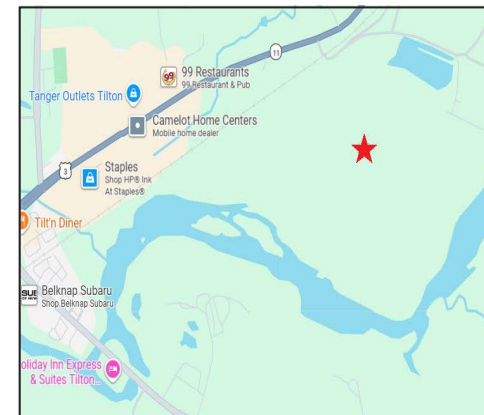




## LAND - BUILD TO SUIT

- ❖ 120-acre master-planned industrial flex campus
- ❖ **Build-to-suit opportunities from ±50,000 to ±400,000 SF**
- ❖ Flexible building configurations – single large facility or multi-building campus
- ❖ Ability to subdivide parcels for end-users or developers
- ❖ Joint-venture opportunities with end-users or development partners
- ❖ **Rail-served industrial site with onsite rail access**
- ❖ Designed to accommodate exterior laydown and outdoor storage areas
- ❖ Flexible site plan allows for potential large-scale outdoor storage (IOS) or contractor yards
- ❖ Multiple development scenarios including logistics, manufacturing, and distribution
- ❖ **Approved opportunity for up to 240 residential units**
- ❖ Developer willing to sell residential approvals or pursue joint-venture development
- ❖ **Onsite prefabrication manufacturing facility producing residential building components**
- ❖ Potential cost and schedule efficiencies through onsite prefabricated construction
- ❖ Scalable industrial campus designed for modern logistics and manufacturing users



### Highway Access:

- < 0.4 mi to Route 3
- ≤ 1 mi to Route 140
- ≤ 1 mi to I-93

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WRCRE.COM

## PROPERTY DESCRIPTION

### 120-Acre Master-Planned Industrial & Logistics Campus

Positioned for modern industrial users, this 120-acre master-planned industrial flex park offers a rare combination of scale, flexibility, and multimodal access designed to accommodate a wide range of manufacturing, logistics, and distribution operations.

The development supports build-to-suit opportunities ranging from approximately 50,000 to 400,000 square feet, with multiple building sizes and configurations available. Proposed concepts can be easily reconfigured to support a single large facility, multiple buildings, or campus-style layouts, including options for dedicated exterior laydown areas, outdoor storage, or expanded trailer parking.

The developer offers exceptional flexibility to meet the needs of occupiers and partners. Opportunities include single or multi-building build-to-suit projects, parcel subdivision for end-users, sales to other developers, or joint-venture partnerships with industrial users or development groups.

A key differentiator of the project is its onsite rail access, providing tenants with efficient multimodal logistics capabilities and direct connectivity for rail-served operations.

In addition to industrial uses, the project includes approvals for up to 240 residential units, creating an opportunity for a complementary workforce housing component. The developer is open to selling the residential approvals outright or entering into a joint venture, with the added advantage of prefabricated building components manufactured onsite. These components will be produced within the development as the developer establishes its new prefabrication production facility, enabling potential cost and schedule efficiencies for residential construction.

The site also offers the ability to accommodate large-scale outdoor storage or laydown areas, making it well suited for contractors, equipment operators, logistics providers, and other industrial users requiring flexible exterior space.

This development represents a highly adaptable industrial campus capable of supporting a wide range of uses while offering developers, tenants, and investors multiple pathways to participate in the project.

Build-to-suit. Joint venture. Parcel sales. Industrial and residential opportunities — all within a scalable, rail-served industrial campus.

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**CONCEPT MAPS**



**CONCEPT 1**



**CONCEPT 2**



# NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2701

## BROKERAGE RELATIONSHIP DISCLOSURE FORM

**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

### ***Right Now You Are A Customer***

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

### ***To Become A Client***

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services:**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

**I understand as a customer I should not disclose confidential information.**

\_\_\_\_\_  
Name of Consumer (Please Print)

\_\_\_\_\_  
Name of Consumer (Please Print)

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

Provided by: \_\_\_\_\_

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Name of Real Estate Brokerage Firm)

\_\_\_\_\_  
Consumer has declined to sign this form.

(Licensee's Initials)

To check on the license status of a real estate firm or licensee go to [www.nh.gov/nhrec](http://www.nh.gov/nhrec). Inactive licensees may not practice real estate brokerage.

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.