

DISTRIBUTION FACILITY FOR SALE

MATOSO WAREHOUSE

1014 Profile Road
Bethlehem, NH 03574



For more information

ANDY SMITH, CCIM

CEO

(603) 823-5700

AndyS@BadgerPeabodySmith.c

New Hampshire

MARY M DOHERTY

Associate Broker

603-767-7507

maryd@badgerpeabodysmith.co

053401

Exclusively Offered:

\$4,950,000

Property Highlights

- WELL MAINTAINED WAREHOUSE DISTRIBUTION FACILITY
- 84,000 SQUARE FEET WITH SEVEN 12,000 SF "PODS"
- ADDITIONAL 32,000 MEZZANINE SPACE TO MAXIMIZE STORAGE AND DISTRIBUTION EFFICIENCY
- PODS CAN BE CONNECTED OR SEPARATED ALLOWING FOR FLEXIBILITY IN USES
- OWNED ROOFTOP SOLAR ARRAY PROVIDING AN AVERAGE OF 1112,600 kw's PER YEAR of ELECTRICITY OVER AN EIGHT YEAR PERIOD
- 13 TRUCK DOORS AND 4 DRIVE IN DOORS
- PAVED PARKING
- EASY ACCESS TO MAJOR HIGHWAYS FOR OPTIMAL REGIONAL AND NATIONAL DISTRIBUTION ROUTES
- SINGLE TENANT OCCUPANCY THROUGH 12/31/26
- POTENTIAL LEASE AVAILABILITY AS OF 1/1/2027

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ANDY SMITH, CCIM

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PROPERTY SUMMARY

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



Property Summary

Price:	\$4,950,000
Building SF:	84,000
Price / SF:	70.24
Lot Size:	16.96 Acres
Occupancy:	100%
Warehouse SF:	84,000 Footprint
Drive In Doors:	4
Truck Door:	13
Clear Height:	22 FT to Beam Overall
Power:	600 AMP/208V/3- Phase
Rail Access:	No
Yard:	Paved Parking and Wooded
Year Built:	1990, 1999/2000
Zoning:	Commercial 1

Property Overview

This facility has been well maintained with repairs/replacements made as needed. The original portion was built in 1990 with additions completed in 1999/2000. The roofing has been re-roofed in sections over the last eight years with state of the art TPO membrane than 1.5" additional insulation. The last section of 36,000 SF was replaced in 2025. The rooftop solar panels are owned and about 8 years old. They produced an average of 112,600+ kWh per year during this period. The heating system consists of 12 propane hot air furnaces. The lease is \$ The current lease rate is \$46,500/month through 12/31/26 with no additional options to renew.. The building is offered for sale with occupancy on 1/1/2027 or the Owner will consider leasing as of 1/1/27 to a single tenant with lease rate of \$6.50/SF NNN with a five year minimum term.

Location Overview

Matoso is located in Bethlehem, NH within minutes to US Route 93 and NH's east/west Route 302 allowing easy distribution of products throughout the region. The lot itself is flat and includes an area that could easily accommodate another building either additional warehouse or possibly light manufacturing.

PROPERTY SPECIFICATIONS

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



Property Name :

MATOSO WAREHOUSE

PROPERTY DATA		NOTES
Property Size	84,000 SF (7/ 12,000 SF Pods)	Plus mezzanine space totalling 32,000SF +/-
Acreage	16.96+/-	
Frontage	Yes	
Dimensions		
Number of Buildings	One	
Floors per Building	One	Mezzanine space in some pods
CONSTRUCTION DATA		NOTES
Exterior	Metal	
Roof	Membrane	
Foundation	Concrete Slab	
Insulation	Yes	Rigid Foam and Rolled Fiberblass
Doors (exterior)	Metal	
Interior Walls	Concrete Block	
Ceiling Height (Whse)	22 FT to the Beam	Not including mezzanine areas
Floors	Concrete/Linoleum	
Handicapped Access	No	
Year Built	1997	In Stages with the final 1999-2000
LAND DATA		NOTES
Survey	Available	
Site Plan		
<i>Comments:</i>		
Subdivided	N/A	
Easement	See Survey	Along the front to access adjacent property
Restrictive Covenants	None	
Wooded	A Portion of the Parcel is Wooded	

PROPERTY SPECIFICATIONS

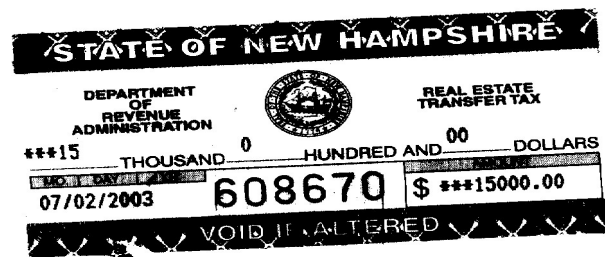
Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



SITE DATA		NOTES
Zoning	Commercial 1	
Visibility	Fair	Close to Highway
Neighborhood	Mixed	
Landscaping	Some	
Curb Cuts	One	
Parking	Ample on site	
Restrooms	Yes	Ladies/Men, Two Facilities Each
Truck Doors	13	
Drive-in Door	4	
Site Status	Existing	
SERVICES DATA		NOTES
Heat Warehouse	12 FHA/Propane Fired Blower Units	
Office HVAC	Wall AC Units	
Electrical	Circuit Breakers, 600 AMP/ 208 V/, 3-Phase	
Back-up Generator	N/A	
Hot Water	Electric	
Water	On Site Well	Drilled Well
Sewer	On Site Septic	3,000 Gallon. Pump replaced in 2024
Gas (type)	Propane	
Sprinkler (type)	None	
TAX DATA		NOTES
Tax Amount	\$36,675	Map 402, Lots 5 & 7
Year	2025	
Tax Map Number	Map 402/ Lots 5 & 7	Town of Bethlehem, NH
Current Tax Rate		
Assessment:		
Land		
Building/Yard Items	N/A	
Total Assessed Value		
OTHER DATA		NOTES
Deed References	Book 2846/ Page 841	Quit Claim Deed
Easement Reference	See Survey Plan	
Covenants Reference	N/A	

DEED

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



QUITCLAIM DEED

CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation ("Grantor") of the County of DuPage, State of Illinois for consideration paid, grants to **MATOSO WAREHOUSE LLC**, a New Hampshire limited liability company of 34 Pilgrim Drive, Littleton, Grafton County, State of New Hampshire ("Grantee") with quitclaim covenants, the real estate, situated in the County of Grafton and State of New Hampshire known and described as follows:

BEGINNING at a concrete monument located in the northerly line of land of the State of N.H., also known as the south-bound off-ramp of Exit 39 of Interstate 93, said concrete monument also being the southwesterly corner of land of the White Mountain School, said concrete monument also being the southeasterly corner of the herein-described premises' Thence S58-13-53W 738.31 ft. along said land of the State of N.H. to a point, Thence S58-57-45W 296.34 ft. along said land of the State of N.H. to a concrete monument. Thence S64-06-07W 100.00 ft. along said land of the State of N.H. to a concrete monument. Thence S25-40-06E 25.11 ft. along said land of the State of N.H. to a point, Thence turning westerly and running along the northerly line of State Route 18 along a curve to the right having a radius of 1546.22 ft. for a distance of 225.00 ft. to an iron pin, Thence N13-26-53W 489.12 ft. along land of Newman to an iron pin. Thence N64-27-57E 120.03 ft. along land of the Town of Bethlehem to an iron pin, Thence N25-40-06W 134.77 ft. along said land of the Town of Bethlehem to an iron pin, Thence N58-07-37E 78.18 ft. along said land of the Town of Bethlehem to an iron pin, Thence N58-07-37E 250.00 ft. along land of Moynihan to an iron pin, Thence N58-07-37E 300.00 ft. along land of Naumes to an iron pin, Thence N58-07-37E 300.00 ft. along land of Baker to an iron pin, Thence S45-27-12E 197.85 ft. along said land of the White Mountain School to a point, Thence S44-05-44E 441.18 ft. along said land of the White Mountain School to a point of beginning;

And also legally described and known as follows:

TRACT 1: A certain tract or parcel of land situate in the Town of Bethlehem, County of Grafton and State of New Hampshire, more particularly described as follows: **BEGINNING** at a N.H.H.D. concrete bound marking the northwesterly limit of a ramp leading from Interstate Highway 93, so-called, to N.H. Route 18, so-called; thence running North 25° 30' West, along land now or formerly of Lander 630.46 feet to a point; thence running North 59° 4' 41" East, along land now or formerly of Stokey 412.50 feet to a point; thence running South 29° 55' 35" East 636.21 feet, to a point in the northerly line of said Interstate Highway 93; thence running South 58° 21' 20" West, along said northerly line 65.00 feet to a point; thence running South 59° 8' 7" West, along said northerly line 296.34 feet, to a concrete bound; thence running South 64° 14' 9" West, along said northerly bound 100.09 feet to the point of beginning. Said parcel above described is also known as Lot 5 on Subdivision Plan of Barry and Angel Stokey Land, Route 18, Bethlehem, New Hampshire, dated October 12, 1977 and recorded in Pocket 4, Folder 6, Plan 41 in the Grafton County Registry of Deeds

AKOZLOWSKI/544102.1

as revised by Subdivision Plan dated January, 1978 recorded in Pocket 4, Folder 7, Plan 33 in the Grafton County Registry of Deeds.

TRACT 2: A certain tract or parcel of land situate in the Town of Bethlehem, County of Grafton and State of New Hampshire, more particularly described as follows: BEGINNING at a point in the northerly line of Interstate Highway 93, so-called, said point lying 461.43 feet easterly of a N.H.H.D. concrete bound marking the northwesterly limit of a ramp leading from said Interstate 93 to N.H. Route 18 so-called; thence running North 29° 55' 35" West 636.21 feet, to a point, thence running North 59° 4' 41" East, along land now or formerly of Stokey 515.68 feet, to a point in a wire fence at land now formerly of Varney; thence running South 43° 32' 37" East, along said wire fence and land of Varney 197.85 feet to a point; thence running South 44° 1' 56" East, along said fence and land of Varney 446.22 feet, to a point in said northerly line of Interstate Highway 93; thence running South 58° 21' 20" West, along said northerly line 672.23 feet, to the point of beginning. Said parcel above described is also known as Lot 6 on Subdivision Plan of Barry and Angel Stokey Land, Route 18, Bethlehem, New Hampshire, dated October 12, 1977 and recorded in Pocket 4, Folder 6, Plan 41 in the Grafton County Registry of Deeds as revised by Subdivision Plan dated January, 1978 recorded in Pocket 4, Folder 7, Plan 33 in the Grafton County Registry of Deeds.

TRACT 3: A certain tract or parcel of land situate in Bethlehem, Grafton County, State of New Hampshire, depicted as Lot #1 on a plan entitled "Phase I: Subdivision of James Lander et al Property, for Northwood Land and Timber Corporation," surveyed by Moose Brook Land Management, on March 7, 1986, approved by the Bethlehem Planning Board on April 23, 1986, and having Water Supply and Pollution Control Commission Approval No. 22063. Said plan is recorded in the Grafton County Registry of Deeds as Plan No. 3379, and the premises are more particularly bounded and described as follows: BEGINNING at an iron pipe located on the northerly side of State Routes 18 and 116, said iron pipe marking the southeastern most corner of Lot #2 as depicted on the above-referenced plan, and the southwestern most corner of the lot hereby conveyed; thence North 12° 40' 40" West 489.12 feet, along the easterly border of said Lot #2, to an iron pipe, said iron pipe marking the northeastern most corner of said Lot #2 and the northwestern most corner of the lot hereby conveyed; thence North 65° 04' 45" East 120 feet to an iron pipe at land, now or formerly of All Acres Development and Builders, Inc., said iron pipe marking the northeastern most corner of the lot hereby conveyed; thence South 24° 55' 15" East 501.35 feet along the westerly border of said All Acres Development and Builders, Inc. property, and passing through a 6" square post found up 12" in the ground to an iron pipe located on the northerly border of said Routes 18 and 116, said iron pipe marking the southeastern most corner of the lot hereby conveyed; thence in a generally westerly direction along the northerly edge of said Routes 18 and 116 following a curve to the right having a radius of 1,546.22 feet, 225 feet to the point of beginning.

ALSO CONVEYING a right of way to be used in common with the owners of Lot #2, as depicted on the above-referenced plan.

Commonly Known As: 1014 Profile Road, Bethlehem, New Hampshire

See Deed of Garnet Hill, Inc. to Centerpoint Realty Services Corporation
recorded at Book 2383, Page 791.

DEED

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and Assistant Secretary the day and year first above written.

CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation

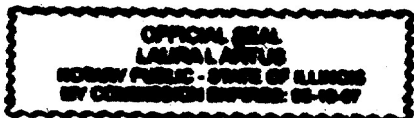
By: [Signature]
Its: MICHAEL M. MULLEN
Name: VICE PRESIDENT

By: [Signature]
Its: Michael A. Tortorici
Name: Assistant Secretary

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Laura A. Artus, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael M. Mullen and Michael A. Tortorici, as COO, VP and Assistant Secretary, respectively, of CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such COO / Vice President and Assistant Secretary, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of June, 2003.



Laura A. Artus
Notary Public

This instrument was prepared by:
Amy K. Kozlowski, Esq.
Katz Randall Weinberg & Richmond
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:
#65 Samaha & Russell PA
PO Box 70
Littleton NH 03561

AKOZLOWSKI/544102.1

Joel A. Dupuis REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS

TOWN TAX CARD

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



Property Card: 1014 PROFILE RD Town of Bethlehem, NH

		Parcel ID: 402-005-000-000 PID: 0402000500000000000 Owner: MATOSO WAREHOUSE LLC Co-Owner: Mailing Address: 34 PILGRIM DRIVE LITTLETON, NH 03561
General Information		Assessed Value
Map: 040200 Lot: 050000 Sub: 000000 Land Use: COM/IND Zone: COMMERCIAL I Land Area in Acres: 15 Current Use: N Neighborhood: N-E Frontage: 0 Waterfront: 0 View Factor: N		Land: \$90,100 Buildings: \$1,664,300 Extra Features: \$450,500 Total: \$2,204,900
		Sale History
		Book/Page: 2846-0841 Sale Date: 7/2/2003 Sale Price: 1000000
Building Details		
Model Description: WAREHOUSIN Total Gross Area: 0 Year Built: 1990 Building Grade: AVG Stories: 1.00 STORY FRAME		Condition: AVERAGE Depreciation: 0 No. Bedrooms: 0 No. Baths: 0 Adj Bas: 0

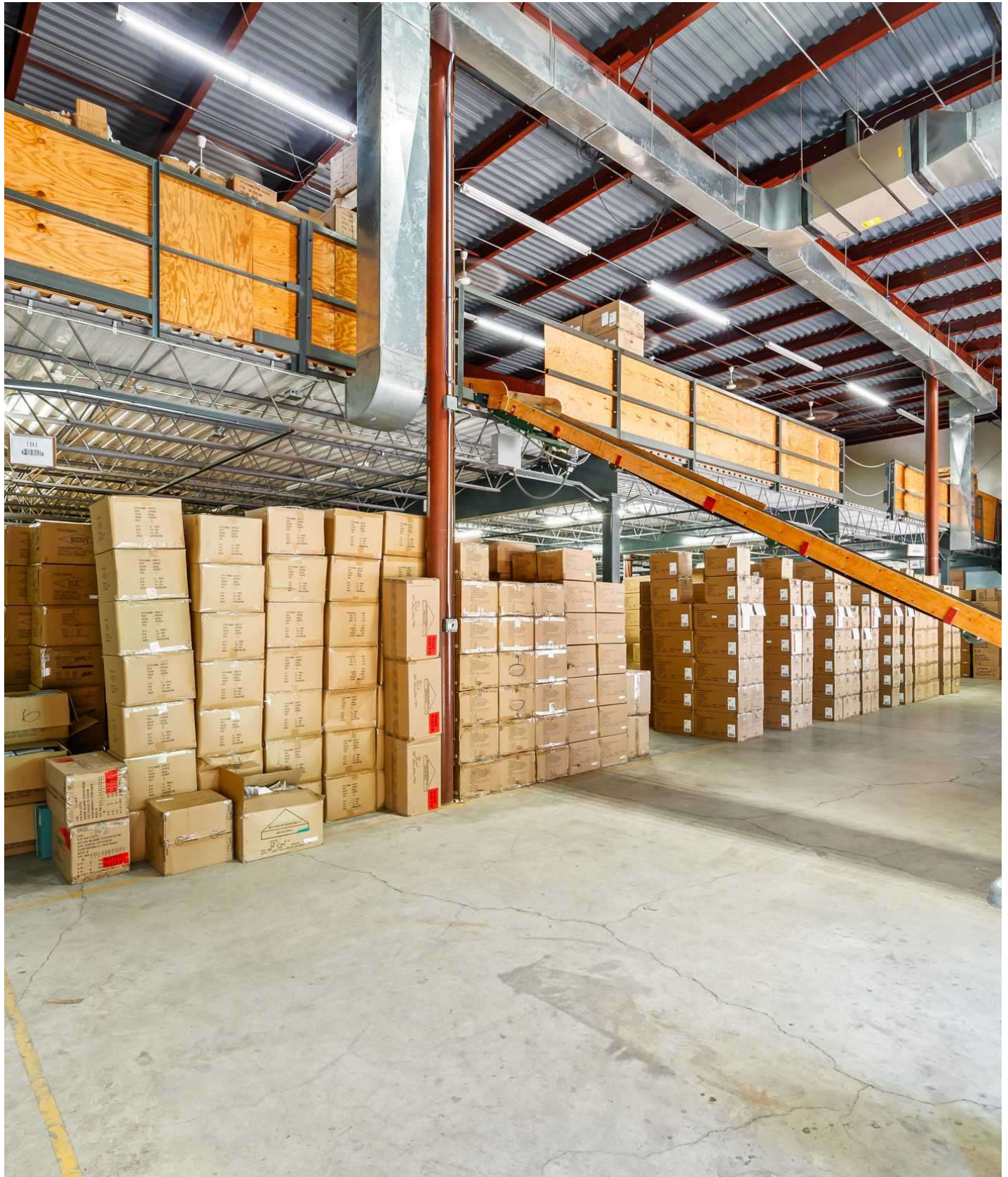
PROPERTY PHOTOS

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



PROPERTY PHOTOS

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



PROPERTY PHOTOS

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



TAX MAP

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



PROPERTY TAX 1ST

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



Displaying results for Invoice: 2024P02018207.
Data last updated on Aug 27 2025.
Due amounts reflect interest as of 9/30/2025.

Invoice Number: 2024P02018207

Print Now

Owner	MATOSO WAREHOUSE LLC	Due Date	1/13/2025
Owner 2		Bill Amount	\$20,858.00
Location	1014 PROFILE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	1/13/2025	Penalties	\$0.00
Map - Lot - Sub	040200050000000000	Total Due	\$0.00
Acres	15		

Add To Cart

The Net Assessment was \$2,204,900 at the time of this bill.

Assessments:

Land	\$90,100
Buildings	\$2,114,800
Total	\$2,204,900

Net Assessment \$2,204,900

Transaction Detail

Date	Description	Amount	Balance
12/18/2024	Payment (MATOSO WAREHOUSE LLC)	\$20,858.00	\$0.00

Close

PROPERTY TAX 2ND

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



Displaying results for Invoice: 2025P01018302.
Data last updated on Aug 27 2025.
Due amounts reflect interest as of 9/30/2025.

Invoice Number: 2025P01018302

Print Now

Owner	MATOSO WAREHOUSE LLC	Due Date	7/10/2025
Owner 2		Bill Amount	\$18,962.00
Location	1014 PROFILE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/10/2025	Penalties	\$0.00
Map - Lot - Sub	040200050000000000	Total Due	\$0.00
Acres	15		

Add To Cart

The Net Assessment was \$2,204,900 at the time of this bill.

Assessments:

Land	\$90,100
Buildings	\$2,114,800
Total	\$2,204,900

Net Assessment \$2,204,900

Transaction Detail

Date	Description	Amount	Balance
6/23/2025	Payment (MATOSO WAREHOUSE LLC)	\$18,962.00	\$0.00

Close

LOT 7 TAX BILL

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



Displaying results for Invoice: 2024P02018301.
Data last updated on Aug 27 2025.
Due amounts reflect interest as of 9/30/2025.

Invoice Number: 2024P02018301

Print Now

Owner	MATOSO WAREHOUSE LLC	Due Date	1/13/2025
Owner 2		Bill Amount	\$573.00
Location	PROFILE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	1/13/2025	Penalties	\$0.00
Map - Lot - Sub	040200070000100000	Total Due	\$0.00
Acres	1.96		

Add To Cart

The Net Assessment was \$60,600 at the time of this bill.

Assessments:

Land	\$51,300
Buildings	\$9,300
Total	\$60,600

Net Assessment \$60,600

Transaction Detail

Date	Description	Amount	Balance
12/18/2024	Payment (MATOSO WAREHOUSE LLC)	\$573.00	\$0.00

Close

LOT 7 2ND ISSUE

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



Displaying results for Invoice: 2025P01018303.
Data last updated on Aug 27 2025.
Due amounts reflect interest as of 9/30/2025.

Invoice Number: 2025P01018303

Print Now

Owner	MATOSO WAREHOUSE LLC	Due Date	7/10/2025
Owner 2		Bill Amount	\$521.00
Location	PROFILE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/10/2025	Penalties	\$0.00
Map - Lot - Sub	040200070000100000	Total Due	\$0.00
Acres	1.96		

Add To Cart

The Net Assessment was \$60,600 at the time of this bill.

Assessments:

Land	\$51,300
Buildings	\$9,300
Total	\$60,600

Net Assessment \$60,600

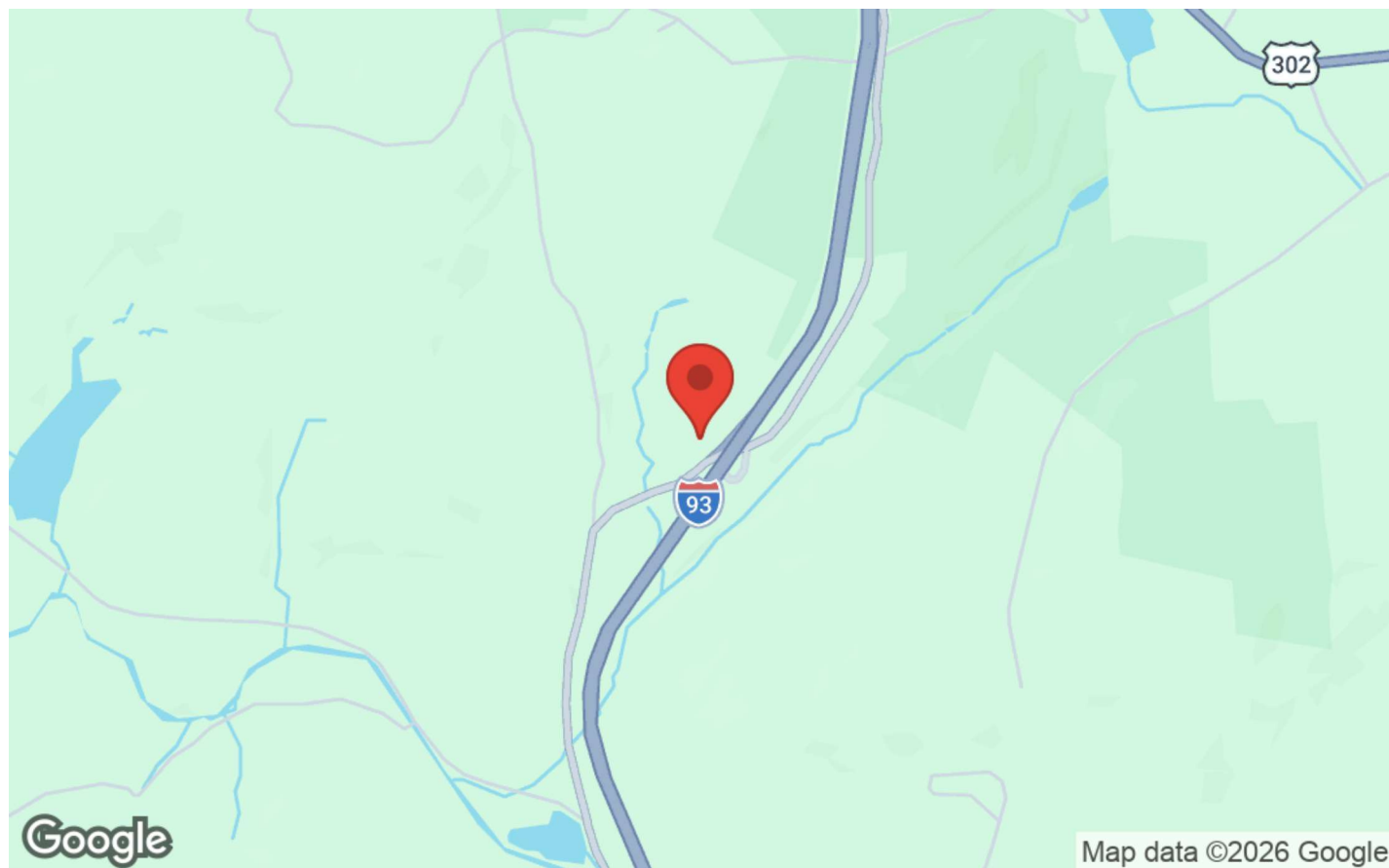
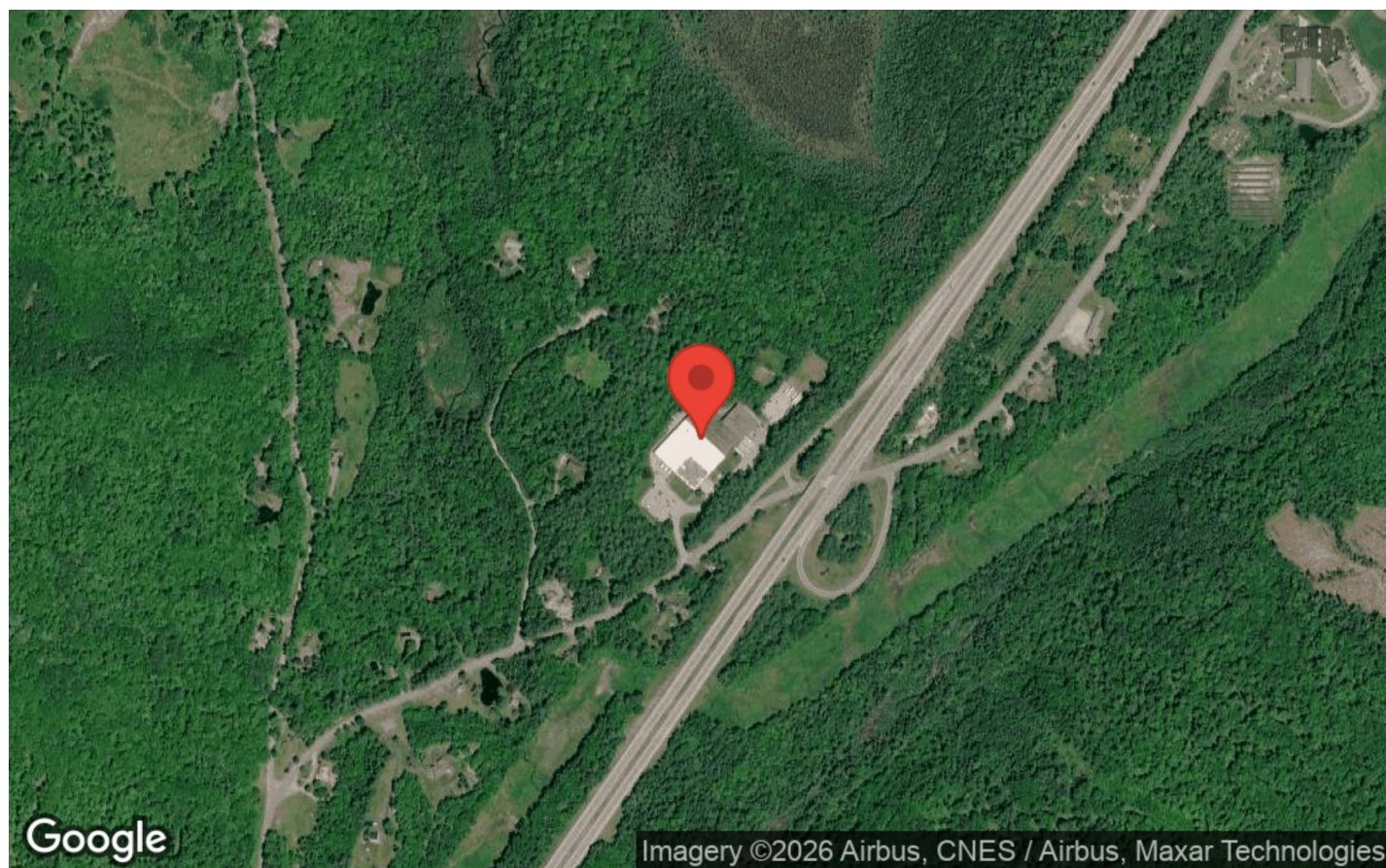
Transaction Detail

Date	Description	Amount	Balance
6/23/2025	Payment (MATOSO WAREHOUSE LLC)	\$521.00	\$0.00

Close

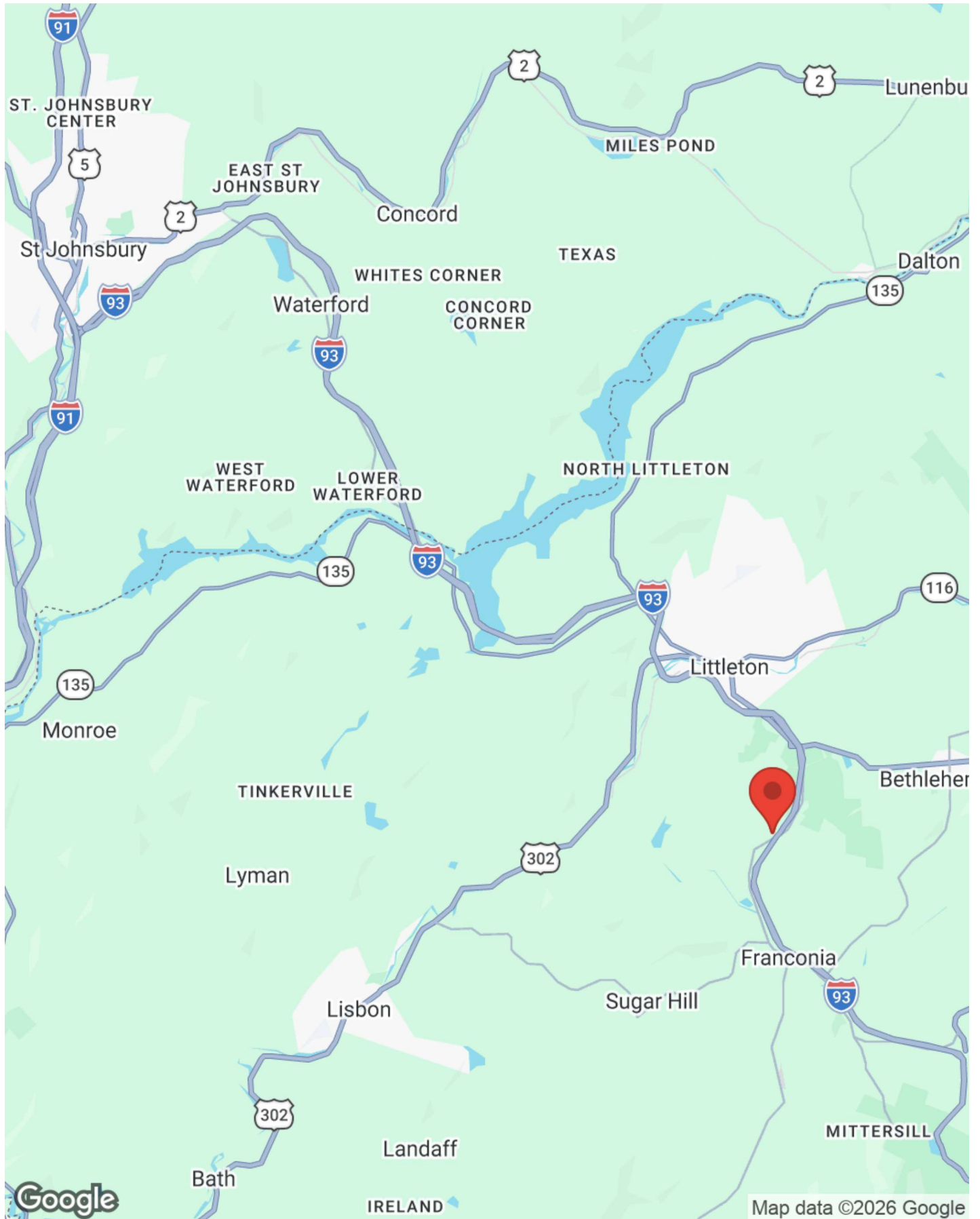
LOCATION MAPS

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



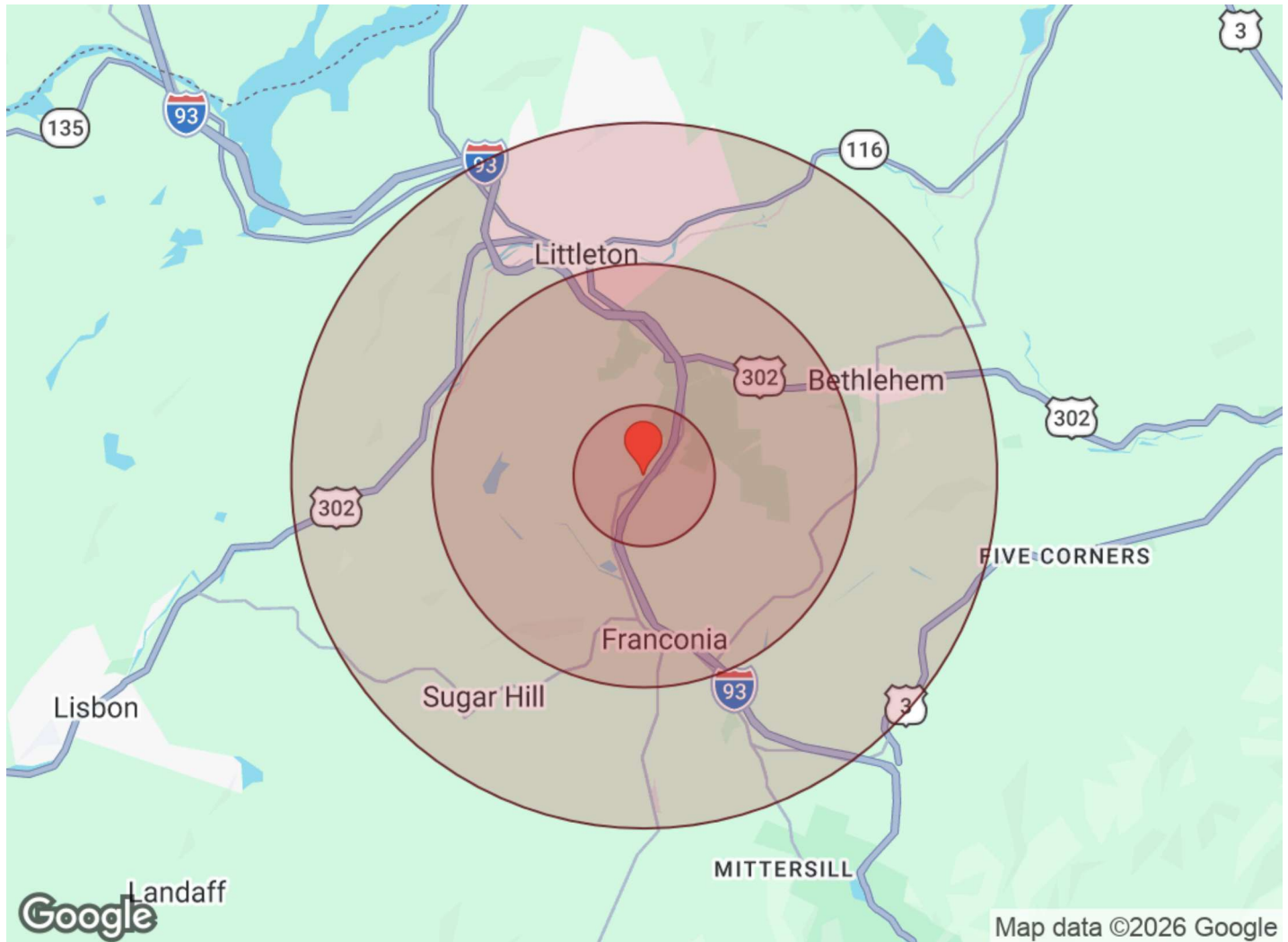
REGIONAL MAP

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



DEMOGRAPHICS

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	65	1,254	4,248
Female	63	1,255	4,264
Total Population	128	2,509	8,512

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	118	2,335	7,800
Black	1	20	69
Am In/AK Nat	N/A	2	6
Hawaiian	N/A	N/A	1
Hispanic	4	68	293
Asian	3	43	192
Multiracial	2	39	145
Other	N/A	2	8

Housing	1 Mile	3 Miles	5 Miles
Total Units	77	1,555	5,243
Occupied	57	1,173	4,058
Owner Occupied	41	768	2,400
Renter Occupied	16	405	1,658
Vacant	20	382	1,184

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	16	310	1,107
Ages 15 - 24	12	220	781
Ages 25 - 54	43	798	2,949
Ages 55 - 64	23	420	1,328
Ages 65+	35	762	2,347

Income	1 Mile	3 Miles	5 Miles
Median	\$85,814	\$87,909	\$69,308
Under \$15k	6	95	333
\$15k - \$25k	1	36	243
\$25k - \$35k	2	62	365
\$35k - \$50k	6	121	393
\$50k - \$75k	11	192	836
\$75k - \$100k	6	157	480
\$100k - \$150k	11	210	680
\$150k - \$200k	1	80	231
Over \$200k	13	220	498

DISCLAIMER

Matoso Warehouse
1014 Profile Road | Bethlehem, NH 03574



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