

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Affordable Industrial Space

1 Hampshire Dr, Milford, NH 03055

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR LEASE

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Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$3.50 - 7.50 SF/yr
Lease Type	NNN
Available Space	14,384-50,776 +/- SF
Zoning	C

Property Overview

1 Hampshire Dr, Milford, is a 60,612 SF Warehousing/Manufacturing building with 14,384+/- - 50,776+/- SF available for lease. The space is comprised of a combination of walled offices, open area, and separately metered. This building has 1600 amps, 480/277v 3-phase 4-wire power, and is serviced by municipal water & sewer and natural gas. The clear height ranges from 10' to 20', and there are 5 loading docks and 2 drive-in doors. Parking is in common with other tenants, with 40 +/- parking spaces available on-site. Base lease rate is \$7.50/psf + NNN (\$2.75/psf) making this an affordable lease option for your industrial space needs.

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Property Description

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Location Description

The convenient access to NH 101 and 101A provides seamless connectivity to major transportation routes, allowing for easy travel between Keene and Manchester, NH. This strategic location offers Industrial / Warehouse/Distribution tenants efficient access to I-91 and I-93, enhancing the property's accessibility and connectivity within the region.

Property Highlights

- Prime location in Milford, NH
- Modern and well-maintained building
- Flexible floor plan options
- Ample on-site parking available
- High visibility and signage opportunities
- Professionally landscaped grounds
- Close proximity to major highways
- High-speed internet and communication capabilities

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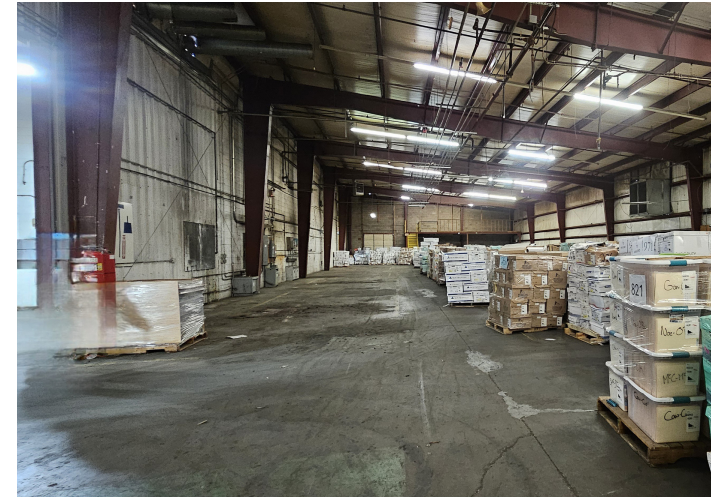
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Additional Photos

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Floor Plan

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4-Tenant Plan



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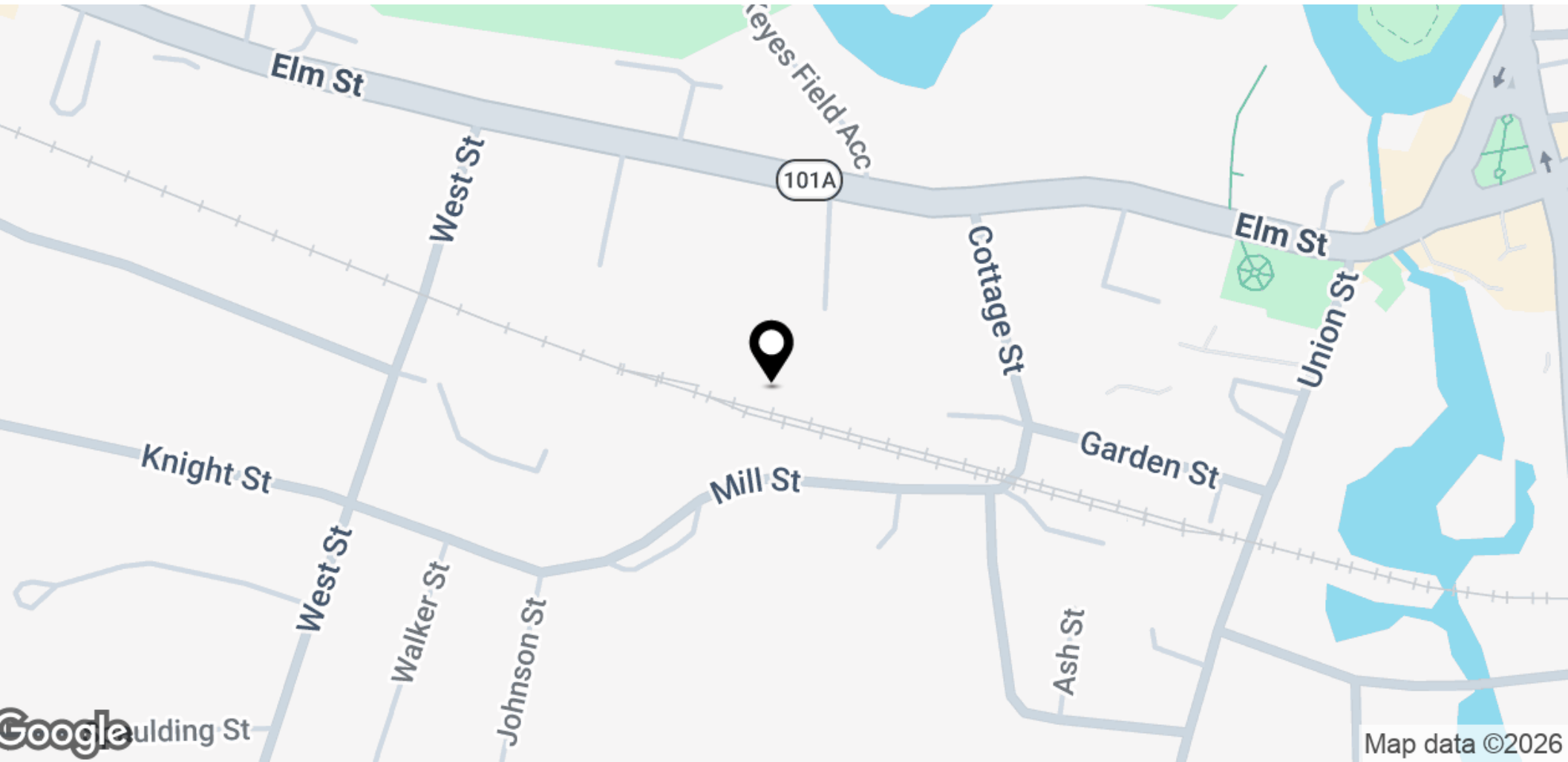


Location Information

Section 2

Location Map

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Demographics

Section 3

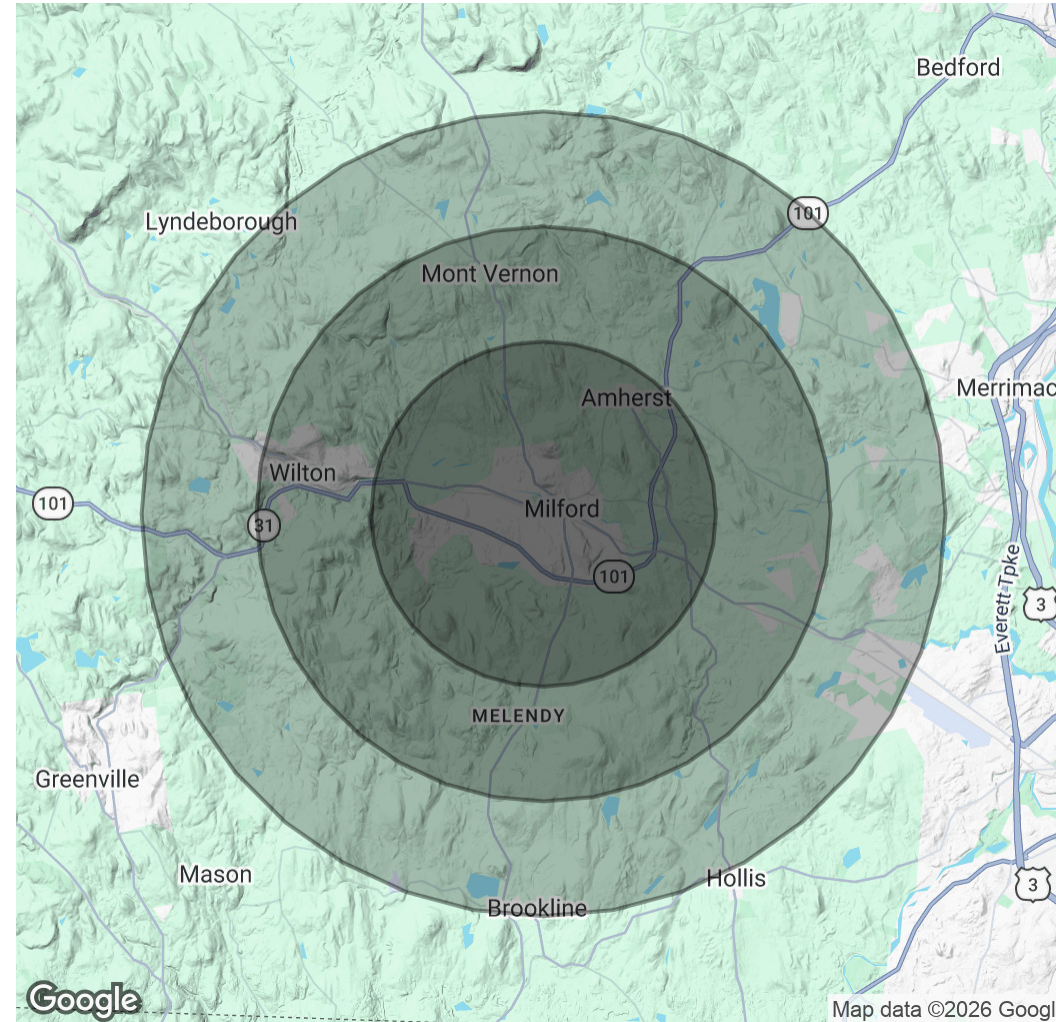
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	19,345	32,700	51,860
Average Age	42	42	42
Average Age (Male)	41	41	42
Average Age (Female)	44	43	43

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	7,903	12,827	19,796
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$138,579	\$152,503	\$162,555
Average House Value	\$453,398	\$487,768	\$514,882

Demographics data derived from AlphaMap



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