

124-130 & 134 Hall Street, Concord, NH

Industrial/Flex/Office for Lease
Concord Business Center

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Specifications

Aerial



Demographics

5 miles		10 miles		15 miles	
Population	# of Households	Population	# of Households	Population	# of Households
42,627	**18,033**	**96,546**	**40,417**	**254,118**	**105,329**
Avg HH Income	# of Employees	Avg HH Income	# of Employees	Avg HH Income	# of Employees
$116,069	**54,155**	**$123,712**	**70,819**	**$119,821**	**144,088**

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.



Quick access to & from I-93, I-89 & Route 3

Highly visible

Excellent co-tenancy

Property spans 15.5 acres across 5 buildings, totaling 180,000± SF

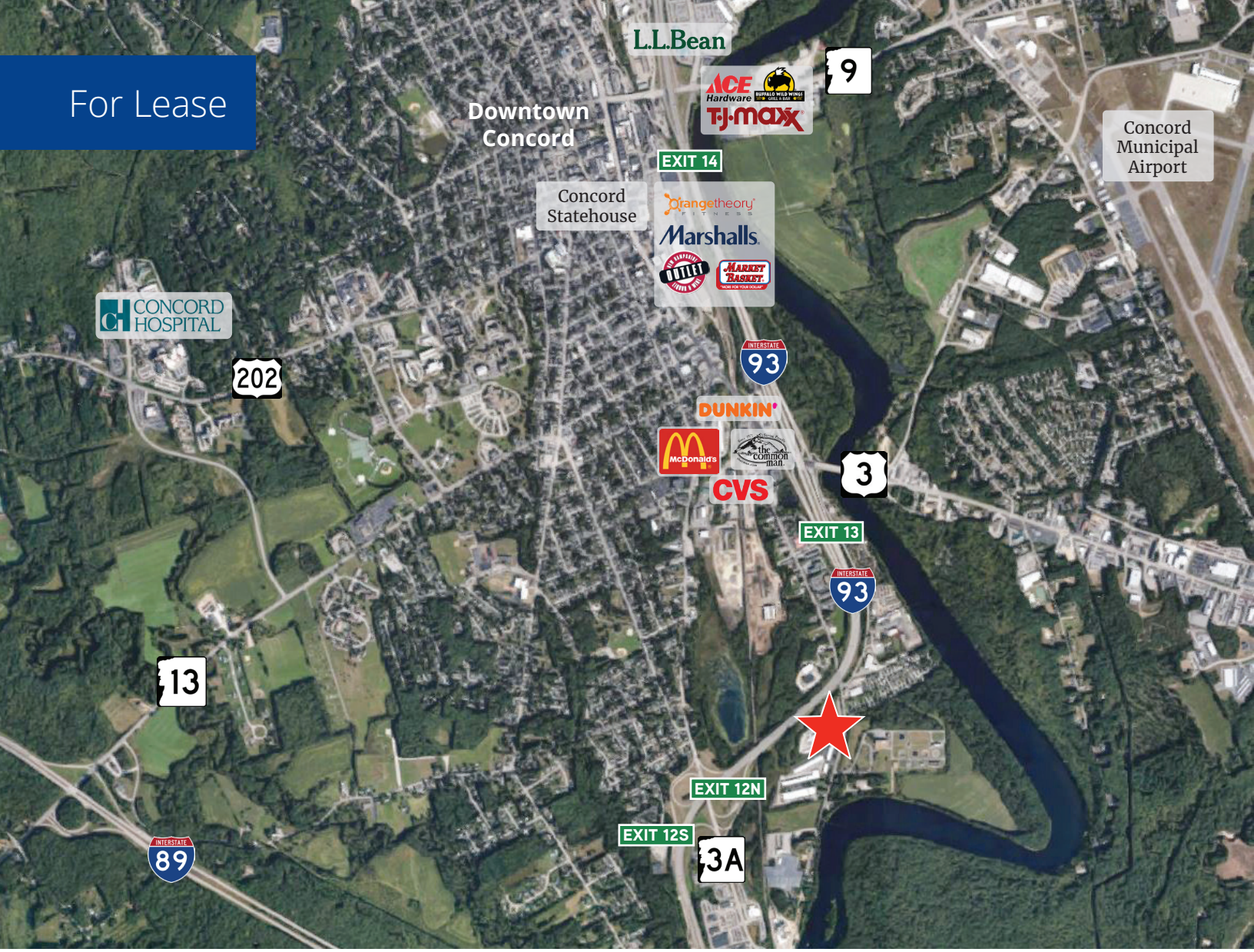
Specifications

Address:	124-130 & 134 Hall Street
Location:	Concord, NH 03301
Building Type:	Industrial/flex
Year Built:	1980
Total Building SF:	180,000+
Available SF:	Unit 124-F: 3,025± (office) @ $8.75 NNN Unit 128-A: 5,892± (whse) @ $10.75 NNN Unit 134-C: 4,704± (whse) @ $11.00 NNN Unit 134-E: 4,000± to 9,900± (ind) @ $10.50 - $11 NNN Unit 134-G1: 2,500± (whse/ind) @ $12.00 NNN
Floors:	1
Acreage:	15.5±
Road Frontage:	998'± on Hall Street
Utilities:	Municipal water & sewer; natural gas
Zoning:	Industrial
Parking:	Ample on-site
Loading:	Unit 128-A: 2 drive-in doors Unit 134-C: 1 dock height door & 1 drive-in door Unit 134-E: 1 loading dock & 1 drive-in door Unit 134-G1: 1 dock height door
Clear Height:	Unit 124-F: 7'± to 10'± Unit 128-A: 12'± to 20'± Unit 134-C: 10'± to 16'± Unit 134-E: 10'± to 16'± Unit 134-G1: 9'± to 19'5"±
2026 NNN Expenses:	$2.75 PSF









Property Highlights

- Industrial/flex/office space available for lease in the Concord Business Center, a professionally managed property spanning 5 buildings and totaling over 180,000± SF on 15.5± acres
- Flexible configurations accommodate a wide range of uses including office, warehouse, distribution, manufacturing, and retail
  - **Unit 124-F** is 3,025± SF of office/flex space consisting of private offices with a large open area, 2 restrooms, and a kitchenette
  - **Unit 128-A** is 5,892± SF of warehouse/office space with (2) 12'± drive-in doors, 12'± to 20'± clear, 3 newly renovated offices, a large reception area, washer and dryer hookups, an office restroom, and a separate warehouse restroom
  - **Unit 134-C** is 4,704± SF of open warehouse with up to 16'± clear, a dock height and drive-in door
  - **Unit 134-E** is 4,000± to 9,900± SF of industrial space featuring up to 16'± clear, an 8'± loading dock, a 10'± drive-in door, delivered as a vanilla box with new LED lighting
  - **Unit 134-G1** is 2,500± SF of warehouse/light industrial space consisting of a few offices, a kitchenette, and a large warehouse with a dock door
- Located within 1/4 mile of I-93, I-89, Route 3, Route 3A, and Route 202