SPERRY

COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH 03110

603.262.3555

FOR SALE

10 DUNKLEE ROAD, BOW, NH 03304

Flyer

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SECTION 1

PROPERTY INFORMATION

Property Summary

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VISUAL MEDIA

OFFERING SUMMARY

Sale Price:	$7,000,000
Price/SF:	$131.58/SF
Lot Size:	10.47 Acres
Building Size:	53,200 SF
Year Built	1988/1989
Zoning	I2
Current NOI:	$494,099
Current Cap Rate:	7.06%
Potential NOI:	$546,731 at $13.50/sf

PROPERTY HIGHLIGHTS

- 38 Individual Condo Units
- Fee Simple Offering – Ideal for 1031 Exchange Buyers
- Significant Value-Add Opportunity Through Below-Market Rents
- Stable, Long-Term Tenant Base
- Average Tenant Tenure 14+ Years
- Strategic Location Between Manchester & Concord, NH
- Dual Entrances with Excellent Site Circulation & Ample Parking
- Robust 1,200-Amp, 120/208V Electrical Service in Each Building

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Property Description

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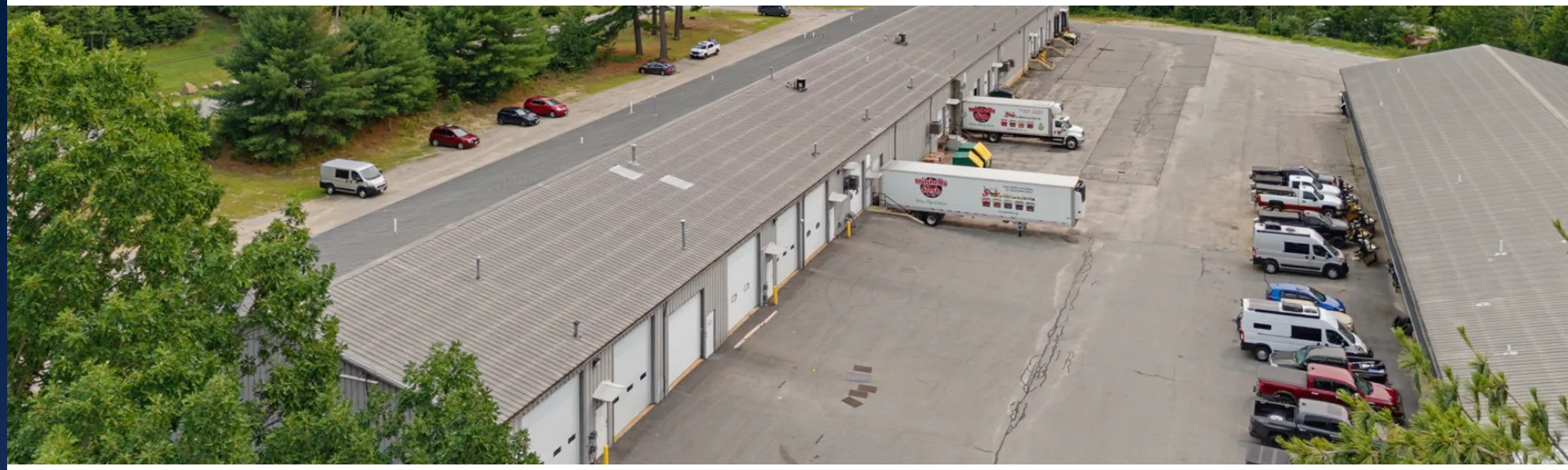

PROPERTY DESCRIPTION

10 Dunklee Road is a well-maintained, multi-building commercial property offering a diversified mix of industrial, warehouse, office, and flex spaces. Condominiumized into **38 individual units**, the property benefits from a strong occupancy history, a broad tenant base, and flexible unit configurations that appeal to a variety of businesses. Its functional layout, convenient accessibility, and established tenancy position the asset as a stable investment with long-term growth potential in one of New Hampshire's most desirable commercial markets.

LOCATION DESCRIPTION

Strategically located in Bow, New Hampshire, **10 Dunklee Road** offers excellent access to **Interstates 89 and 93**, providing convenient connectivity to Concord, Manchester, the Upper Valley, and the Greater Boston region. Positioned just minutes from downtown Concord, the property benefits from proximity to a wide range of retail, dining, and business amenities, while **Manchester-Boston Regional Airport** is approximately 30 minutes away. Its central location within New Hampshire's Capital Region makes the property well positioned for a variety of commercial and industrial users.

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SECTION 2

DEMOGRAPHICS

Demographics Map & Report

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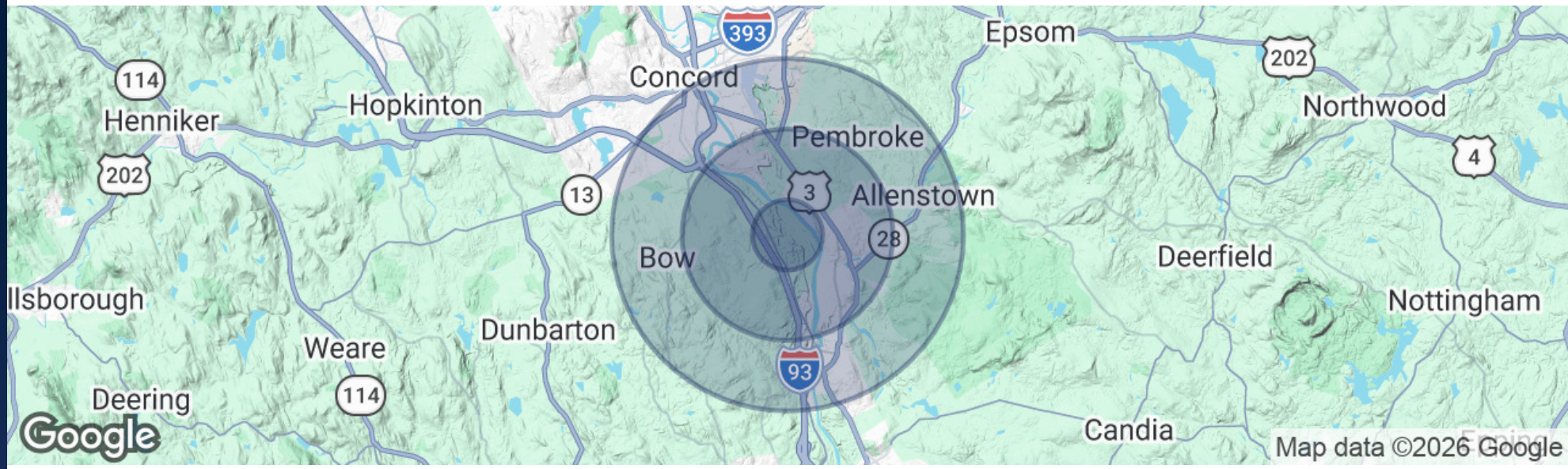

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,041	12,796	32,031
Average Age	31.6	39.3	40.8
Average Age (Male)	34.6	40.7	39.5
Average Age (Female)	32.7	38.7	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	366	4,945	12,498
# of Persons per HH	2.8	2.6	2.6
Average HH Income	$136,280	$117,355	$122,638

2023 American Community Survey (ACS)

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SECTION 3

LOCATION & MARKET OVERVIEW

Site Plan

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Aerial Map

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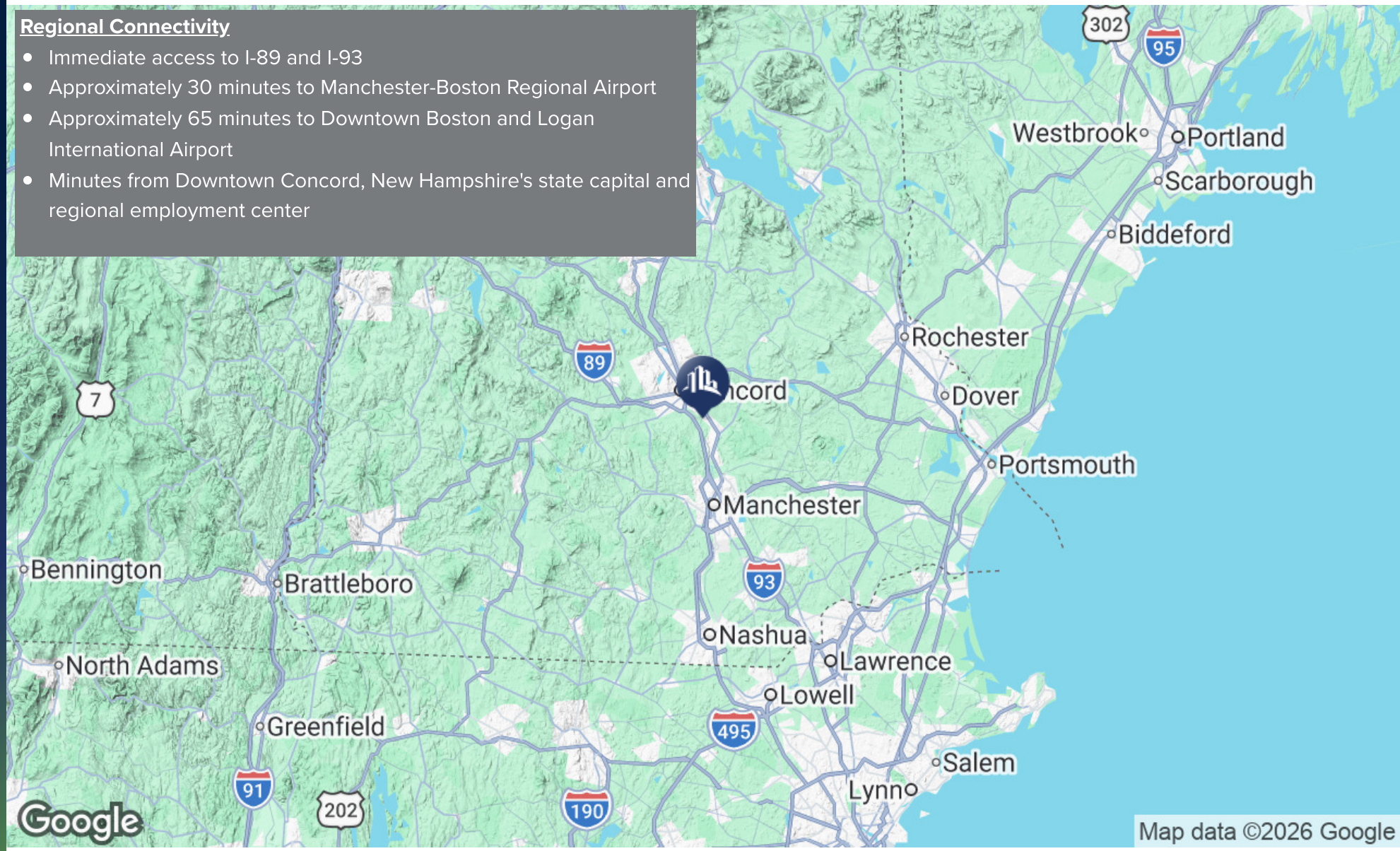

Regional Connectivity

- Immediate access to I-89 and I-93
- Approximately 30 minutes to Manchester-Boston Regional Airport
- Approximately 65 minutes to Downtown Boston and Logan International Airport
- Minutes from Downtown Concord, New Hampshire's state capital and regional employment center

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SECTION 4

ADVISOR BIO

Advisor Bio

SPERRY COMMERCIAL REALTY ASSOCIATES

ALEXANDER BERUBE

Associate

alex.berube@sperrycga.com

Direct: **603.856.4445** Office: **603.262.3555**

NH #078922

PROFESSIONAL BACKGROUND

Alex Berube earned his real estate license in 2021, initially focusing on building his personal investment portfolio. Alex quickly established himself on the residential side, completing over 40 transactions and developing a comprehensive understanding of the market. As his experience grew, so did his interest in the complexities of commercial real estate, ultimately leading him to join Sperry Commercial Realty Associates in the spring of 2026.

Born and raised in New Hampshire, Alex was shaped by a blue-collar, entrepreneurial upbringing. His grandfather, founder of Berube's Truck Accessories in Bow, instilled in him the values of hard work, ownership, and perseverance that continue to guide his career today.

Alex further developed these principles through his service in the Army Reserves, where he enlisted at just 17 years old. Over six years of service — including one year overseas — he rose to the rank of Sergeant, gaining leadership experience and a results-driven mindset that he now brings to his real estate practice.

Alex's approach is grounded in a simple philosophy: execute at the highest level and maximize value for every client. With deep knowledge of the real estate industry and a commitment to professionalism, he strives to create a seamless and positive experience for buyers, sellers, landlords, and tenants alike—one they are confident recommending to others.

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