

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Dry Storage & Office Space

158 Greeley Street, Hudson, NH 03051

3,000 to 16,591 SF · $12.50 to $15.00/SF/yr Gross + utilities · Available Now

Joseph Gagnon
Commercial Advisor
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FOR LEASE

Offering Memorandum

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Confidentiality & Disclaimer

This Offering Memorandum was prepared by Berkshire Hathaway HomeServices Verani Realty, Commercial Division ("Broker"), on behalf of the landlord, solely to help prospective tenants decide whether to pursue a lease of the space described. It does not claim to contain all the information a prospective tenant may want. It is confidential and may be shared only with the tenant's attorney, accountant, lender and other advisors.

Information comes from the landlord, public records and other sources believed reliable but is not verified or guaranteed. Neither Broker nor the landlord makes any representation or warranty about its accuracy or completeness, about the condition of the space, or about its compliance with zoning, building, environmental, health or accessibility requirements.

Tenant is responsible for completing their own due diligence. Unit measurements are approximate and taken from the tax card. Operating cost figures are estimates and may change.

The parcel is zoned R-2 Residential and the prior commercial use is nonconforming; its status is unsettled with the Town. Prospective tenants must confirm their intended use with the Town of Hudson before signing a lease. Nothing in this document is an offer to lease; no agreement exists until a lease is fully executed by both parties.

All spaces are marketed in compliance with fair housing and equal opportunity laws.

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Property Summary

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Property Description

158 Greeley Street, Building A, is a 16,591 SF office and warehouse building on a 4.72-acre campus in Hudson, New Hampshire, offered as up to five separate spaces. The 12,191 SF first floor divides into four dry storage units of roughly 3,000 SF each, heated, with loading dock access. The 4,400 SF second floor is office space. Spaces lease individually or combine, up to the full first floor or the entire building. A second building on the campus will add four more dry storage units of 2,000 to 3,000 SF, coming soon.

Property Highlights

- Up to five separate spaces, or leased whole
- Four first-floor dry storage units, roughly 3,000 SF each
- 4,400 SF second-floor office
- Heated, with loading dock access
- 4.72-acre campus with extensive on-site parking
- Quick access to NH Routes 111 and 102 and the Massachusetts line

Offering Summary

Lease Rate:	$12.50 to $15.00/SF/yr
Lease Structure:	Gross plus utilities
Est. Tenant Cost:	Base rent plus own utilities
Available SF:	3,000 to 16,591 SF
Lease Term:	Negotiable
Available:	Now
Building Size:	16,591 SF (Building A)
Lot Size:	4.72 Acres
Zoning:	R-2 Residential (see Zoning)

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Property Description

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Additional Details

The building has two floors: a 12,191 SF first floor at grade with a loading dock, divided into four dry storage units of roughly 3,000 SF each, and a 4,400 SF second-floor office reached by a stairwell. The space is heated throughout. Unit sizes are approximate and should be confirmed by field measurement.

Location

On a 4.72-acre campus in Hudson, with frontage on Greeley Street, extensive on-site parking and quick access to NH Routes 111 and 102 and the Massachusetts line.

Parking

Extensive asphalt parking and yard on the 4.72-acre campus; striped count to be confirmed.

Utilities

Private septic, NHDES-approved and operational. Water source (municipal or on-site well), electric service size and internet to be confirmed. Heating is forced air; the building is 100% heated, with partial air conditioning. Tenant pays its own utilities.

Construction

Slab on grade with concrete floors, wood frame with a Tex 111 exterior; built 1974. Wall height is approximately 10 feet per the assessor; clear height to be field-verified.

Second Building (Coming Soon)

A second building on the campus (approximately 10,180 SF, built 1983) will add four more dry storage units of 2,000 to 3,000 SF each. Configuration and delivery timing to be confirmed.

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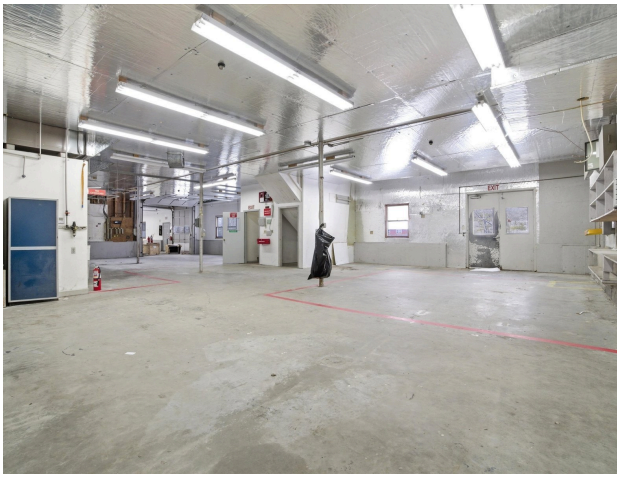
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Complete Highlights

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Location Information

Street Address	158 Greeley Street
City, State, Zip	Hudson, NH 03051
County	Hillsborough
Map / Lot	131 / 054 (PID 4880)
Cross-Streets	Greeley Street corridor
Nearest Highway	NH Routes 111 and 102

Building Information

Building Size	16,591 SF (Building A)
Number of Buildings	2 on the campus
Number of Floors	2
Year Built	1974 (Building A); 1983 (second)
Construction	Wood frame, slab, Tex 111
Heating / Cooling	100% heated; partial A/C
Loading	Loading dock present
Lot Size	4.72 Acres

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Available Space

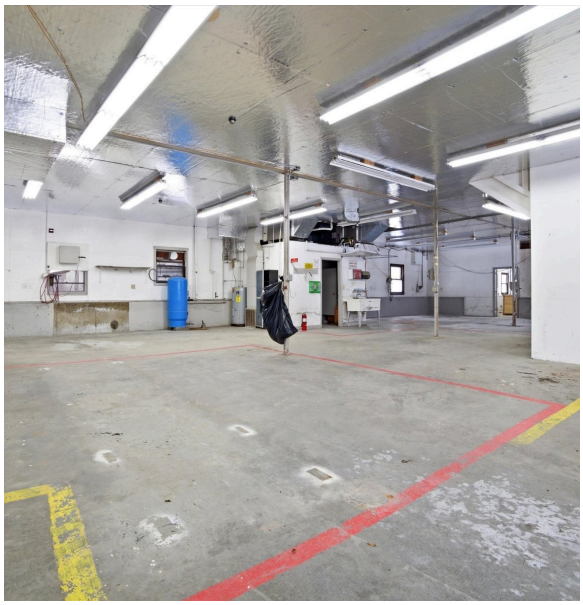
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Suite	Size	Lease Rate	Lease Type	Term	Available
Unit 101	~3,000 SF	$12.50/SF/yr	Gross + util.	Negotiable	Now
Unit 102	~3,000 SF	$12.50/SF/yr	Gross + util.	Negotiable	Now
Unit 103	~3,000 SF	$12.50/SF/yr	Gross + util.	Negotiable	Now
Unit 104	~3,000 SF	$12.50/SF/yr	Gross + util.	Negotiable	Now
Suite 201 (Office)	4,400 SF	$15.00/SF/yr	Gross + util.	Negotiable	Now

Second building, coming soon: four more dry storage units of 2,000 to 3,000 SF each. Dry storage asking $12.50 to $13.00/SF/yr.

Space Description

The first floor divides into four heated dry storage units of roughly 3,000 SF each, at grade with loading dock access. The second floor is a 4,400 SF office reached by a stairwell. Lease one unit, several, the full first floor (12,191 SF), or the whole 16,591 SF building.



Space Features

- Heated storage with loading dock access
- Grade-level first floor; office on the second floor
- Combine units up to the full floor or building
- Extensive on-site parking and yard

Unit measurements are approximate and taken from the tax card; confirm by field measurement.

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Estimated Occupancy Costs

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Estimated Occupancy Costs

Estimated Occupancy Cost	Per SF/yr	Per Month (3,000 SF unit)
Base Rent (dry storage)	$12.50	$3,125
Base Rent (office, 4,400 SF)	$15.00	$5,500
Real Estate Taxes / CAM / Insurance	Paid by landlord	Paid by landlord
Estimated Total (dry storage unit)	$12.50	$3,125 + utilities

Lease is Gross plus utilities: the landlord carries real estate taxes, insurance and CAM, so the tenant's base rent is the headline rate plus its own utilities. There is no separate NNN add-on.

Paid Directly by Tenant

Electric	Tenant
Water	Tenant
Sewer (septic)	Tenant / shared
Gas / Heat	Tenant
Interior Maintenance	Tenant
Insurance (contents)	Tenant

Lease Terms

Lease Type	Gross plus utilities
Term	Negotiable
Security Deposit	To be determined
Lease Form	Landlord's commercial lease
Permitted Use	Confirm with the Town (see Zoning)

How the Estimate Is Built

Base rents are the asking rates. Real estate taxes, insurance and common area maintenance are carried by the landlord under a Gross plus utilities structure. Figures are estimates for discussion only; tenants should verify them.

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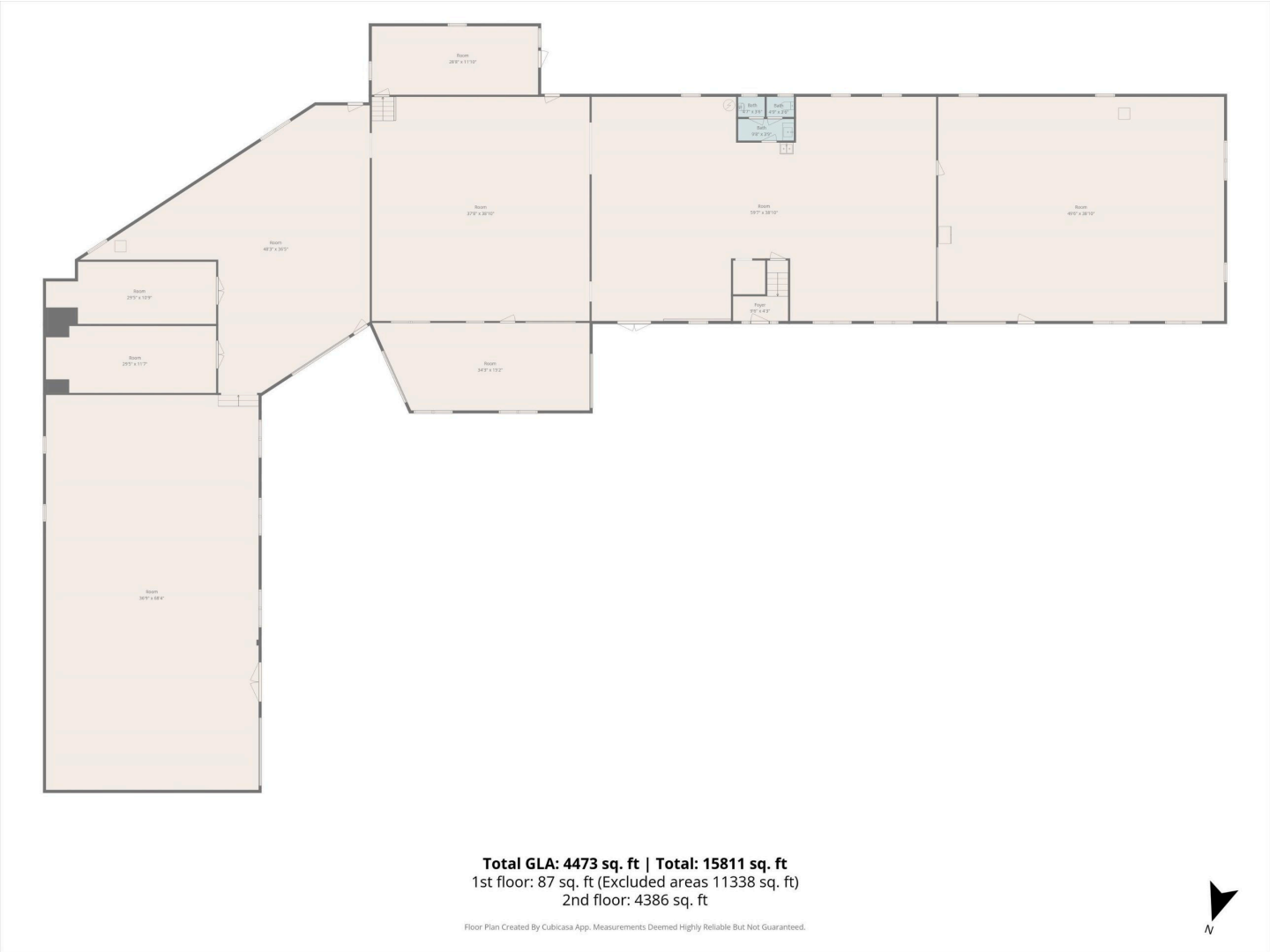
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Floor Plan - First Floor

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Total GLA: 4473 sq. ft | Total: 15811 sq. ft
1st floor: 87 sq. ft (Excluded areas 11338 sq. ft)
2nd floor: 4386 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

First floor (approximately 12,191 SF), divisible into four grade-level dry storage units of roughly 3,000 SF each, with loading dock access. Plan by the CubiCasa app. Layout is approximate; not to scale. Tenant should verify all measurements.

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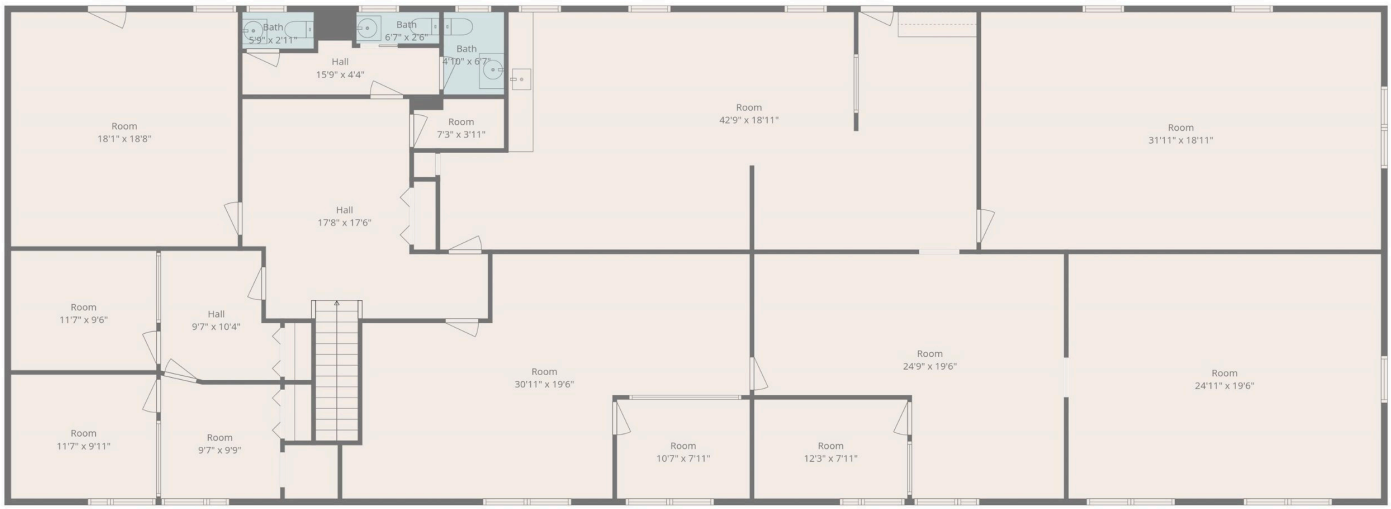
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Floor Plan - Second Floor

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Total GLA: 4473 sq. ft | Total: 15811 sq. ft
1st floor: 87 sq. ft (Excluded areas 11338 sq. ft)
2nd floor: 4386 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Second floor (approximately 4,400 SF of office), reached by a stairwell. Plan by the CubiCasa app. Layout is approximate; not to scale. Tenant should verify all measurements.

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Additional Photos - Exterior & Site

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Building front elevation



Side elevation and loading ramp



Aerial of the 4.72-acre campus



Aerial, site and brook



Aerial, Greeley Street frontage



Aerial, rear of the campus

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Additional Photos - Second-Floor Office

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Second-floor office



Private office with built-in desk



Office with built-in shelving



Open office area



Bright second-floor room



Office with window wall

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Additional Photos - First-Floor Storage

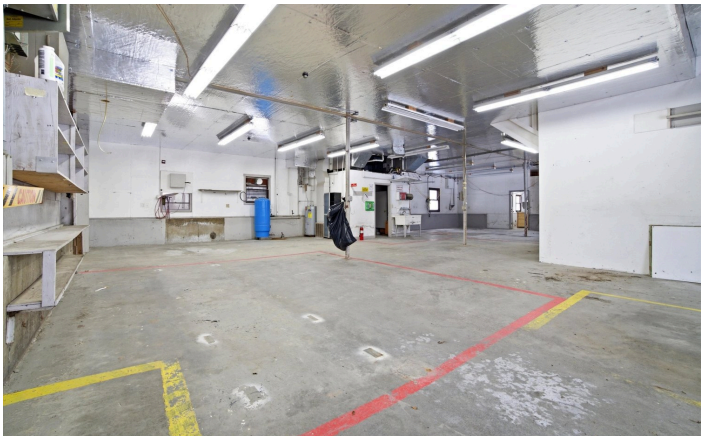
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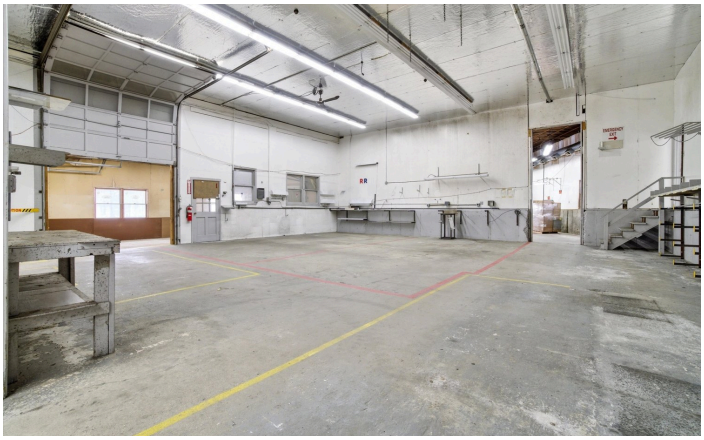
First-floor storage bay



Open storage and loading



Heated storage bay



Full-length storage bay



Storage bay with overhead door



Warehouse interior

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Location Maps

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REGIONAL



NEIGHBORHOOD



158 Greeley Street (NH Route 111), Hudson · quick access to NH Route 102 (Derry Road), downtown Nashua and the Massachusetts line. Google Maps with the Transit layer and street names; map data © 2026 Google.

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Demographics & Traffic

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Population & Households	3 Miles	5 Miles	10 Miles
Total Population	26,431	94,068	298,329
Households	10,897	36,982	114,244
Persons per Household	2.43	2.54	2.61
Median Age	45.7	41.6	41.8
Median Household Income	$115,496	$108,662	$120,528
Median Home Value	$428,893	$433,490	$483,356

Daily Traffic (2025 est.)	Vehicles/day
Derry Rd (NH-102) at Old Derry Rd	15,025
Derry Rd (NH-102) at Rayes Dr	12,647
Greeley St (NH-111) at Gabrielle Dr	3,920

Counts within 1 mile by proximity. Source: RPR Property report, November 2, 2026; a mix of actual and estimated.

Demographics: U.S. Census Bureau, American Community Survey 2020-2024 5-year estimates, census tracts whose centroids fall within each ring (via Esri Living Atlas); medians are population- or household-weighted averages of tract medians. Traffic: RPR (Realtors Property Resource) Property report, 11/2/2026. Imagery: Esri World Imagery.

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Next Steps

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1 **Tour the space**
Call or text Joe at 603-699-2761 to schedule a walk-through.

2 **Confirm your use**
Check your intended use with the Town of Hudson (the parcel is zoned R-2 Residential; the commercial use is nonconforming).

3 **Submit a letter of intent**
Joe prepares the LOI. Tell him the unit or units, the term and your timing.

4 **Review the lease**
The landlord provides the commercial lease; your attorney reviews it before signing.

5 **Move in**
Deposit, certificate of insurance and utilities in your name, then occupancy.

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Meet the Team

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About the Verani Commercial Division

The Commercial Division of Berkshire Hathaway HomeServices Verani Realty advises owners, tenants, buyers and sellers across southern New Hampshire on leasing, sales and business transactions, backed by the resources of the region's leading real estate brokerage.

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