broker

603 930 3192

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OFFERING MEMORANDUM

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FOR SALE

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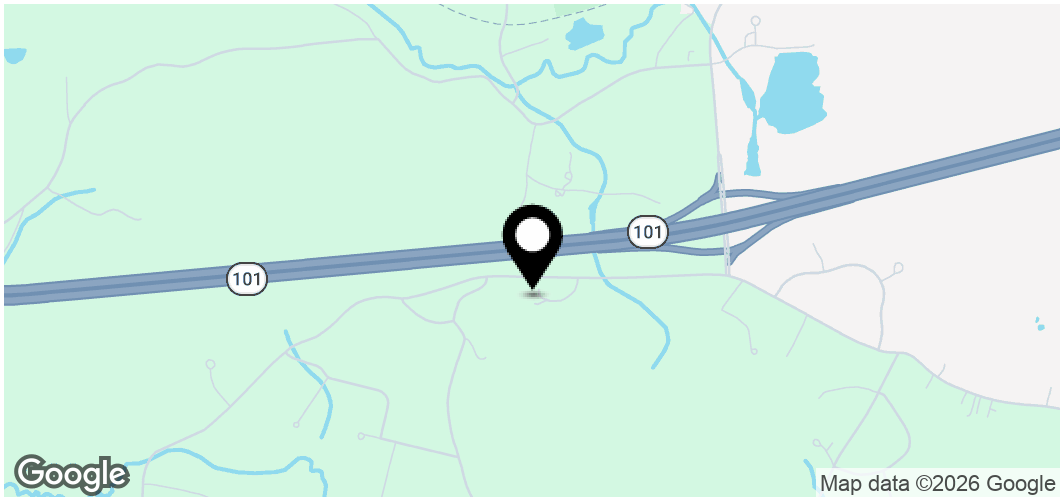
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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$2,250,000
GSF	11,692 SF
Site Size	311,651 SF
Year Built	1990
Zoning	C-1
DH/DI/GL Doors	1 / 1 / null
Rail Y/N	N/A

Property Overview

Introducing a prime investment opportunity in Raymond, NH! This versatile property features a 6,692 SF 2-story office building, and a 5,000 SF building, ideal for industrial, warehouse, or distribution purposes. Built in 1990 and renovated in 2019, this well-maintained asset offers modern functionality within a C-1 zoning designation.

In addition, the site has been approved for a 24,000 SF warehouse building.

Strategically positioned in the thriving Manchester to Seacoast corridor, this property presents a compelling opportunity for any company seeking expansion into this market.

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Location Description & Highlights

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Location Description

Conveniently located near **NH Route 101 at Exit 4**, 10 Lane Road offers excellent access to Greater Manchester, the Seacoast, and surrounding Southern New Hampshire markets. Its proximity to major regional routes, including Routes 27, 102, and 107, makes the property an accessible location for businesses serving customers and employees throughout the region.

Property Highlights

- Multi-Building Commercial Property in a convenient Raymond location near NH Route 101
- Existing Warehouse Tenant provides immediate in-place rental income
- Office Building Delivered Vacant at Closing, offering flexibility for an owner-user, new tenant, or repositioning
- Approved Expansion Opportunity for an additional 24,000± SF building
- Attractive opportunity for investors, owner-users, or developers
- Ability to combine current income with future development potential
- Flexible property configuration suitable for a variety of commercial and industrial uses
- Convenient access to NH Route 101, connecting the property to Greater Manchester, the Seacoast, and surrounding Southern New Hampshire markets

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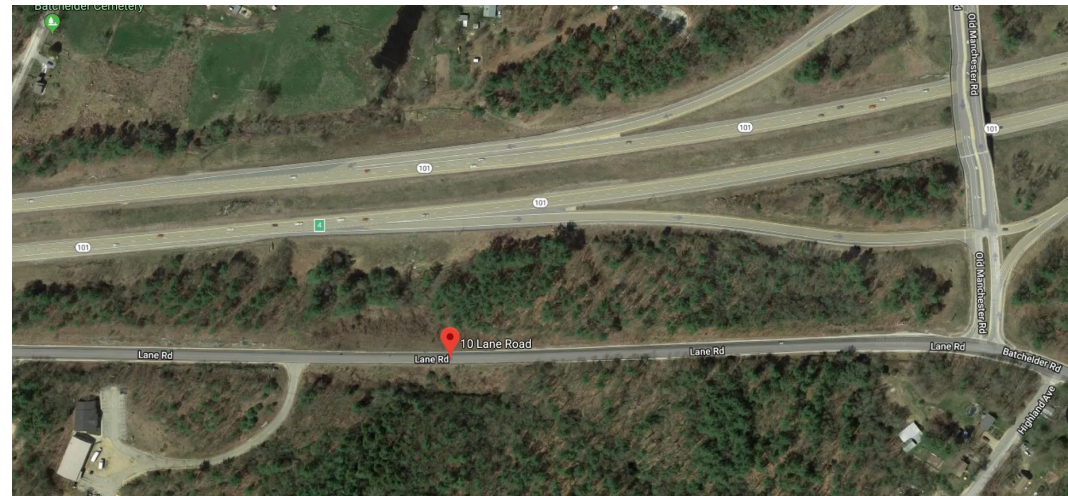
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Additional Photos

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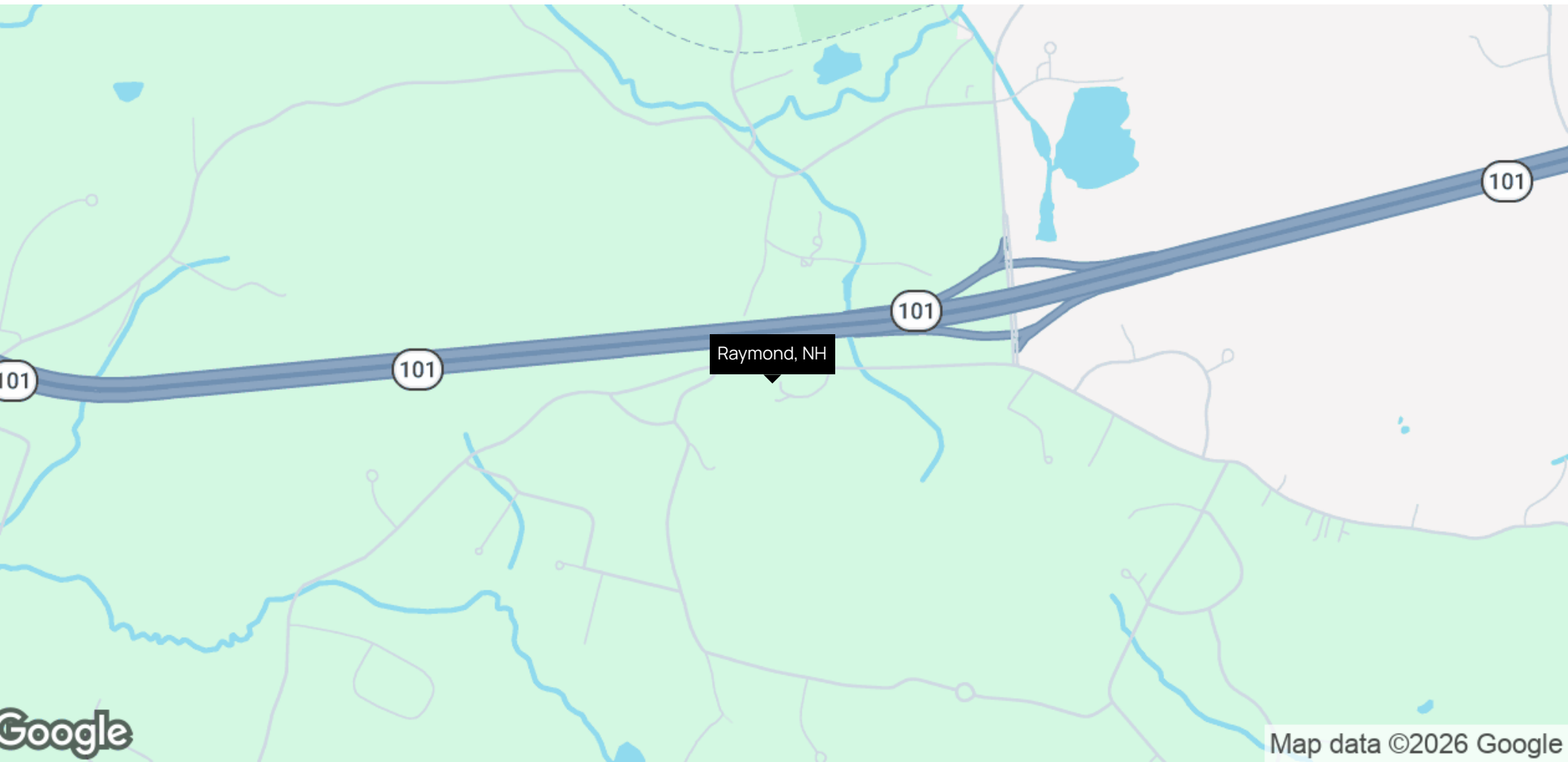
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Location Information

Section 2

Regional Map

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Aerial Map

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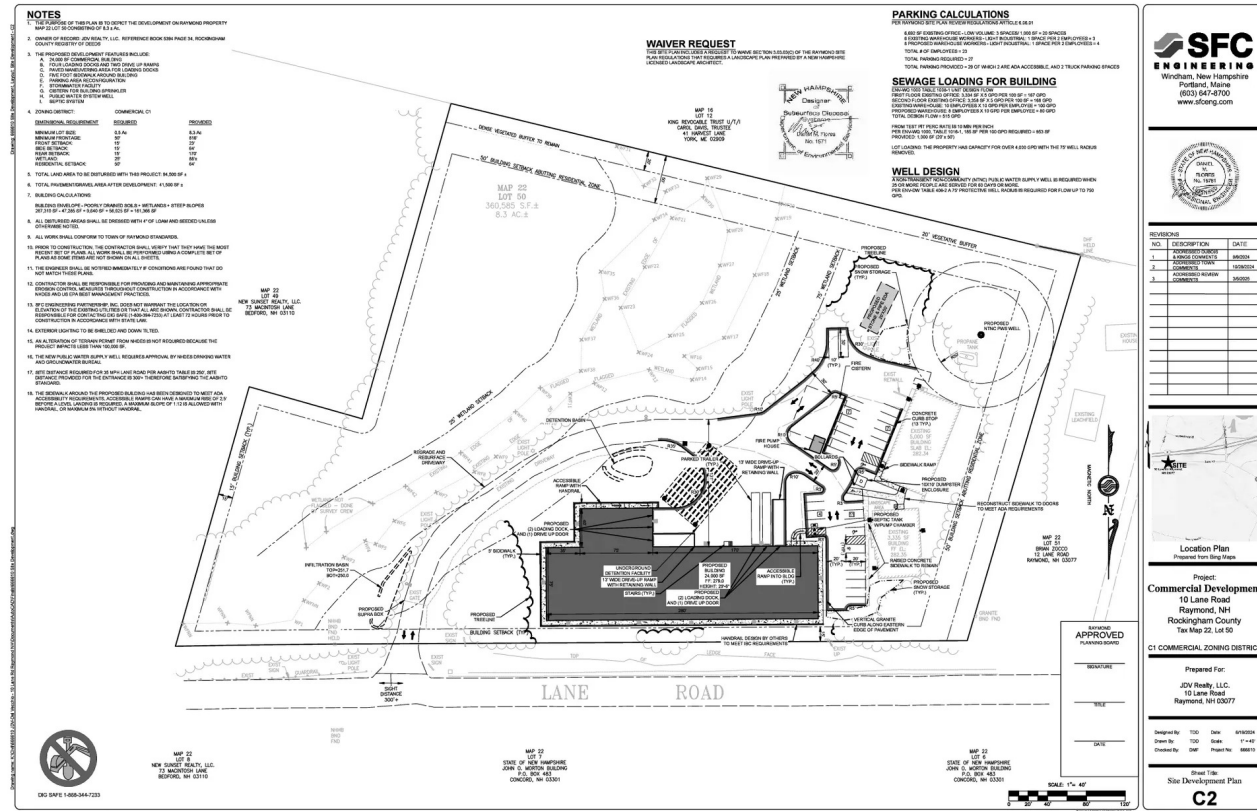
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Site Plans

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Demographics

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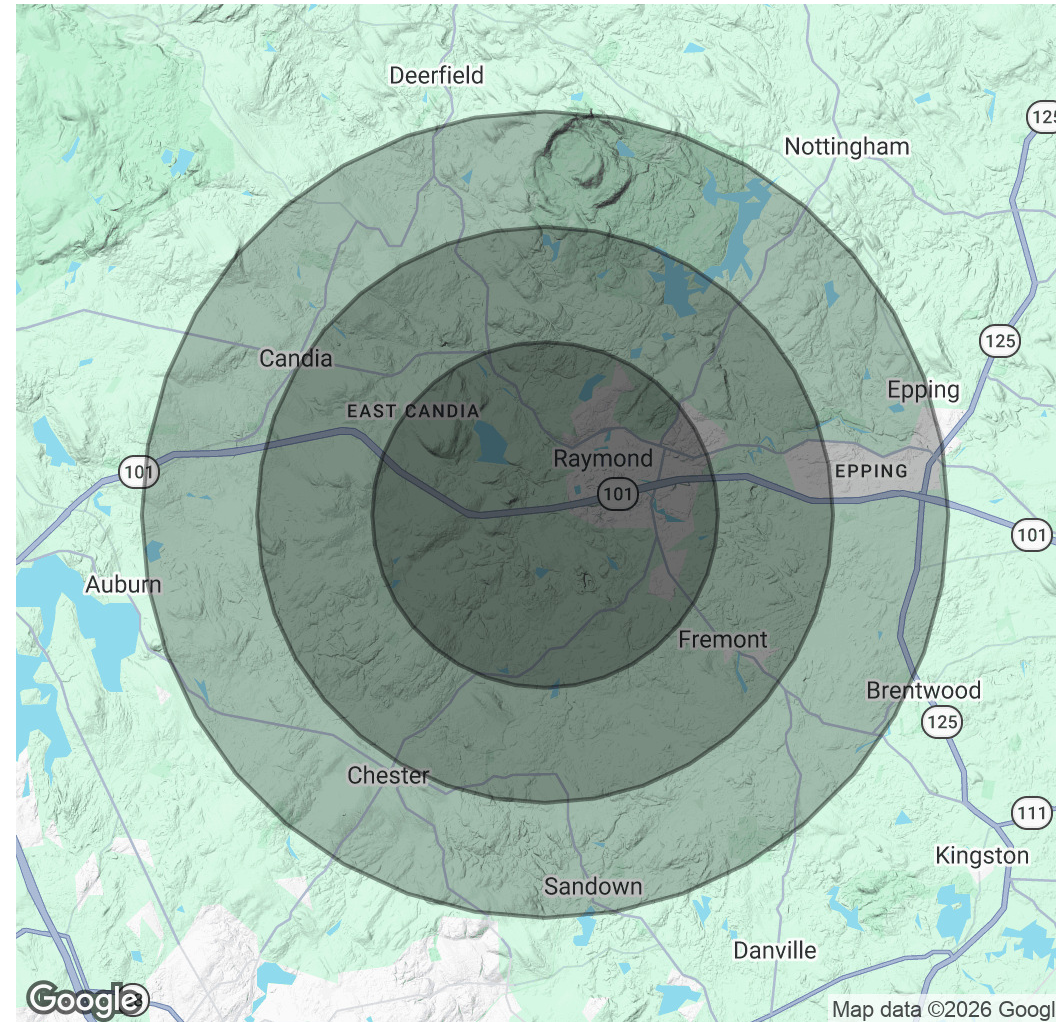
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	9,917	20,873	36,449
Average Age	45.4	44.3	44.3
Average Age (Male)	45.6	43.6	43.4
Average Age (Female)	44.1	44.2	44.6

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	3,893	7,923	13,713
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$110,863	\$123,303	\$133,021
Average House Value	\$389,375	\$409,905	\$429,923

2023 American Community Survey (ACS)



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