



COMMERCIAL REAL ESTATE BROKERAGE

PROPERTY MANAGEMENT

ACCOUNTING SERVICES



**106 Airport Road
Concord, NH**

For Sale or Lease

This stand alone 26,000+/- SF industrial building is ideally located on Airport Road, Concord, NH, close to I-93, I393 and Route 106 and has undergone a complete renovation. The exterior skin of the building has been replaced and the building has new insulation, new windows & lighting in both the warehouse and office areas, new carpeting and paint in the offices. The building has 3 loading docks, 3 phase power and approximately 1,500+/- SF of office space.

WINSOR BROOK PROPERTY ADVISORS, DOVER, NH
603.750.7501 tel 603.750.7502 fax
www.WinsorBrook.com

Property Address: 106 Airport Road
Concord, NH

Available SF: 26,000+/- SF
100' x 200' & 60' x 100'

Lot Size: 1.75 AC

Allowed Use: Industrial Space

Heat & A/C: FHA/Gas, warehouse; A/C office

Electric: 3 phase

Ceiling Height: 14' to 18'

Sprinkler: Wet

Utilities: Public Water & Sewer

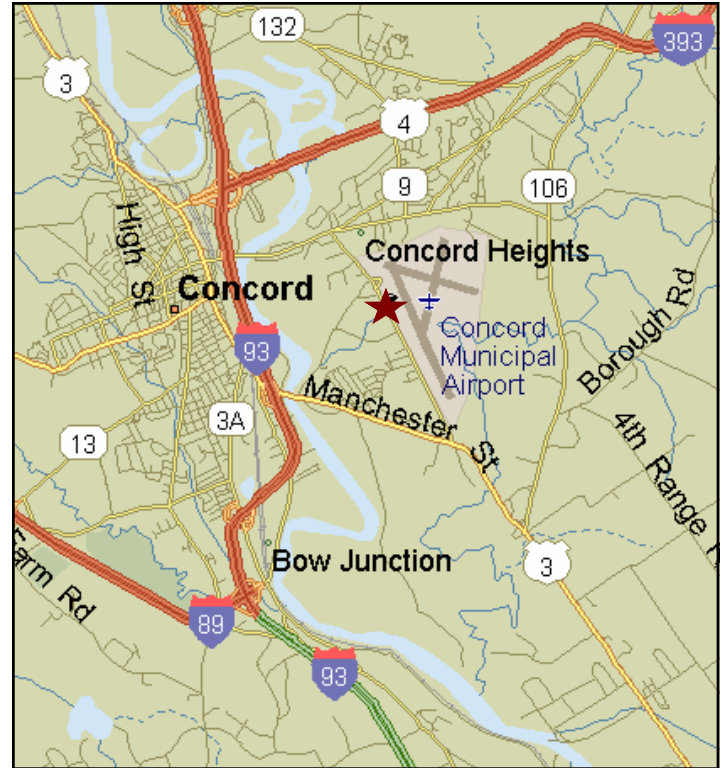
Doors: 3 loading docks w/levelers

Access: I-93 to Loudon Road to Airport Road

Taxes: \$20,077.25 - 2009
Assessed Value \$926,500
Tax Rate \$21.67

Lease Price: \$4.00/psf/NNN

Sale Price: \$1,250,000



**FOR MORE INFORMATION
PLEASE CONTACT:**

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