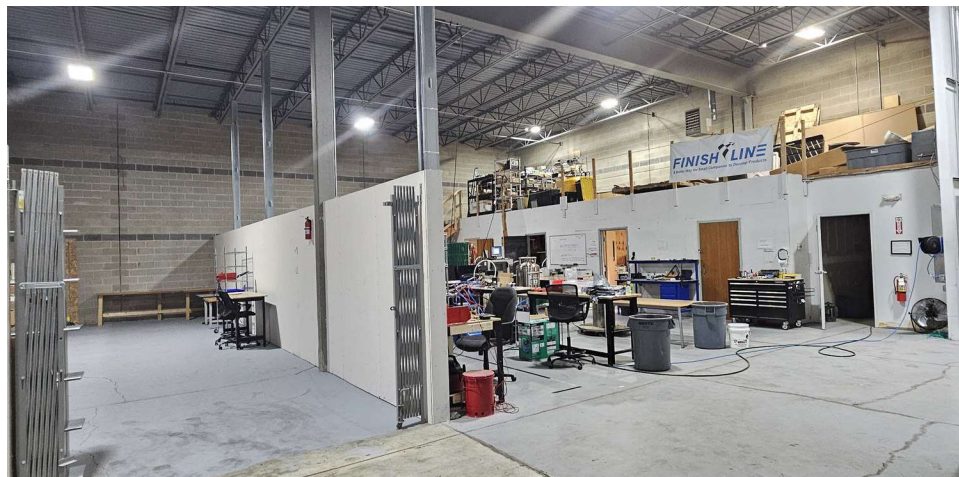


INDUSTRIAL FOR SALE & LEASE

STATELINE PARK

94 River Rd, Hudson, NH 03051



360° VIRTUAL TOUR

SPACES	LEASE RATE	SPACE SIZE
201	\$22.00 SF/yr	2,160 SF

FLEX SPACE AVAILABLE

This space includes over 1,000 SF of high bay industrial/flex space which has access to an oversized drive in door and a security gate to separate from other tenants. Plenty of parking on site with over 40 spaces and ease of access to Route 3 and I-293. This space also has offices with a reception, private kitchenette and conference room. If you are looking for a spot in New Hampshire to bring your business, take a look at this space today!

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lease Rate:	\$22 SF/yr (Gross)
Available SF:	2,160 SF
Lot Size:	2.82 Acres
Building Size:	16,320 SF

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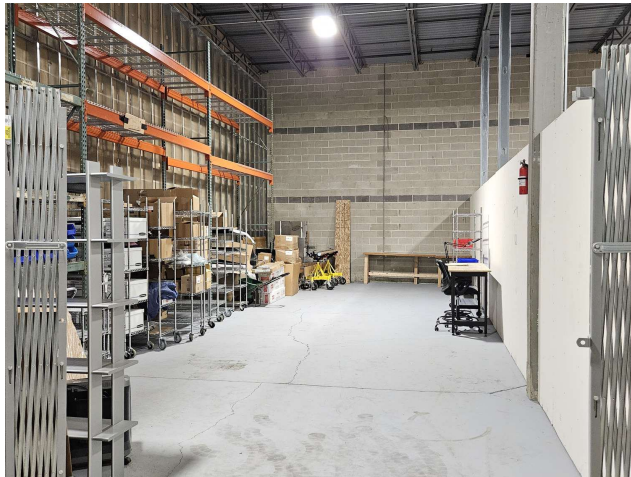
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STATELINE PARK

94 River Rd, Hudson, NH 03051



LOCATION DESCRIPTION

Explore the vibrant community surrounding the property located in Hudson, NH. Just a short drive away, downtown Nashua offers a variety of dining and entertainment options, while the nearby Benson Park provides a beautiful natural escape for tenants and employees. Additionally, the location boasts convenient access to major roadways, making commuting a breeze. With its proximity to the bustling business hub of Boston, this area is an ideal investment opportunity for office and office building investors seeking a strategic location to grow their portfolio. Experience the perfect blend of urban connectivity and suburban charm in this burgeoning commercial district.

LOCATION DETAILS

County

Hillsborough



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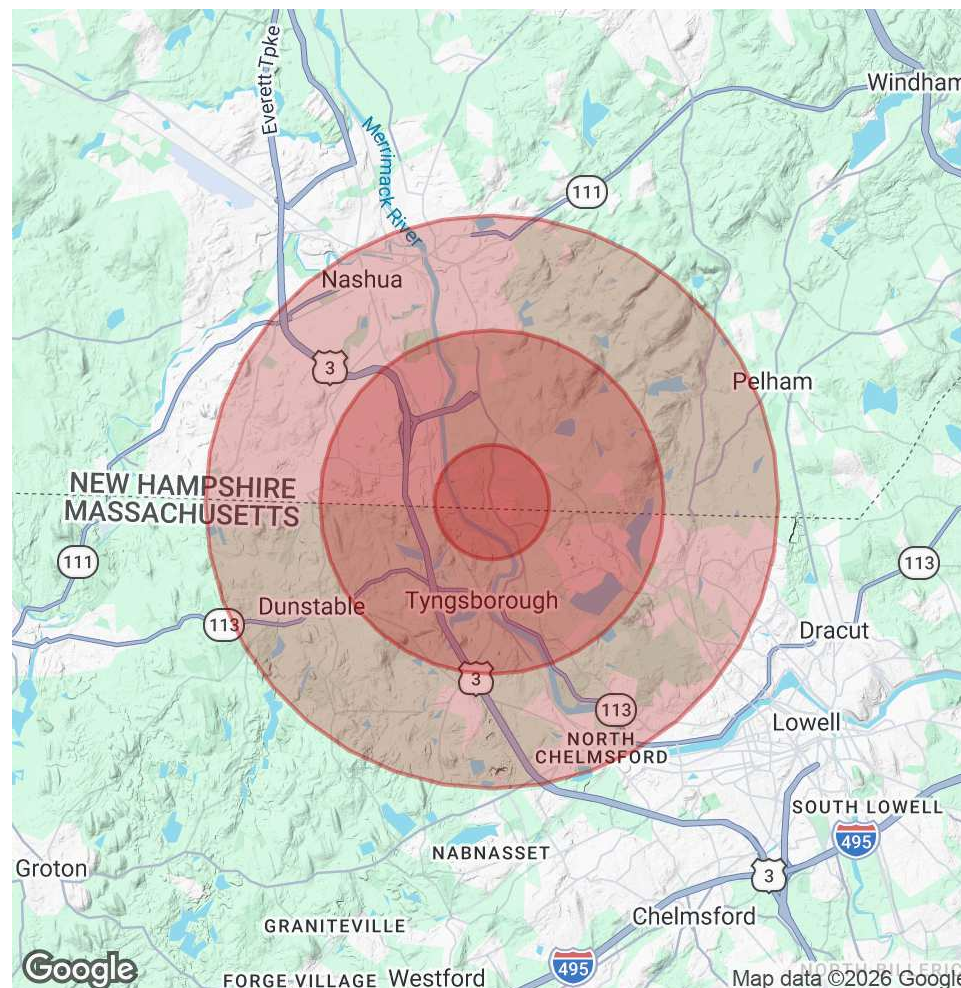
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,829	30,583	116,000
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	656	12,539	45,664
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$171,294	\$147,273	\$134,034
Average House Value	\$573,077	\$501,049	\$469,620

2020 American Community Survey (ACS)



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STATELINE PARK



KW
COMMERCIAL



2nd Floor- Green Space Available

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