

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Warehouse / Storage Space with 3 Loading Docks

1 Delaware Dr, Salem, NH 03079

Exclusively Represented By:

Amelia Hosken

Advisor

603 552 8638

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OFFERING MEMORANDUM

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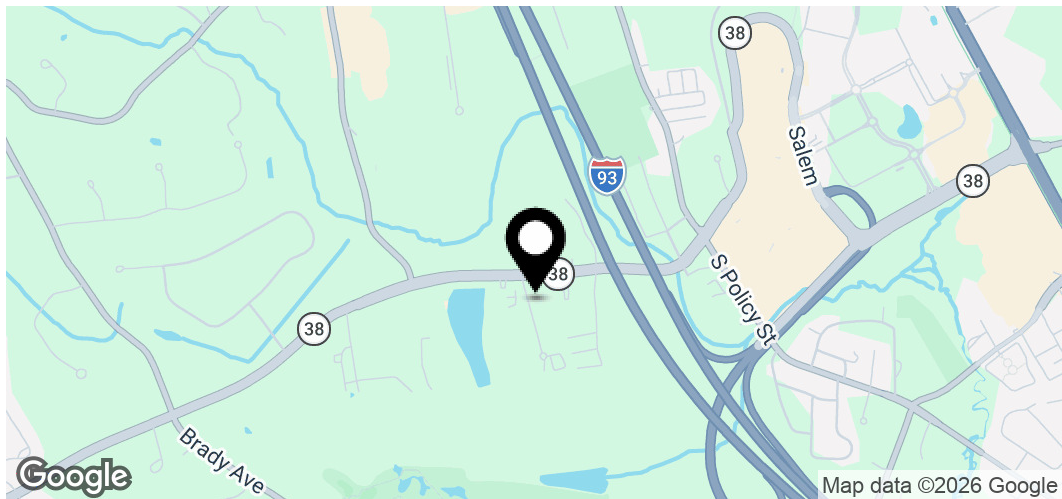


Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$12 SF/yr
Lease Type	Gross
SF Available	3,000 SF
Parking Spaces / Ratio	Ample
Zoning	CI-B
DH Doors	3

Property Overview

Discover a functional and versatile 3,000 SF warehouse/storage space in Salem, NH, well-suited for a variety of industrial, warehouse, and storage uses. The space features 17' ceiling height (approximately 19' to the trusses), three loading docks, and two access doors, providing efficient access and flexibility for shipping, receiving, and daily operations.

Heat is included in the rent, helping provide year-round comfort and predictable operating costs. The space also offers an adaptable layout, ample parking, and convenient truck access. While the space does not currently include a private bathroom, arrangements can be made for bathroom access based on the tenant's specific needs.

This is an excellent opportunity for businesses seeking a practical, well-located warehouse or storage facility with strong loading capabilities in Salem, NH. The space is available for sublease through June 30, 2030.

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Property Description

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Location Description

Located in Salem, NH, the surrounding area of the property offers a thriving industrial and manufacturing landscape. With convenient access to major transportation routes, including nearby I-93, businesses benefit from seamless connectivity to regional and national markets. The location provides proximity to significant points of interest such as Rockingham Park, America's Stonehenge, and Canobie Lake Park, offering recreational activities and entertainment options for employees and visitors. Additionally, the area boasts a strong local workforce and a supportive business community, making it an ideal destination for industrial and manufacturing tenants looking for a strategic and dynamic location.

Property Highlights

- High-ceiling warehouse
- Three loading docks:
 - 12' W x 10' H
 - 8' W x 10' H
 - 8' W x 10" H with lift gate
- Loading dock height approximately 39"
- Two access doors
- Heat included in rent
- Ample parking

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Additional Photos

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Loading Dock 1 - 12'X10'

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Loading Dock 2 - 8'X10'

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Loading Dock 3 - 8'X10'

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Floor Plan

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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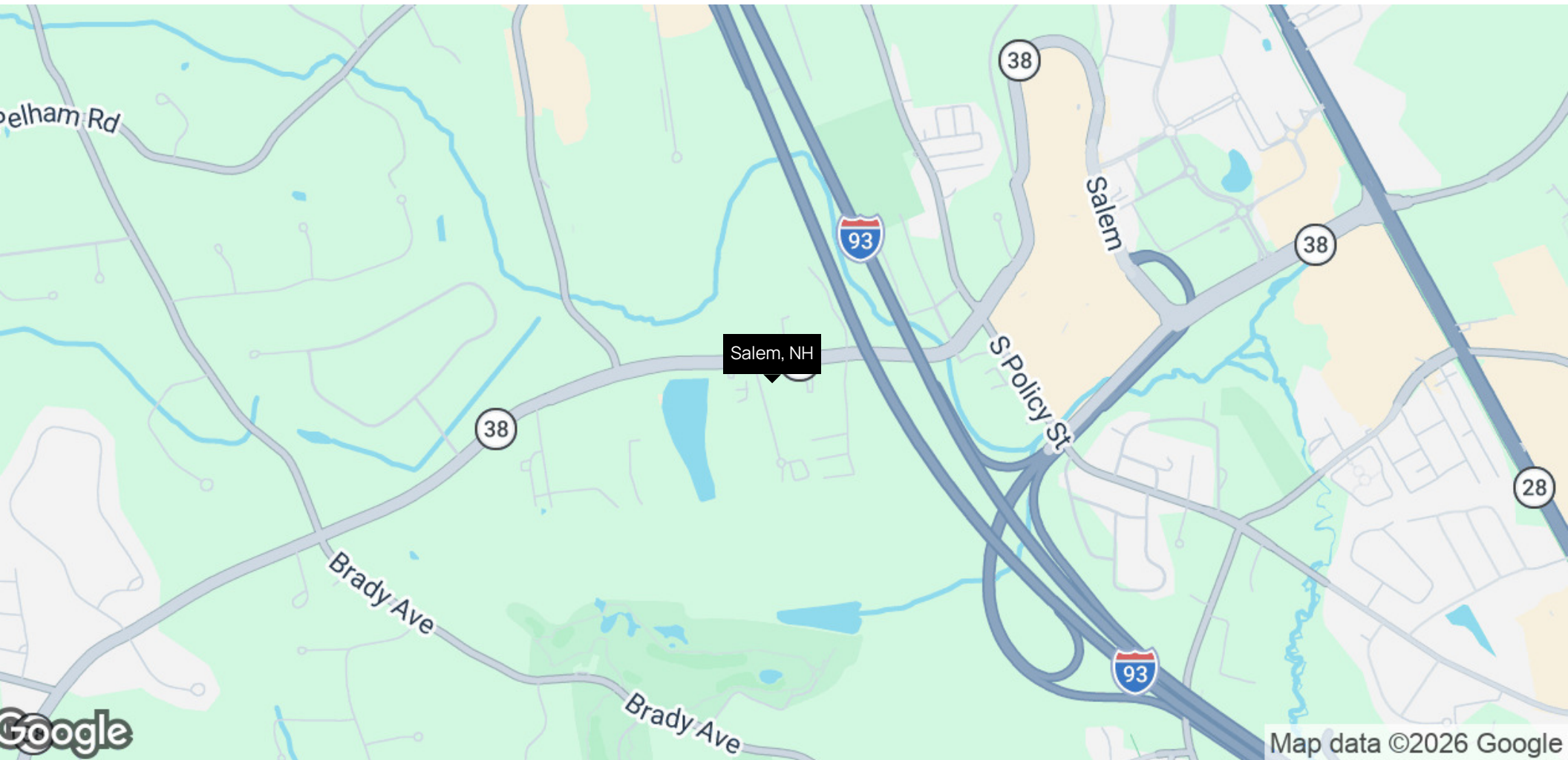
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Location Information

Section 2

Regional Map

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Demographics

Section 3

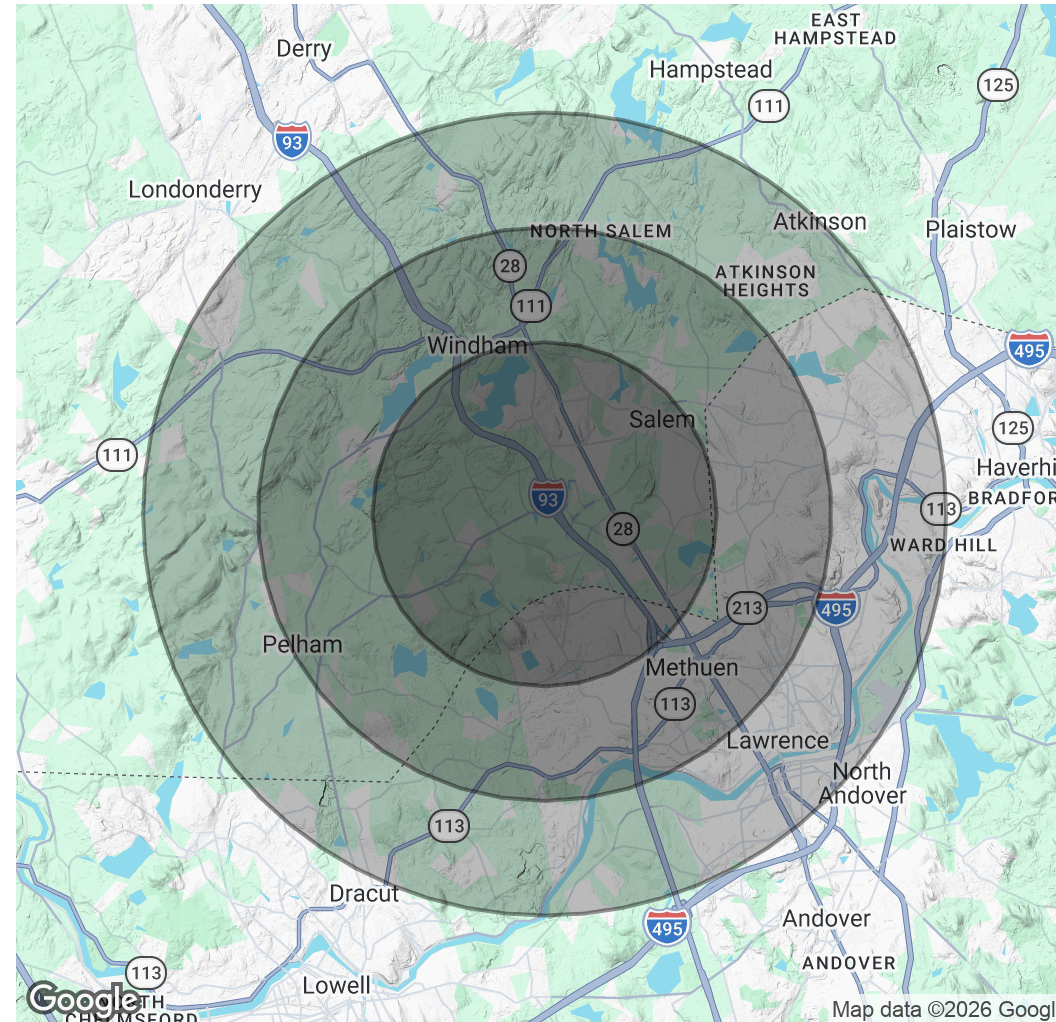
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	31,114	102,733	236,644
Average Age	44	41.4	39.4
Average Age (Male)	42	39.9	37.8
Average Age (Female)	46.8	42.7	41

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	12,379	37,150	85,945
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$135,156	\$132,802	\$119,051
Average House Value	\$484,452	\$501,741	\$494,808

2023 American Community Survey (ACS)



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Advisor Bio 1

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Professional Background

As a commercial real estate agent, I combine my academic background and hands-on experience to offer clients strategic, data-driven solutions. I'm also a team lead for an undergraduate research project and co-authoring a publication currently under review, which fuels my passion for problem-solving and innovative thinking. Outside of real estate, I'm an adventurous spirit who loves hiking and exploring new challenges. I pride myself on building strong, personable relationships with clients, always bringing a mix of professionalism and humor to every interaction.

Education

Southern New Hampshire University
Bachelor of Science in Business Administration
Minor: Professional Sales | Concentration: Finance

- Lead Team for Undergraduate Research Project

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