Sale

612 W Main Street

612 W Main St Tilton, NH 03276





OFFERING SUMMARY

Sale Price:	$895,000
Building Size:	6,200 SF
Available SF:	
Lot Size:	135,472 SF
Number of Units:	2
Price / SF:	$144.35
Year Built:	1988
Zoning:	GENERAL COMMERCIAL

PROPERTY OVERVIEW

612 W Main Street in Tilton, NH presents an office and industrial opportunity with practical appeal for owner-users and investors alike. The 4600 SF office and 1,600 SF garage/ storage building, offers a manageable footprint well suited for light industrial, storage, service, or specialty commercial uses. The property's straightforward layout supports efficient operations and easy adaptation to a range of business needs. With its established industrial character and modern-era construction, this asset offers a compelling option for buyers seeking an accessible commercial holding with flexibility, functionality, and long-term investment potential. Potential for residential in-home business conversion is possible, pending town permitting.

PROPERTY HIGHLIGHTS

- Available for sale or lease
- Lease is $14.00 SF, NNN
- Industrial property at 612 W Main Street, Tilton, NH
- 1,800 SF building ideal for efficient operations, storage
- Office space
- Built in 1998 with modern-era construction

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Commercial/industrial property on W Main Street in Tilton, NH. Located through right of way behind Tractor Supply at Town Line Plaza.

SITE DESCRIPTION

This commercially zoned property provides exceptional opportunity and versatility for multi-use, including industrial, warehousing and storage. Ideal for a contractors company office, with conference room and private office spaces. Building 1 includes the office space with attached (2) 12X12 bay heated garage. Building 2 consists of 1800 SF of warehouse/storage/industrial space with (2) 14X12 bay spaces and (2) 12X12 bay spaces. Ample parking area for customer, employee parking and equipment.

EXTERIOR DESCRIPTION

Cement clapboard

INTERIOR DESCRIPTION

Offices, reception and conference room

PARKING DESCRIPTION

Ample open parking

UTILITIES DESCRIPTION

220 Amp
Propane hot water heat in office
Central Air

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