



**CONTRACTOR
GARAGE AND
LAYDOWN
SPACE**

FOR LEASE

**125 WASON RD,
HUDSON, NH 03051**

1,200 +/- SF Available

PROPERTY INFORMATION



1,200 +/- SF For Lease

125 WASON RD, HUDSON, NH 03051

\$4,500 PER MONTH MODIFIED GROSS

DESCRIPTION:

Located at 125 Wason Road in Hudson, NH, this versatile contractor space offers approximately 1,200 square feet of garage area with two 13' overhead doors, ideal for equipment storage, workshop use, or trade operations. The garage is heated, providing year-round functionality and comfort for a variety of uses. First-floor office area and private bathroom are included.

The property includes approximately 0.32 acres of laydown yard space, offering ample room for vehicles, materials, and outdoor storage, including access to an empty on-site storage container for additional storage. Tenants will also have the ability to use an on-site mulch corral for storing material, along with access to a designated compost pile for waste disposal, making this space appealing for landscaping and related businesses. Utility responsibilities will be discussed and negotiated as part of the lease agreement.

Conveniently located with easy access to major highways, the property provides excellent connectivity to surrounding areas, making it a practical choice for contractors and service-based businesses looking to efficiently serve southern New Hampshire and nearby Massachusetts markets.

PROPERTY FEATURES:

- Ideal for a small landscaping operation looking to expand
- Quick access to Rt. 3 / Everett Turnpike
- Highly desired garage space with laydown area
- Ample parking space for equipment and rolling stock

DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	9,445	112,411	416,828
Households	3,719	45,837	161,178
Families	2,746	29,524	106,433
Avg HH Size	2.51	2.42	2.54
Median Age	44.6	41.1	40.8
Median HH Income	\$138,103	\$110,821	\$110,600
Avg HH Income	\$158,697	\$139,218	\$141,252

BUSINESSES (10 MILE)



16,441

TOTAL BUSINESSES



190,295

TOTAL EMPLOYEES

INCOME (10 MILE)



\$110,600

MEDIAN HH INCOME



\$54,714

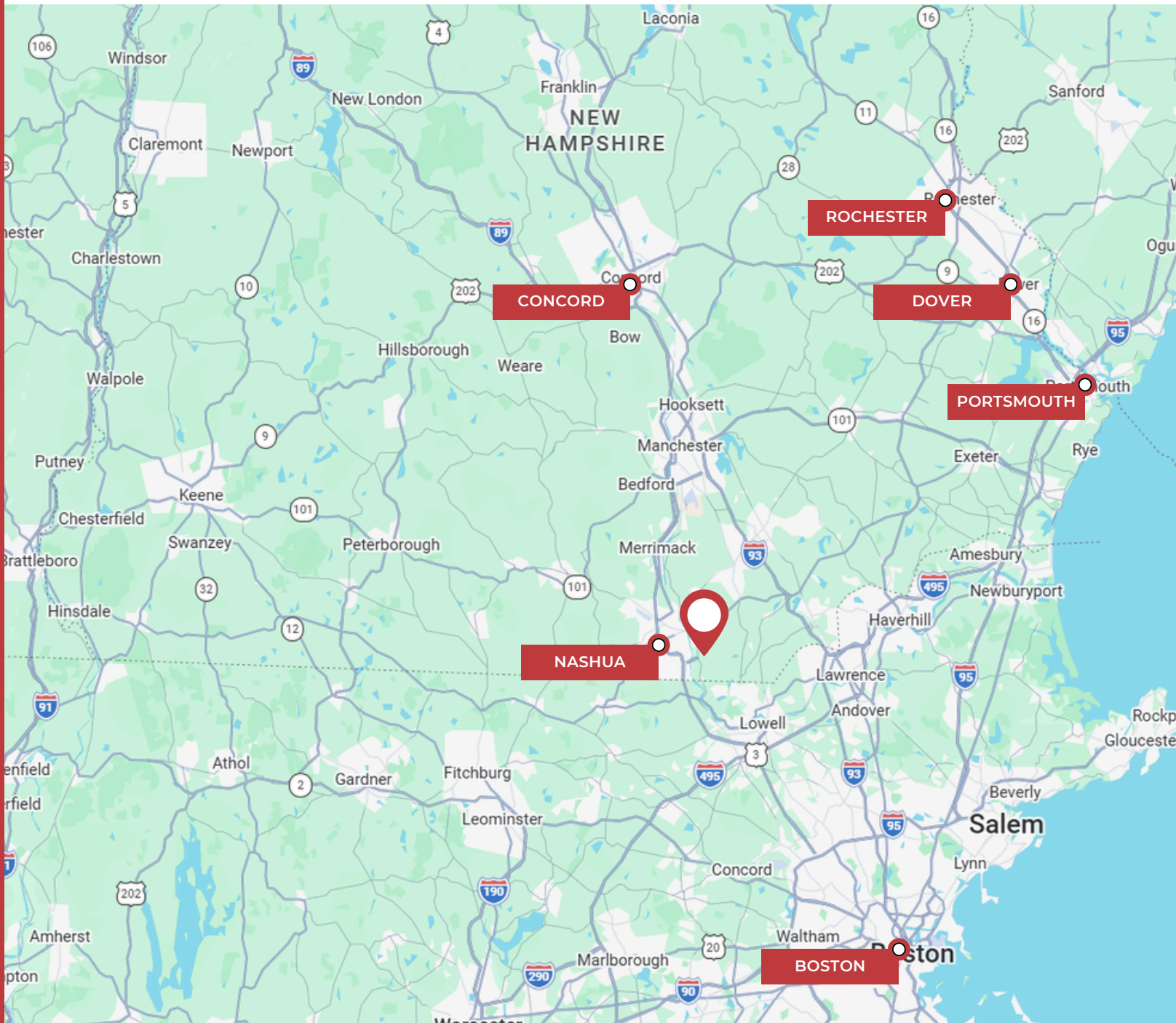
PER CAPITA INCOME



\$386,064

MEDIAN NET WORTH

MAP LOCATOR



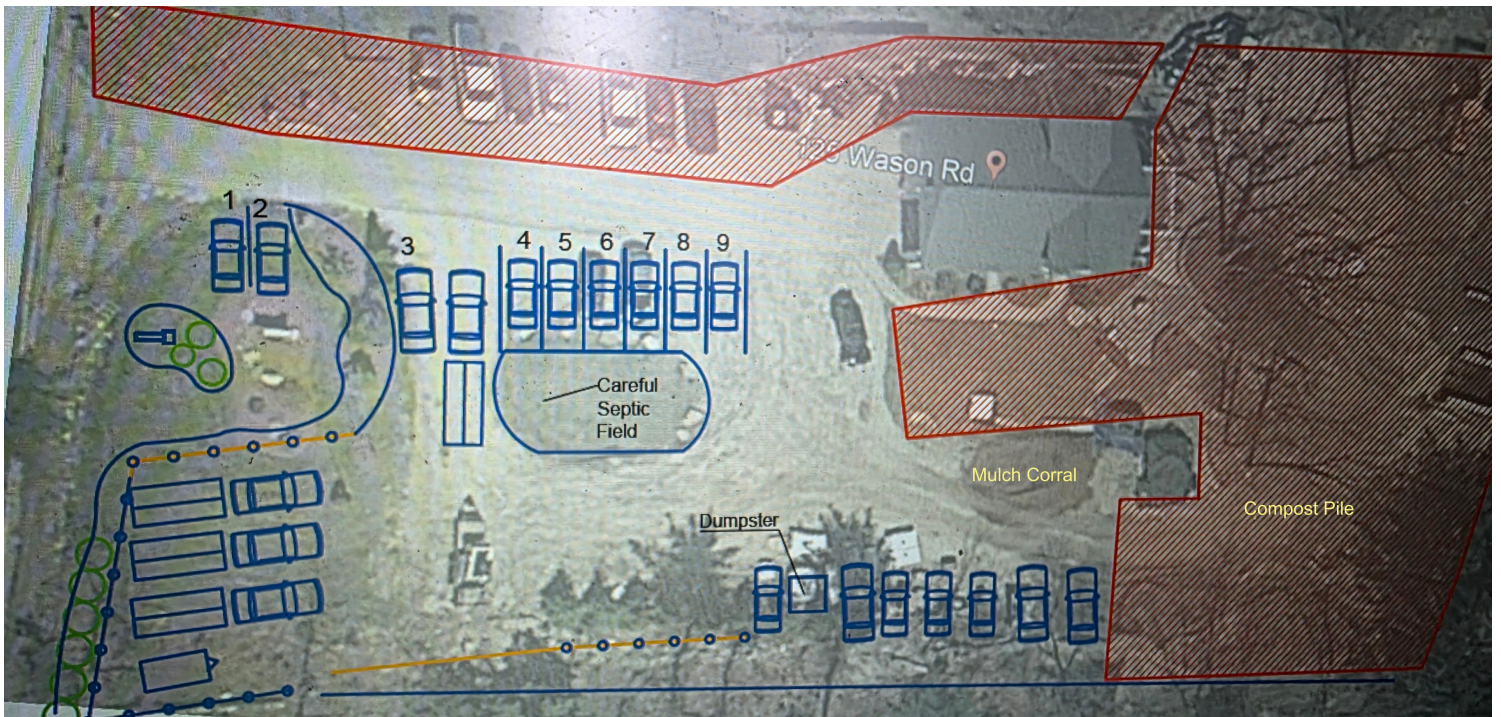
DRIVE TIMES TO:

Boston, MA	1 hr 27 mins	Rochester, NH	1 hr 24 mins
Concord, NH	47 mins	Dover, NH	1 hr 17 mins
Nashua, NH	13 mins	Portsmouth, NH	1 hr 10 mins

PHOTOS



PHOTOS



CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

NATHAN BELIVEAU-ROBINSON

ADVISOR

tel (603) 637-2248

mobile (603) 345-0202

nathan@nainorwoodgroup.com

JOE ROBINSON

ADVISOR

tel (603) 637-2012

mobile (603) 714-4019

jrobinson@nainorwoodgroup.com



NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com