

60 PULPIT ROCK ROAD

PELHAM, NH



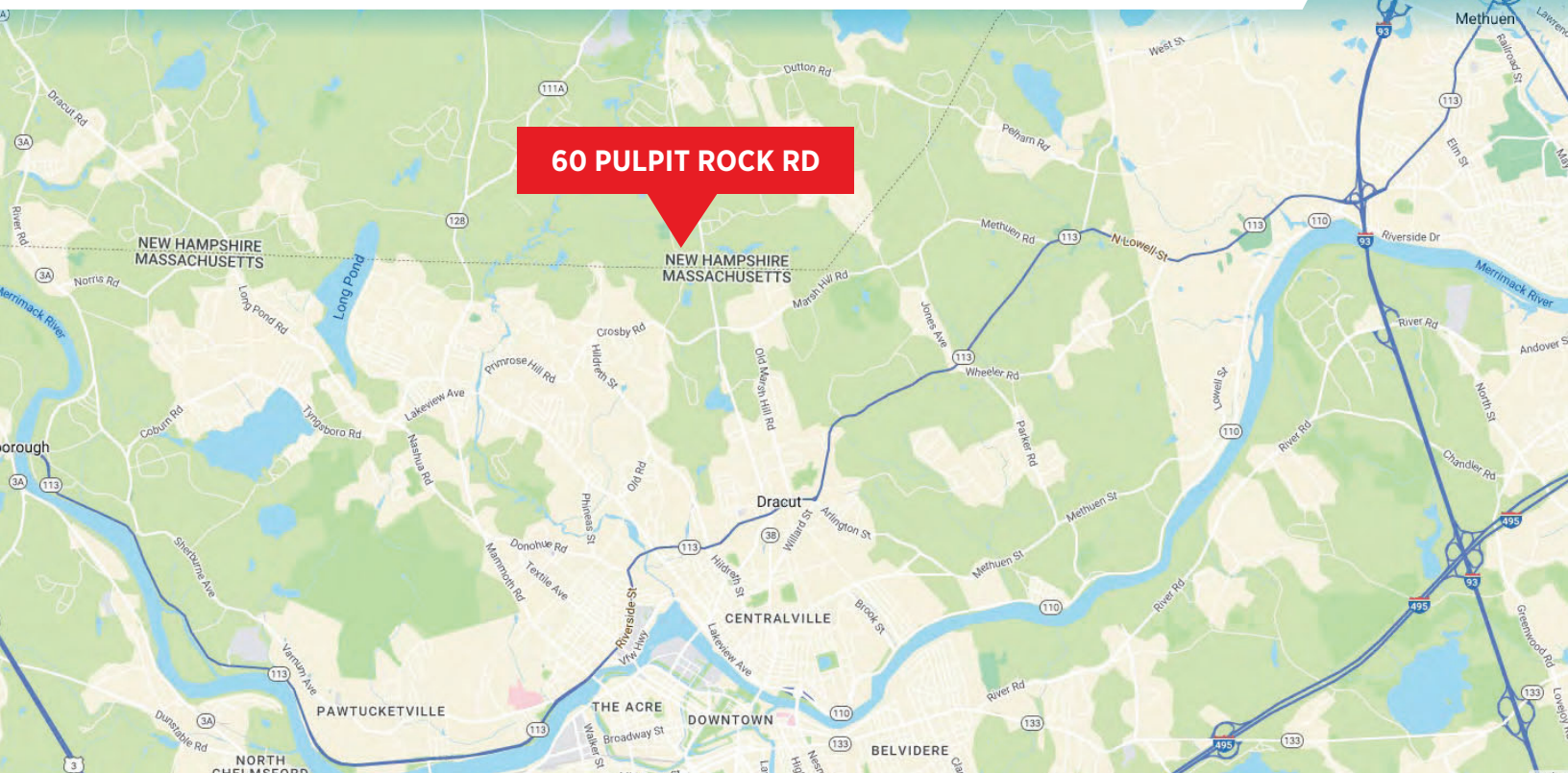
FOR SALE | LEASE
80,000 SF ON 25 ACRES

45,000 SF OF 22' CLEAR AVAILABLE NOW



60 PULPIT ROCK RD

ACCESS & DEMOGRAPHICS



ACCESSIBILITY

38

0.2 MILE
1 MINUTE

113

2.3 MILES
6 MINUTES



6 MILES
12 MINUTES

3

8 MILES | 17 MINUTES
FROM ROUTE 3 VIA ROUTE 113

3

9 MILES | 16 MINUTES
FROM I-495/I-93 INTERCHANGE

DEMOGRAPHICS

	POPULATION	AVG HOUSEHOLD INCOME	MEDIAN AGE
5 miles	161,358	\$110,659	37.4
10 miles	589,542	\$123,243	39.4
15 miles	967,271	\$136,850	40.7
20 miles	1,439,223	\$151,474	42.1

BUILDING SPECIFICATIONS

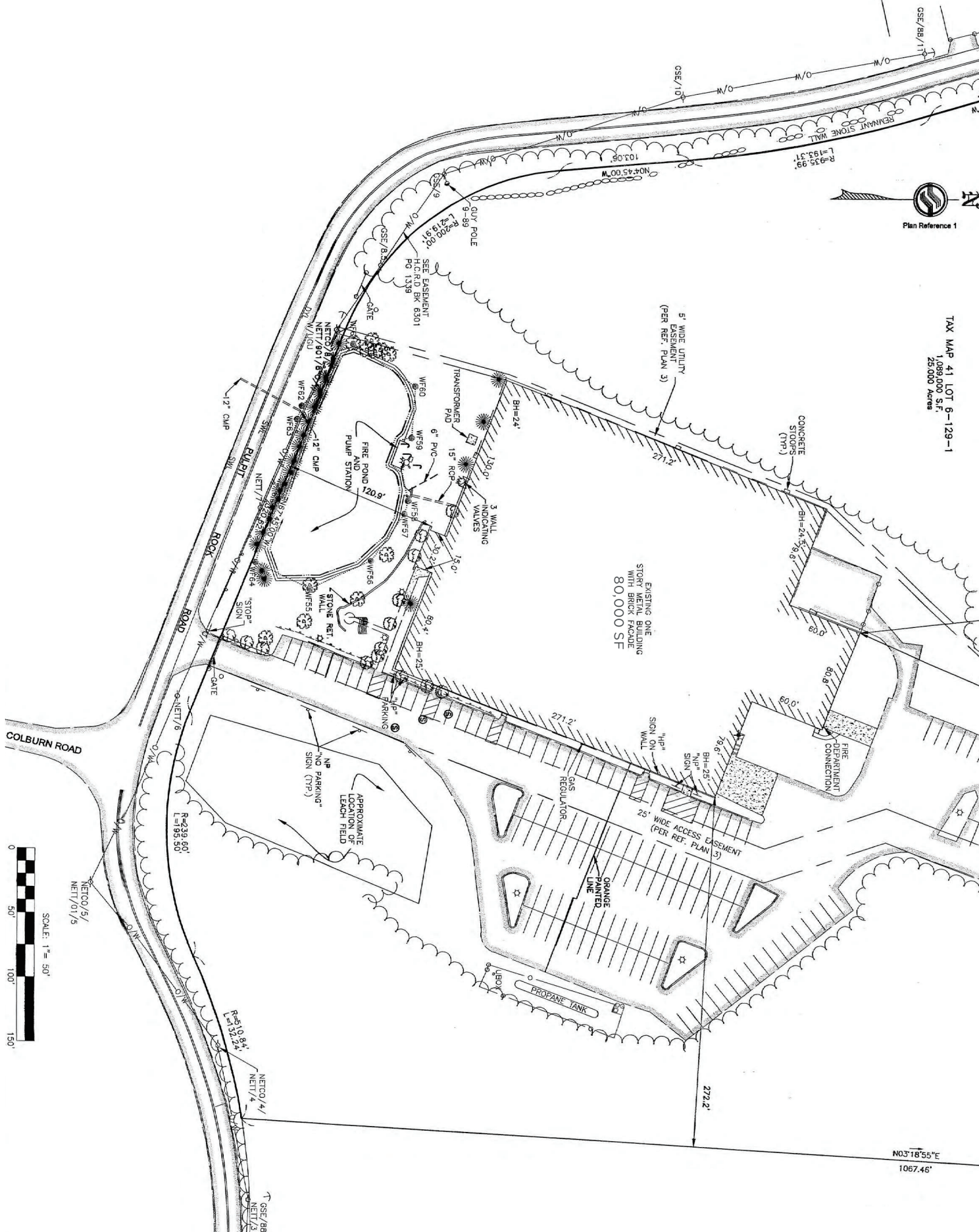
UPDATED - SELLER LEASEBACK

Seller is willing to enter into a 35,000 SF 5-year lease at \$8.00 PSF NNN with 3% annual increases with an option to terminate effective the end of the 3rd year with 12 months prior notice.

BUILDING SIZE	80,000 RSF two-story office in front and single-story manufacturing/warehouse in rear	
	± 69,000 RSF 22' clear manufacturing/warehouse space	
	± 6,000 RSF 1st floor office space	
	±4,800 RSF 2nd floor office space	
AVAILABLE SPACE	45,000 SF @ \$12.50 PSF NNN	
YEAR BUILT	1980; Renovated 1997	
SITE SIZE	25 acres	
ZONING	Industrial	
CONSTRUCTION	Office	Masonry and steel frame with brick veneer
	Manufacturing/ Warehouse	Pre-engineered steel 6" reinforced steel concrete slab with armor flex surface
ROOF	Rubber membrane	
CLEAR HEIGHT	22' clear under joist; 23' 10" underside of deck	
COLUMN SPACING	30' x 40'	
LIGHTING	Office	LED and Fluorescent
	Manufacturing/ Warehouse	LED and T8
	Parking Lot	LED
UTILITIES	Water	Provided by two 350-foot-deep wells. The property's onsite drinking water system complies with all applicable water quality standards. The response to groundwater PFAS/PFOS detected at the property is overseen by the NH Department of Environmental Services.
	Sewer	Septic
	Propane	18,000 gallon tank
	Electric	Liberty Utilities
	Electrical Capacity	Building 2,000 amp 277/480 volt 3-phase, 4-wire split
	Available Space	800 amps 277/480 volt 3- phase, 4-wire
	Comcast	
HVAC	95% of the building is air-conditioned and heated by a combination of propane and electric rooftop mounted units with economizers.	
PARKING	400 paved spaces	
RESTROOMS	Men's and women's common area restrooms on 1st and 2nd floors	
	Men's and women's restrooms in the available space as well as single restroom in office area	
LOADING	3 tailboard docks with 8' x 10' OH doors and levelers	
	1 tailboard with 8' x 8' OH door	
	1 drive-in with 8' x 10' OH door	
	1 Dock height 16' x 14' OH door	
LINE SAFETY	Wet sprinklered throughout; 750,000-gallon fire pond with a 1,200 GPM flow powered by 150 hp Detroit diesel engine as the primary and a 150 hp electric pump as the backup	

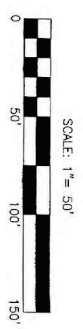
60 PULPIT ROCK RD

SITE PLAN



Plan Reference 1

TAX MAP 41 LOT 6-129-1
1,089,000 S.F.
25,000 Acres



SCALE: 1" = 50'

NETCO/5/
NET/10/5

R-239.60'
L=185.50'

R-210.84'
L=132.24'

NETCO/4/
NET/4

GSE/BB/
NET/3

N03°18'55"E
1067.46'



60 PULPIT ROCK RD

ACCESS & AMENITIES

60 PULPIT ROCK RD

CARDINAL ROAD

ROUTE 38 / BRIDGE STREET

AMENITIES WITHIN 2.5 MILES



RESTAURANTS
16



RETAIL
16



FITNESS
3



SERVICES
37



RECREATION
5



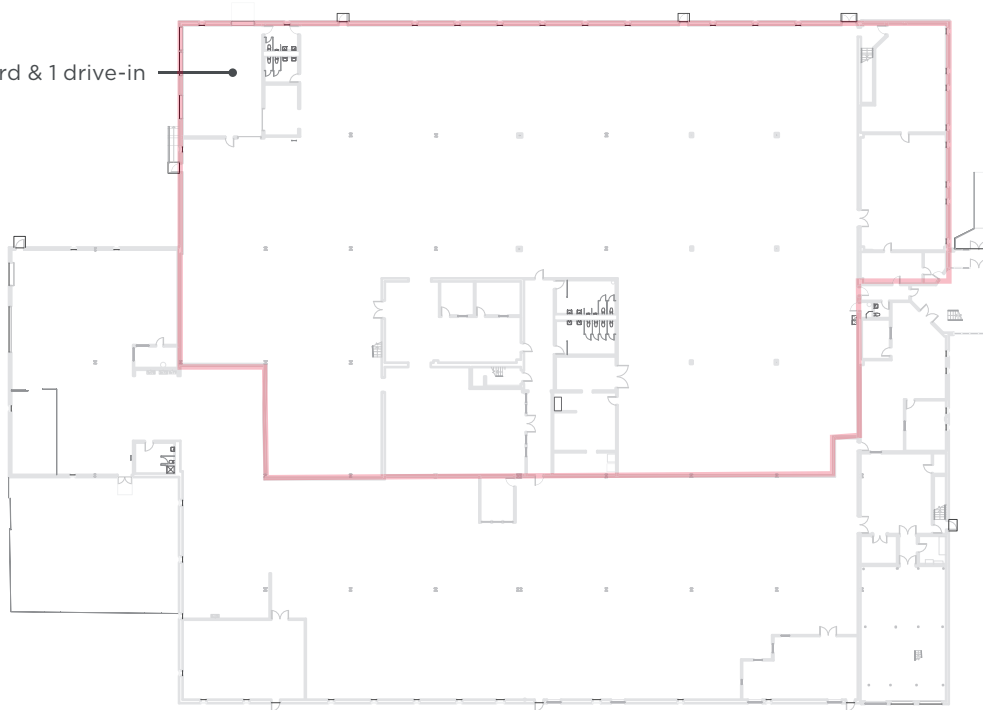
COFFEE | FASTFOOD
9

FLOOR PLAN

FIRST FLOOR

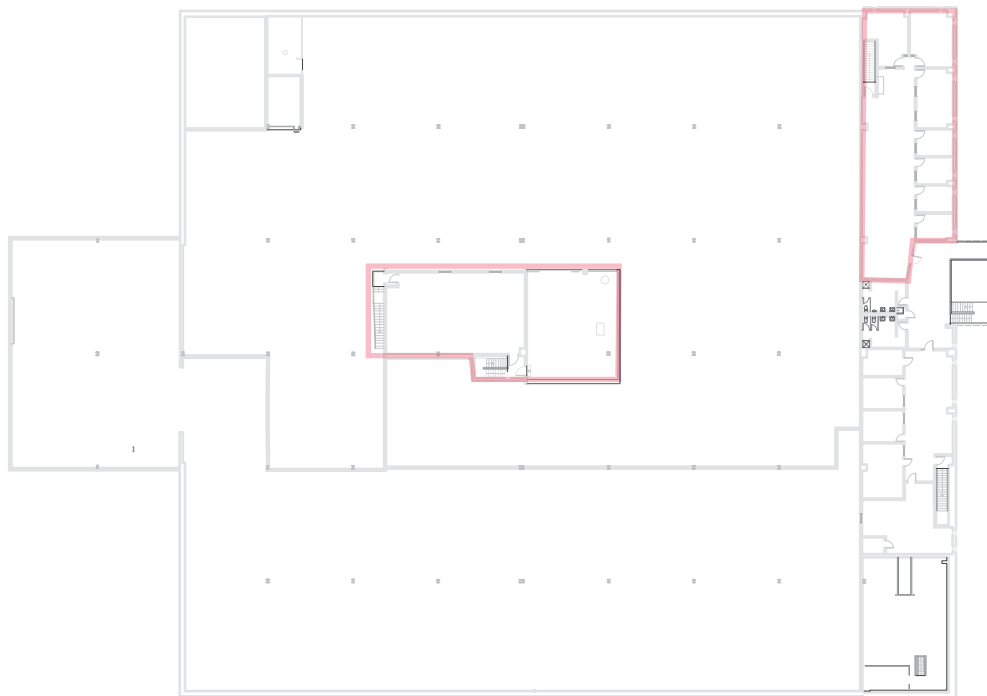
±42,000 SF

Loading - 3 tailboard & 1 drive-in



SECOND FLOOR

±3,025 SF





PROPERTY HIGHLIGHTS

- Investor/Occupier Opportunity
- 45,000 SF of 22' clear available now
- 25-acre site provides expansion potential
- 2,196 feet of frontage on Pulpit Rock Road
- Attracts from dual labor market
- Located on the tax-free side of the NH/MA border



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