

PRIME Warehouse/Business Space

RT 31, Greenfield, NH 03457

Four Seasons | Sotheby's INTERNATIONAL REALTY

Don't delay...a rare find available for immediate occupancy!

44,841 SQUARE FEET, 5.5 ACRES

$2,200,000

Available as package or for individual sale, these two 20,000 + sq, ft metal frame warehouse buildings offer exciting possibilities for a growing business in need of expansion or relocation. Large open warehouse interior space, multiple loading docks and drive in door access. Entire property also available for lease at $5/ft/yr NNN.

- HIGH BAY WAREHOUSE
- MUTIPLE LOADING DOCKS
- TAXES: $38,323.53 IN 2025
- AVAILABLE FOR LEASE OR SEPARATE PURCHASE



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Prime Commercial Property

231 Forest Road
Greenfield **NH 03457**



MLS #	P5118705	**Status**	Active
Property Class	Commercial Sale	**Road Frontage**	TBD
		RdFntLngth	
Year Built	1980	**Gross Income**	
Construction Status		**Expenses - Annual**	
Building Area Total	44,841	**Net Income**	
Total Available Area	44,841	**Lot Size Acres**	5.50
Zoning	Com/Ind	**Traffic Count**	
Tax Annual Amount	$38,323.53	**Price**	$2,200,000
Tax Year	2025		



2212-31

-

Off: 603-924-3321
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Four Seasons Sotheby's



Two 20,000+ warehouse buildings



Open hgh bay interior



Mutiple loading docks



Available for separate purchase

Opportunity Knocks! Available as package or for individual sale, these two 20,000 + sq, ft metal frame warehouse buildings offer exciting possibilities for a growing business in need of expansion or relocation. Large open warehouse interior space is complimented by multiple loading docks and drive in door access. Good proportion of work office space and employee bathrooms on lower level, with larger mezzanine offices in need of rehabilitation above one section of the premises. Entire property also available for lease at $5/ft/yr NNN. Don't delay...a rare find available for immediate occupancy!

Great Business Space...in the Heart of the Monadnock Region of New Hampshire

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Listed By: Andrew Peterson - Four Seasons Sotheby's International Realty

Commercial Sale | **231 Forest Road** | Listed: 11/23/2026 $2,200,000
P5118705 Active | **Greenfield** **NH 03457** Unit/Lot | Closed:



County NH-Hillsborough
Village/Dist/Locale
Year Built 1980
# of Stories 1
Zoning Com/Ind
Taxes TBD No
Tax Annual Amount $38,323.53
Tax Year 2025
Tax Year Notes
Lot Size Acres 5.50
Lot Size Square Feet 239,580
Assessment Year
Assessment Amount
Tax Class
Tax Rate
Vacant Land No
Basement No
Basement Access Type
Total Loading Docks 6
Dock Height 4
Dock Levelers
Total Drive-in Doors 2
Door Height 12

Business Only No
Submarket
Business Type Investment, Opportunity
Business Type Use Industrial, Warehouse
Building Area Total 44,841
Building Area Source Public Records
Total Available Area 44,841
Total Available Area Source Owner
List $/SqFt Total Available
Divisible SqFt Yes
Divisible SqFt Max 24,641
Divisible SqFt Min 20,200
Gross Income
Operating Expense
Net Income
Road Frontage TBD
Road Frontage Length
Traffic Count
Railroad Available Yes
Railroad Provider Milford Bennington RR

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
WaterFrRit
WaterRestr
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Special Listing Condition None
PropTaxRel
Flood Zone No
Land Gains
Days On Market 0
Activation Date

Public Remarks Opportunity Knocks! Available as package or for individual sale, these two 20,000 + sq, ft metal frame warehouse buildings offer exciting possibilities for a growing business in need of expansion or relocation. Large open warehouse interior space is complimented by multiple loading docks and drive in door access. Good proportion of work office space and employee bathrooms on lower level, with larger mezzanine offices in need of rehabilitation above one section of the premises. Entire property also available for lease at $5/ft/yr NNN. Don't delay...a rare find available for immediate occupancy!
Directions Take Rt 31 East from village center to warehouse buildings on right

Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Description	1 Class C	1 Class C						
Type	Business Opportunity	Business Opportunity						

Project Building Name
Building Number
Total Units 2
Signage Adequate
AirCond% 10
Ceiling Height var
Sprinkler
Total Elevators 0

Cooling Other, Wall AC Units
Electric 200+ Amp Service, 3 Phase, Circuit Breaker(s)
Natural Gas Available
Heating Forced Air, House Unit, In Ceiling, Wall Units , Propane
Sewer Concrete, Leach Field, On-Site Septic Exists, Private, Septic
Water Source Drilled Well, On-Site Well Exists, Private

Map R-9
Block 15
Lot lots 3+4
SPAN Number
Property ID

DeedRecTy Warranty
DeedBook 5481
DeedPage 0748
TotDeeds
Covenants
Easements

Fuel Company
Electric Company
Water Company
Phone Company
Cable Company
Internet Service Provider

Surveyed No
Surveyed By

Lot Features Rural, Major Road Frontage, Mountain View
Structure Type Modular Prefab
Construction Materials Steel Frame, Metal Clad Exterior
Foundation Details Concrete, Concrete Slab
Basement Description Concrete, Concrete Floor
Roof Metal

Building Features In-Unit Bathroom
Parking Features On-Site, Parking Spaces 21+, Paved, Visitor
Utilities Propane, Telephone at Site

Other Equipment Security System, Smoke Detector, Hardwired Smoke Detector, Window AC
Sale Includes Land/Building
Exclusions
Documents Available Aerials, Plot Plan, Tax Map
Right of First Refusal

List Ofc - Ofc Nm Ph Four Seasons Sotheby's International Realty - Off: 603-924-3321
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Agent - E-mail andy.peterson@fourseasonssir.com
ListTeam - TeamNmPh
CoLstAgt - Agt Nm Ph
AltCon - Agt Nm Ph
InptOwnrNm I have written permission to submit name
Owner Name Monadnock Paper Mills
Owner Phone
Buy Ofc - Ofc Nm Ph
Buy Agt - Agt Nm Ph
Appraiser
Appraiser Phone
Appraiser Email
BuyTeam - TeamNmPh
BuyTeam - TmEmail1
CoBuyOff - Ofc Nm Ph
CoBuyAgt - Agt Nm Ph

Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
DesigAgncy Yes
MLS List Date 11/23/2026
Expiration Date 11/17/2027
ActUndCtDt
Pending Date
Withdrawn Date
Terminated Date
Close Date
Leased Date
Auction Date

Marketed in other Property Type No
Other MLS#
Concessions
Concessions Amount
Concessions Comments

Showing Instructions Appointment, Assisted Showings Reqrd, Call List Agent
Showing Service None
Private Remarks
Private Office Remarks
Management Company
Management Company Phone
Original List Price $2,200,000
Buyer Financing

Prepared By: Andrew Peterson
Printed: 11/23/2026 10:24 AM

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231 Forest Road **Greenfield NH 03457**



231 Forest Rd



Two 20,000+ warehouse buildings



Open hgh bay interior



Mutiple loading docks



Available for separate purchase



Also Available for Lease



Convenient location on NH RT. 31



Loading dock entry



Practical business space



Open design



Steel Frame construction



Modine Propane Heaters

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Prep By: Four Seasons Sotheby's
Andrew Peterson

Listed by: Andrew Peterson / Four Seasons Sotheby's International





Office and Bathrooms



Connected space



Mezzanine Offices



Office upstairs



Old office space



Large Paved Lot



Ready for your business venture



24/7 access



A rare find!

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Prep by: Four Seasons Sotheby's
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Town of Greenfield Print Now

Parcel ID: 0000R9 000015 000003 (CARD 1 of 1)
Owner: MONADNOCK PAPER MILL
Location: 231 FOREST ROAD
Acres: 2.212

General

Valuation	
Building Value:	$709,000
Features:	$36,400
Taxable Land:	$161,100
Card Value:	$906,500
Parcel Value:	$906,500

Listing History

List Date	Lister
10/28/2021	MSVM
01/08/2021	INSP
03/25/2019	RWPR
10/17/2016	ERCL
06/20/2016	ADVM

Notes: WAREHOUSE; 4 LOADING DOCKS; 5/10 NOH, DNPU (4) 2 FT OVERHANGS OVER DRS, P/U EPF (T-111 SIDED), ATTS (2) STRUCTS; DNPU 2' OH'S W/NO LANDING; 6/16 NOT, EXT AVG COND, NC; 10/16 HEAT=(4) MODINE HEATERS, AVG 4 USE INT=EXPOSED INS, (2) .5 BATHS, 8X13 OFFICE-DNPU PER COND/QUALITY, CORR HEAT TYPE; 3/19 DNPU NEW PROPANE TANK;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	$709,000	$36,400	$161,100	Cost Valuation	$906,500
2024	$709,000	$36,400	$161,100	Cost Valuation	$906,500
2023	$404,100	$34,800	$114,300	Cost Valuation	$553,200
2022	$404,100	$34,800	$114,300	Cost Valuation	$553,200
2021	$404,100	$34,800	$114,300	Cost Valuation	$553,200
2020	$404,100	$34,800	$114,300	Cost Valuation	$553,200
2019	$404,100	$34,800	$114,300	Cost Valuation	$553,200
2018	$284,900	$50,400	$88,700	Cost Valuation	$424,000
2017	$284,900	$50,400	$88,700	Cost Valuation	$424,000
2016	$310,000	$50,400	$88,700	Cost Valuation	$449,100
2015	$310,000	$50,400	$88,700	Cost Valuation	$449,100
2014	$310,000	$50,400	$88,700	Cost Valuation	$449,100
2013	$297,500	$50,400	$112,900	Cost Valuation	$460,800
2012	$297,500	$50,400	$112,900	Cost Valuation	$460,800
2011	$297,500	$50,400	$112,900	Cost Valuation	$460,800
2010	$294,700	$48,800	$112,900	Cost Valuation	$456,400
2009	$294,700	$48,800	$112,900	Cost Valuation	$456,400
2008	$320,600	$30,000	$120,600	Cost Valuation	$471,200
2007	$320,600	$30,000	$120,600	Cost Valuation	$471,200
2006	$320,600	$30,000	$120,600	Cost Valuation	$471,200

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
10/14/1993	IMPROVED	NO - DEED DATE TOO OLD	$0	MITCHELL, EUGENE & GWY	5481	0748
11/04/1992	IMPROVED	NO - DEED DATE TOO OLD	$0	MITCHELL, EUGENE & GWY	5383	1643

Land

Size: 2.212 Ac.
Zone: 05 - ID
Neighborhood: AVERAGE
Land Use: COM/IND
Site: AVERAGE
Driveway: PAVED
Road: PAVED
Taxable Value: $161,100

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	2.000 AC	135,000	E	100	100	100	100	95 MILD	125	160,300	0	N	160,300	USE
COM/IND	0.212 AC	4,000	X	100	0	0	0	90 ROLLING	100	800	0	N	800	

Building

1.00 STORY WAREHOUSE Built In 1990

Roof: GABLE OR HIP
PREFAB METALS
Exterior: PREFIN METAL
Interior: AVERAGE FOR USE
Flooring: CONCRETE
Heat: GAS
FA NO DUCTS

Bedrooms: 0
Bathrooms: AVERAGE
Extra Kitchens: 0
Fireplaces: 0
Generators: 0
AC: NO
Comm. Wall Factor: 129
Comm Wall: STEEL

Quality: AVG
Size Adj. 1.0639
Base Rate: 50.00
Building Rate: 0.9681
Sq. Foot Cost: 62.68
Effective Area: 20,200
Gross Living Area: 20,200
Cost New: $1,266,136

Depreciation

Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
AVERAGE 19%	0%	0%	LOC/ECON 25%	0%	44%	$709,000

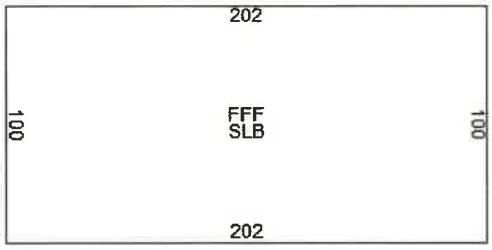
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
PAVING	20000	100 x 200	100	3.25	50	$32,500	EST
SHED-WOOD	120	20 x 6	193	17.00	100	$3,937	EPF ATT BLDS/EST WDT
					Total:	**$36,400**	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	20,200	20,200	20,200
SLB	SLB FOUNDATION	20,200		0
	Totals		**20,200**	**20,200**

Printed on 11-16-26

Town of Greenfield Print Now

Parcel ID: 0000R9 000015 000004 (CARD 1 of 1)
Owner: MONADNOCK PAPER MILL
Location: 231 FOREST ROAD
Acres: 3.303

General

Valuation		
Building Value:	$739,200	
Features:	$21,900	
Taxable Land:	$157,338	Current Use
Card Value:	$918,438	
Parcel Value:	$918,438	

Listing History	
List Date	**Lister**
10/28/2021	MSVM
01/08/2021	INSP
10/17/2016	ERCL
06/20/2016	ADVM
04/27/2016	INSP

Notes: ATT TO R9-15-3; 2 LOADING DOCKS; CENTRAL AC IN OFFICE ONLY; 10X12 FFU APPRS OVER UTIL ONLY; 6/16 NOH, EXT AVG COND, DNPU 2' OPF/OH'S W/NO LANDING; 10/16 (4) MODINE CEIL HEATERS, 25X100 AREA IS FA/DUCTED & DRYWALL ONLY, REST EXPOSED INS/WAREHOUSE=AVG 4 USE, COF IN POOR COND, NOT USED, REST AVG COND 4 AGE;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	$739,200	$21,900	$157,349	Cost Valuation	$918,449
2024	$739,200	$21,900	$157,347	Cost Valuation	$918,447
2023	$414,000	$21,900	$112,031	Cost Valuation	$547,931
2022	$414,000	$21,900	$112,036	Cost Valuation	$547,936
2021	$414,000	$21,900	$112,044	Cost Valuation	$547,944
2020	$414,000	$21,900	$112,045	Cost Valuation	$547,945
2019	$414,000	$21,900	$112,045	Cost Valuation	$547,945
2018	$308,800	$32,900	$86,538	Cost Valuation	$428,238
2017	$308,800	$32,900	$86,539	Cost Valuation	$428,239
2016	$355,300	$32,900	$86,539	Cost Valuation	$474,739
2015	$354,700	$32,900	$86,535	Cost Valuation	$474,135
2014	$354,700	$32,900	$86,535	Cost Valuation	$474,135
2013	$174,700	$32,900	$108,722	Cost Valuation	$316,322
2012	$174,700	$32,900	$108,744	Cost Valuation	$316,344
2011	$174,700	$32,900	$108,741	Cost Valuation	$316,341
2010	$359,800	$32,900	$108,742	Cost Valuation	$501,442
2009	$359,800	$32,900	$108,739	Cost Valuation	$501,439
2008	$376,000	$30,300	$116,229	Cost Valuation	$522,529
2007	$376,000	$30,300	$116,229	Cost Valuation	$522,529
2006	$376,000	$30,300	$116,228	Cost Valuation	$522,528

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
10/14/1993	IMPROVED	NO - DEED DATE TOO OLD	$0	MITCHELL, EUGENE & GWY	5481	0752
11/04/1992	IMPROVED	NO - DEED DATE TOO OLD	$0	MITCHELL, EUGENE & GWY	5383	1647
07/30/1992	IMPROVED	NO - RSA 79-A CURRENT USE	$0	MITCHELL, EUGENE & GWY	5357	1505

Land

Size: 3.303 Ac.
Zone: 05 - ID
Neighborhood: AVERAGE
Land Use: COM/IND
Site: AVERAGE
Driveway: PAVED
Road: PAVED
Taxable Value: $157,338

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.363 AC	132,452	E	100	100	100	100	95 MILD	125	157,300	0	N	157,300	USE
WETLANDS	1.940 AC	4,000	X	100	0	0	0	90 ROLLING	10	700	100	N	38	WET

Building

1.00 STORY WAREHOUSE Built In 1980

Roof: GABLE OR HIP
PREFAB METALS
Exterior: PREFIN METAL
Interior: AVERAGE FOR USE
Flooring: CONCRETE
Heat: GAS
FA NO DUCTS

Bedrooms: 0
Bathrooms: AVERAGE
Extra Kitchens: 0
Fireplaces: 0
Generators: 0
AC: NO
Comm. Wall Factor: 129
Comm Wall: STEEL

Quality: AVG
Size Adj. 0.9983
Base Rate: 50.00
Building Rate: 0.9085
Sq. Foot Cost: 58.82
Effective Area: 24,641
Gross Living Area: 22,700
Cost New: $1,449,384

Depreciation

Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
AVERAGE 21%	COF COND 3%	0%	LOC/ECON 25%	0%	49%	$739,200

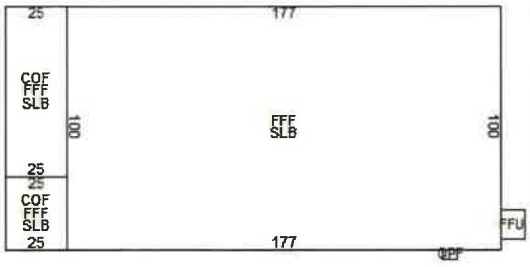
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
PAVING	1500	75 x 20	100	3.25	50	$2,438	EST
PAVING	12000	160 x 75	100	3.25	50	$19,500	EST
					Total:	**$21,900**	

Photo

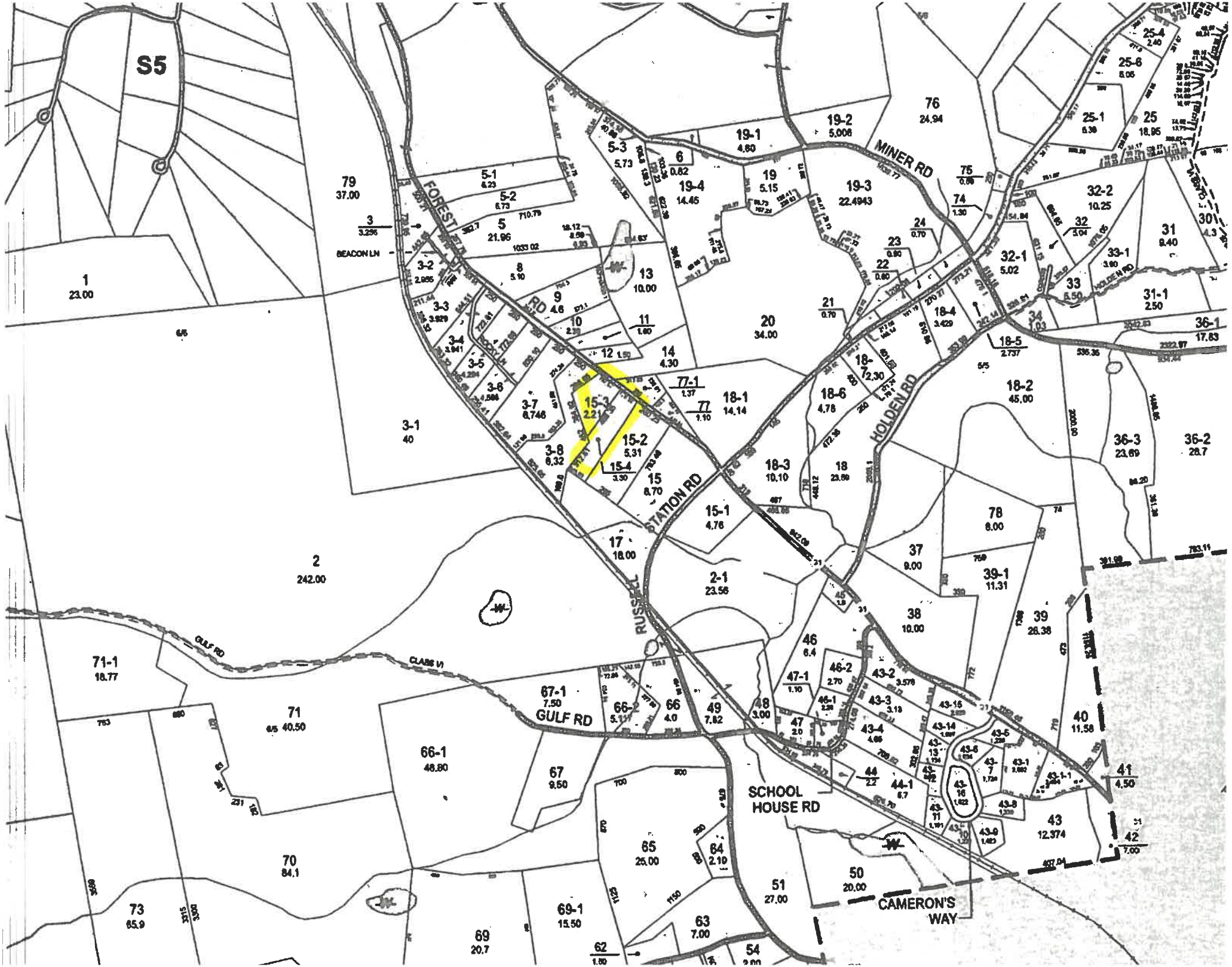


Sketch



Code	Description	Area	Eff Area	GL Area
COF	COM OFFICE AREA	2,500	4,375	2,500
FFF	FST FLR FIN	20,200	20,200	20,200
SLB	SLB FOUNDATION	20,200		0
FFU	FST FLR UNFIN	120	60	0
OPF	OPEN PORCH	24	6	0
	Totals		**24,641**	**22,700**

Printed on 11-16-26


S5
MINER RD
FOREST RD
BEACON LN
HOLDEN RD
STATION RD
RUSSELL
GULF RD
CLASS VI
SCHOOL HOUSE RD
CAMERON'S WAY
1 23.00
2 242.00
3 3.256
3-1 40
3-2 2.855
3-3 3.829
3-4 3.841
3-5 4.234
3-6 4.586
3-7 6.746
3-8 6.32
5 21.96
5-1 6.23
5-2 6.73
5-3 5.73
6 0.82
8 5.10
9 4.6
10 2.57
11 1.60
12 1.50
13 10.00
14 4.30
15 8.70
15-1 4.76
15-2 5.31
15-3 2.21
15-4 3.90
17 18.00
18 23.69
18-1 14.14
18-2 45.00
18-3 10.10
18-4 3.429
18-5 2.737
18-6 4.78
19 5.15
19-1 4.80
19-2 5.006
19-3 22.4943
19-4 14.46
20 34.00
21 0.70
22 0.60
23 0.60
24 0.70
25 18.95
25-1 6.38
25-4 2.40
25-6 5.05
31 9.40
31-1 2.50
32 3.04
32-1 5.02
32-2 10.25
33 8.50
33-1 3.60
34 1.03
36-1 17.83
36-2 28.7
36-3 23.69
37 9.00
38 10.00
39 28.38
39-1 11.31
40 11.58
41 4.50
42 7.00
43 12.374
44 2.2
44-1 6.7
45 1.9
46 6.4
46-1 2.28
46-2 2.70
47 2.0
47-1 1.10
48 3.00
49 7.82
50 20.00
51 27.00
54 2.00
62 1.50
63 7.00
64 2.10
65 25.00
66 4.0
66-1 46.80
66-2 5.11
67 9.50
67-1 7.50
69 20.7
69-1 15.50
70 84.1
71 40.50
71-1 18.77
73 65.9
75 0.86
76 24.94
78 8.00