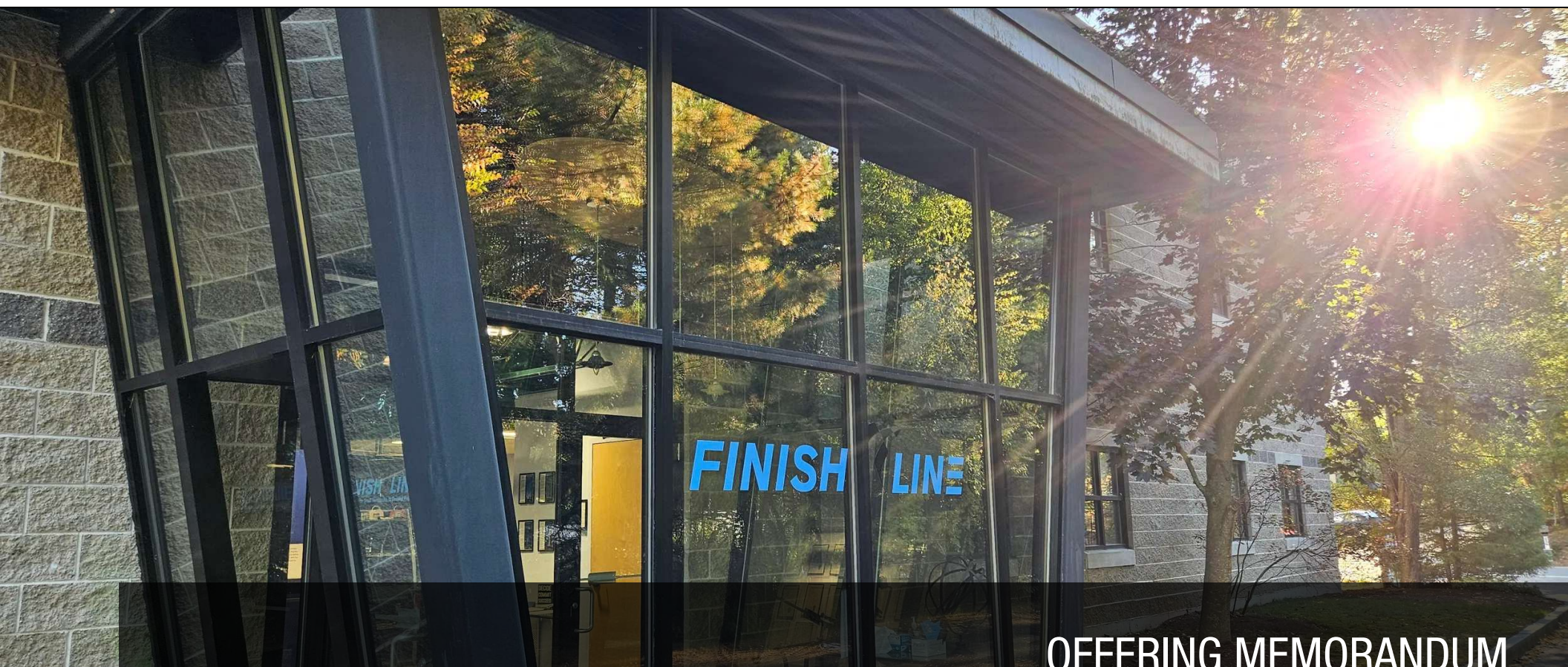




Stateline Park - 94 River Rd, Hudson, NH

INVESTOR OR OWNER-USER OPPORTUNITY



OFFERING MEMORANDUM

PRESENTED BY:

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: 603.610.8500 X1430
C: 603.707.2319
ethan@kwclcg.com
NH #071469

WHITNEY TAYLOR
Commercial Specialist
O: 978.228.1055
C: 978.228.1055
whitney@kwclcg.com
NH #080690

VIKTORIA ALKOVA
Commercial Specialist, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

Property Summary



PROPERTY DESCRIPTION

This 16,320± SF multi-tenant industrial building, built in 2004, offers a rare owner-user and investment opportunity in the highly desirable Hudson/Nashua market. The current owner is seeking a sale-leaseback on approximately half of the building, providing immediate rental income, while the remaining space features clear-height warehouse space, a drive-in door, loading dock, and office area - ideal for manufacturing, distribution, warehouse, or contractor operations. Located in the G-1 General Industrial District, the property offers flexible zoning and excellent access to Interstates 93 and 495, just minutes from the Massachusetts border, making this an increasingly rare opportunity to acquire industrial space with both occupancy and income potential.

HIGHLIGHTS

- 16,320 SF multi-tenant industrial building built in 2004
- Sale-leaseback opportunity on approximately half of the building
- Remaining space available for an owner-occupant, featuring clear-height warehouse space, a drive-in door, loading dock, and office area
- Minutes from the MA border and convenient access to Interstates 93 and 495

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	2.82 Acres
Building Size:	16,320 SF Total
	7,680 SF Industrial/ Warehouse
	8,640 SF Office/ Flex Space
Occupancy:	2,160 SF Available Now
	5,085 SF Available July 2027 or Sooner
	7,955 SF Potential Sale-Leaseback at FMR
Clear Height:	Up to 28 ft
Parking:	43 Spaces



Plans

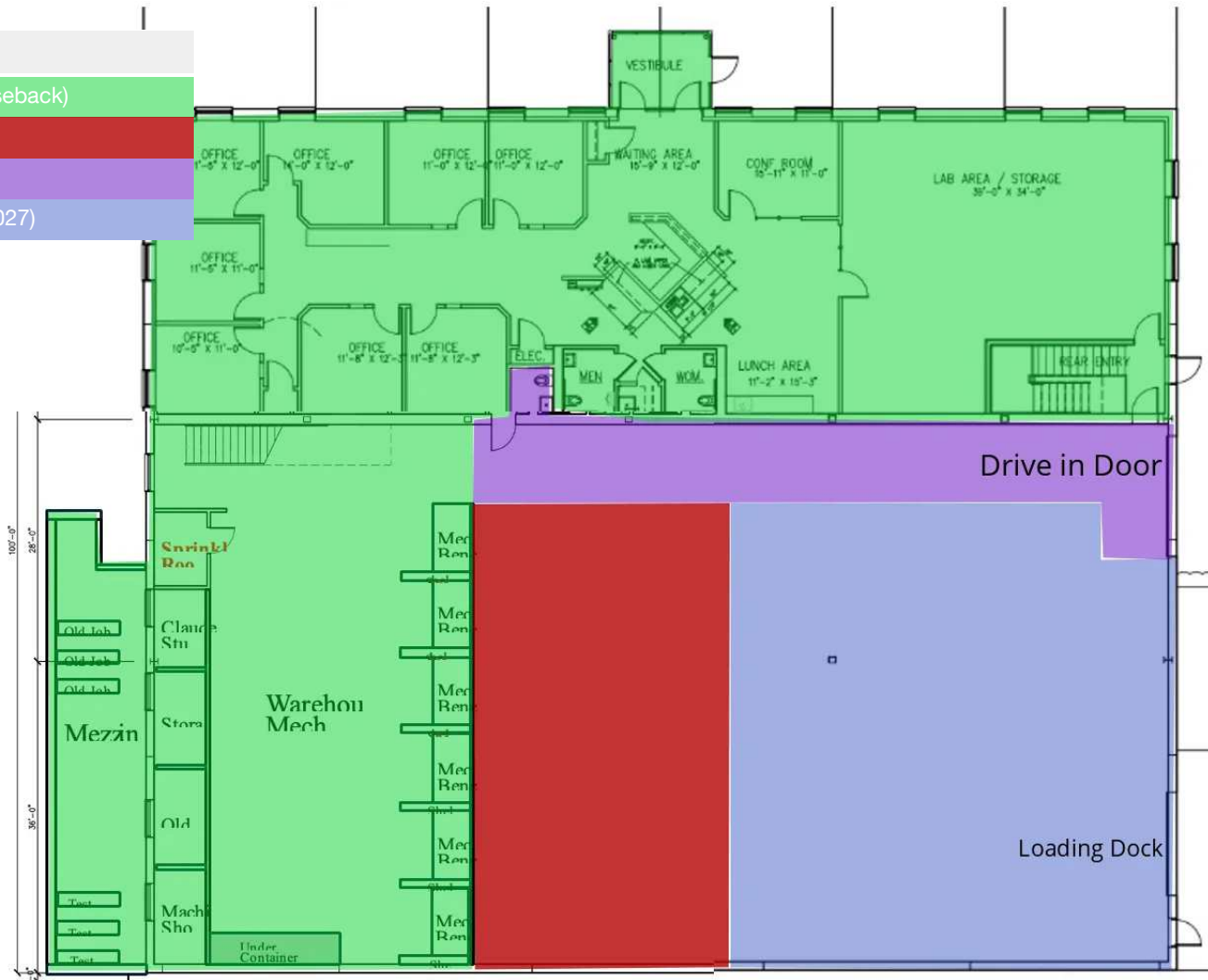
LEGEND

101- Finishline (sale-leaseback)

Available

Common

Legacy (available July 2027)



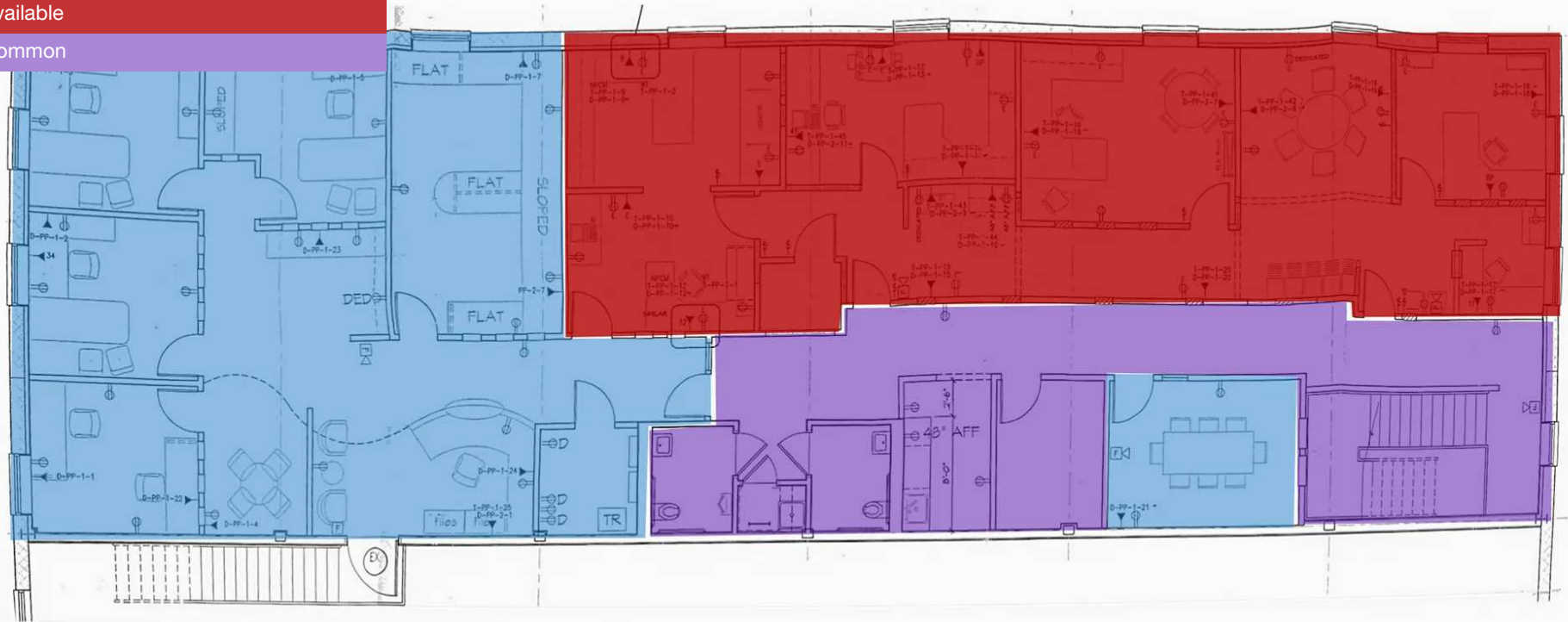
Plans

LEGEND

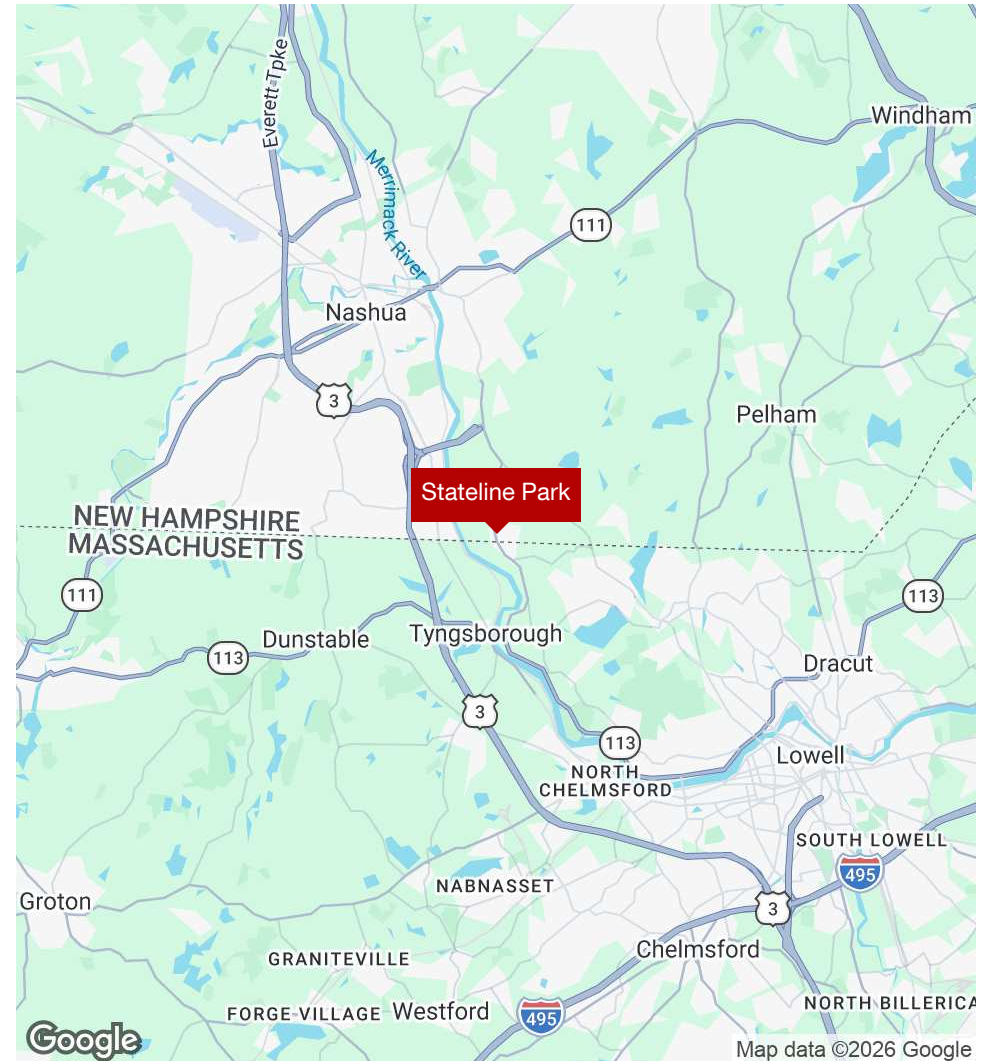
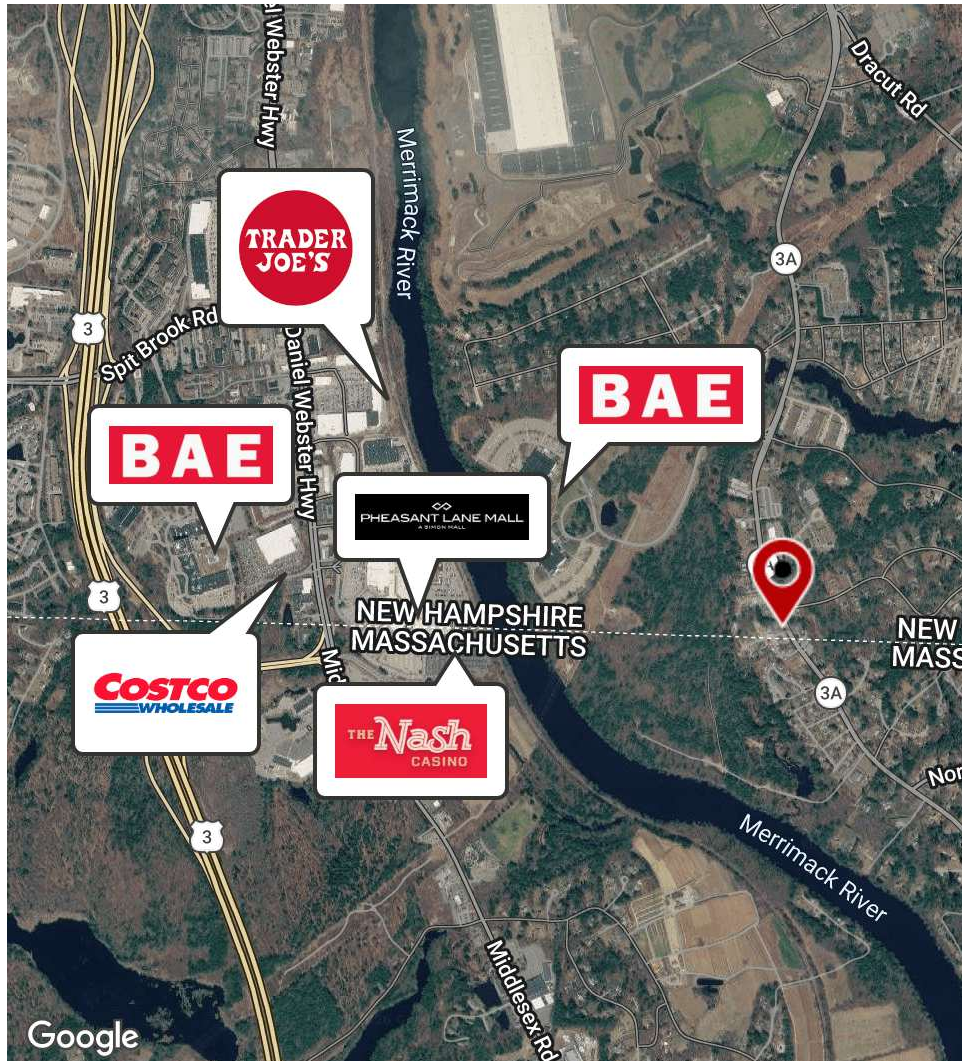
204- Legacy (available July 2027)

Available

Common



Maps



Property Details

LOCATION INFORMATION

Building Name	Stateline Park - 94 River Rd, Hudson, NH
Street Address	94 River Rd
City, State, Zip	Hudson, NH 03051
County	Hillsborough

BUILDING INFORMATION

Building Size	16,320 SF
Tenancy	Multiple
Number of Grade Level Doors	1
Number of Dock High Doors	1
Number of Drive in Bays	1
Ceiling Height	28 ft
Minimum Ceiling Height	8 ft
Office Space	8,640 SF
Number of Floors	2
Year Built	2004
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Research & Development
Zoning	G1 - General One
Lot Size	2.82 Acres
Lot Frontage	205 ft
Lot Depth	1,205 ft
Corner Property	No
Traffic Count	7733
Traffic Count Street	River Rd.
Traffic Count Frontage	205
Power	480 volt, 3-phase power

PARKING & TRANSPORTATION

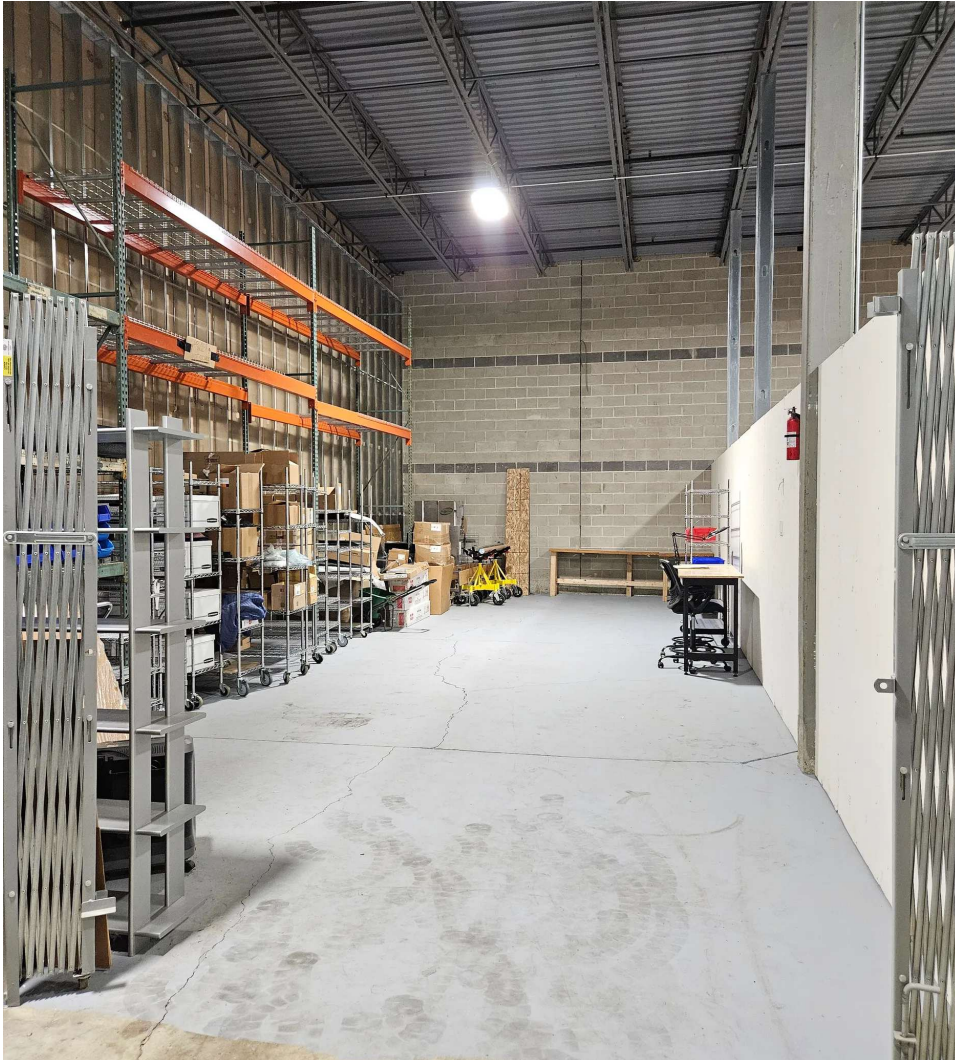
Number of Parking Spaces	43
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UTILITIES & AMENITIES

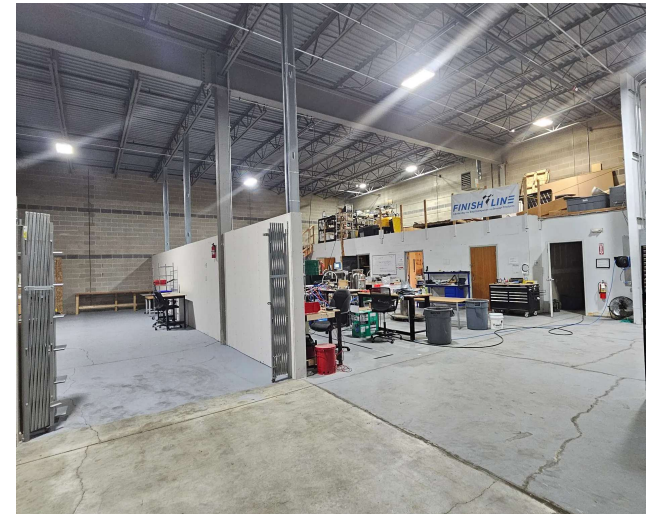
Central HVAC	Yes
Gas / Propane	Yes



Additional Photos



Additional Photos

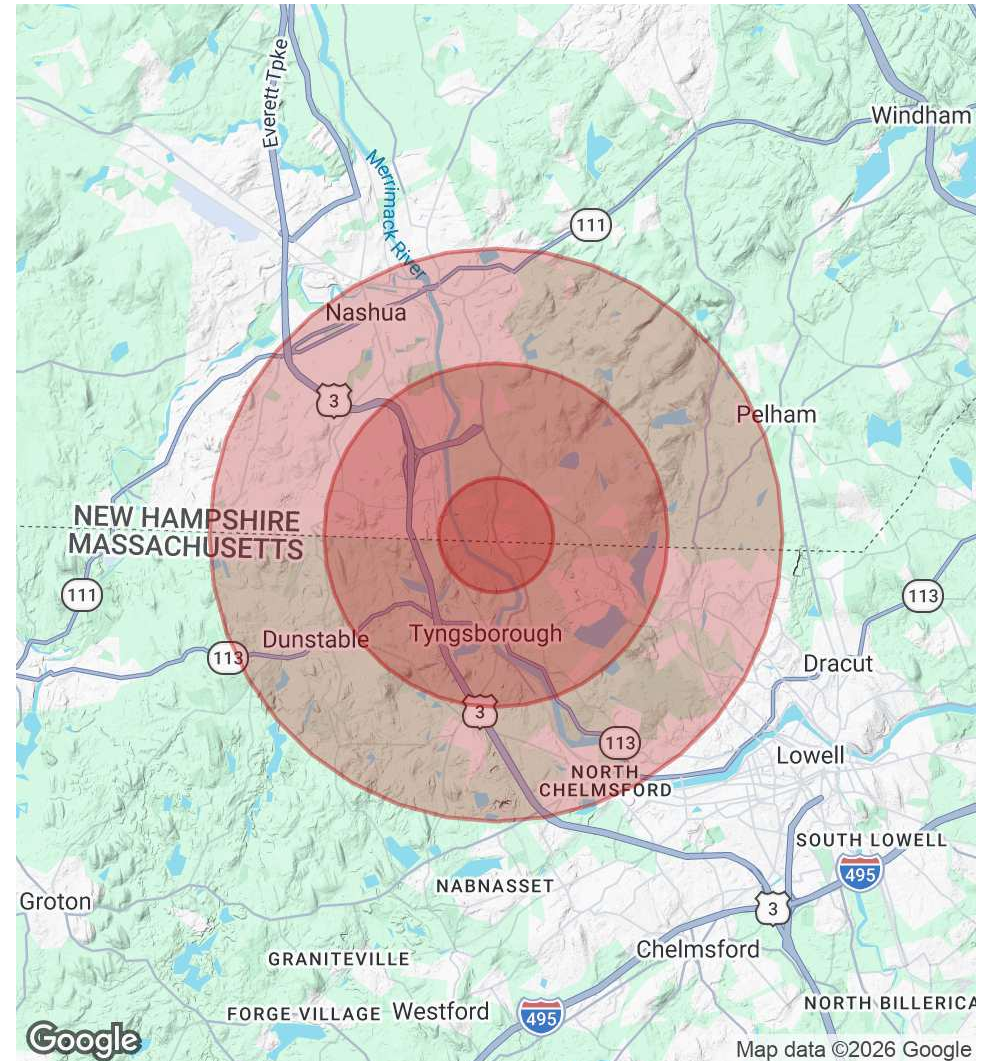


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,829	30,583	116,000
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	656	12,539	45,664
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$171,294	\$147,273	\$134,034
Average House Value	\$573,077	\$501,049	\$469,620

2020 American Community Survey (ACS)



Meet The Team



ETHAN ASH

Commercial & Investment Specialist, MiCP

Direct: 603.610.8500 x1430 **Cell:** 603.707.2319
ethan@kwclcg.com

NH #071469 // ME #BA920524 MA #9575540



WHITNEY TAYLOR

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whitney@kwclcg.com

NH #080690 // MA #1000744



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