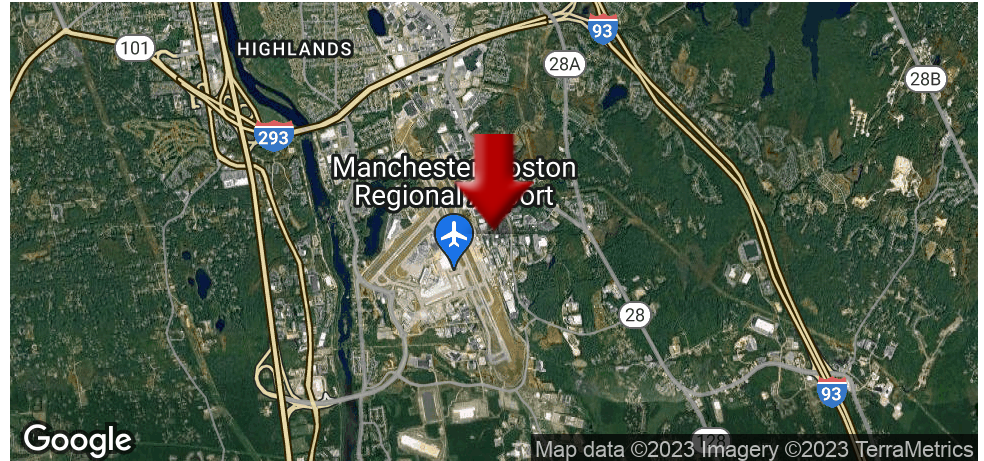


BANTRY BAY PARK INDUSTRIAL BUILDING

160 Bouchard St, Manchester, NH 03103



OFFERING SUMMARY

SALE PRICE:	\$1,390,000
AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	2.84 Acres
YEAR BUILT:	1979
BUILDING SIZE:	16,950
ZONING:	Industrial
PRICE / SF:	\$82.01

PROPERTY OVERVIEW

Ready to move-in, great building for assembly/light manufacturing, i.e. electrical components, lighting, medical devices, or light industrial and more. The heavy-duty flooring offers a vibration-free environment for equipment such as CNC, Bridgeport Mill, etc. Conveniently located near major highways I-293, I-93, 101, and the Everett Turnpike, adjacent to Manchester-Boston Regional Airport. Boston Logan and Portsmouth Pease International Airports are accessible within less than an hour drive. This fully-conditioned property is equipped with a loading dock, forklift drive-in door, and passive solar heating system in place. Two electric panels, 600A and 408V each, are very well distributed throughout the building. Other property highlights include multiple restrooms, a conference/training room, and kitchen. The parking lot accommodates 55+ stalls, and room for expansion.

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	447	118,945	629,867
TOTAL POPULATION	1,238	309,024	1,680,102
AVERAGE HH INCOME	\$86,541	\$81,383	\$85,802

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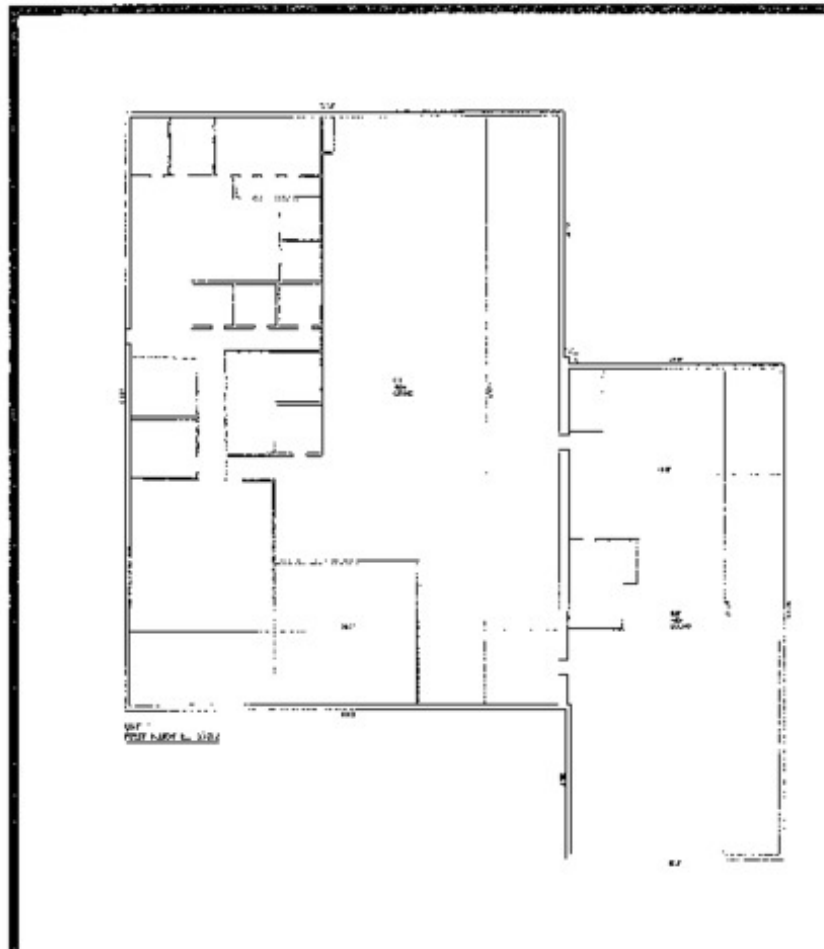
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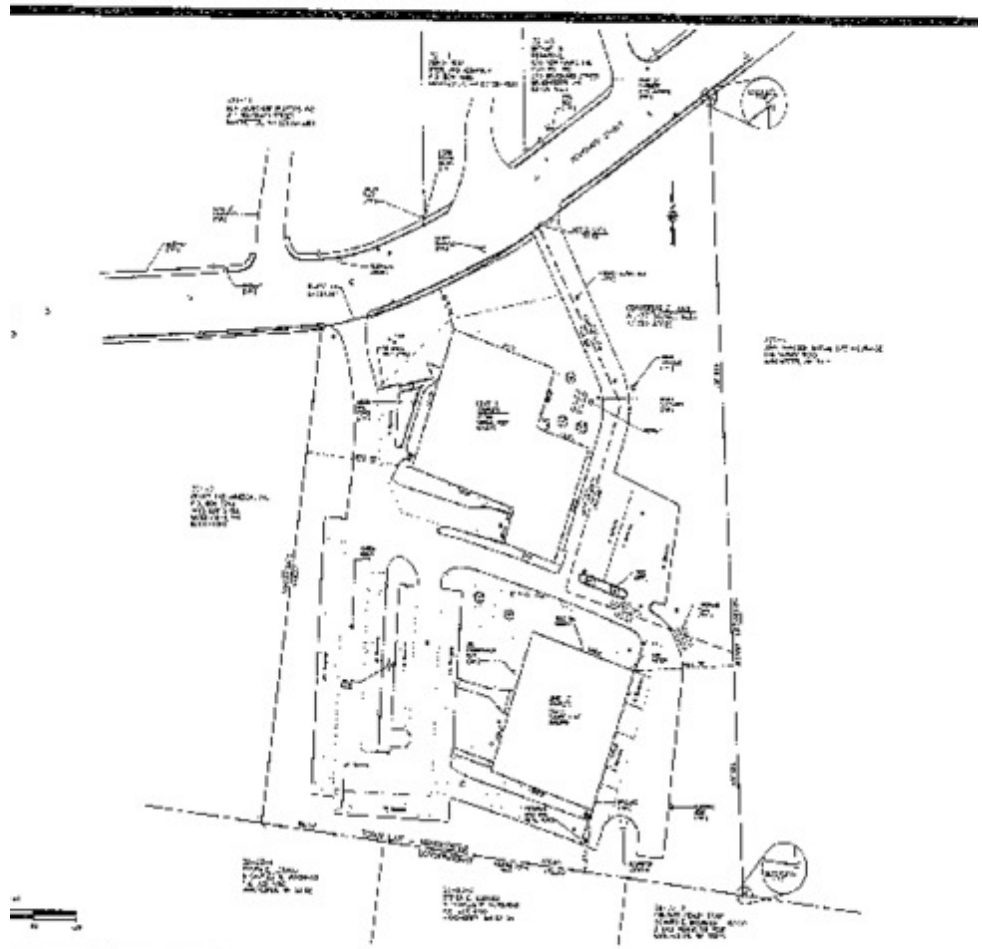
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Floor Plan



Site Plan - 160 Bouchard is the top building.

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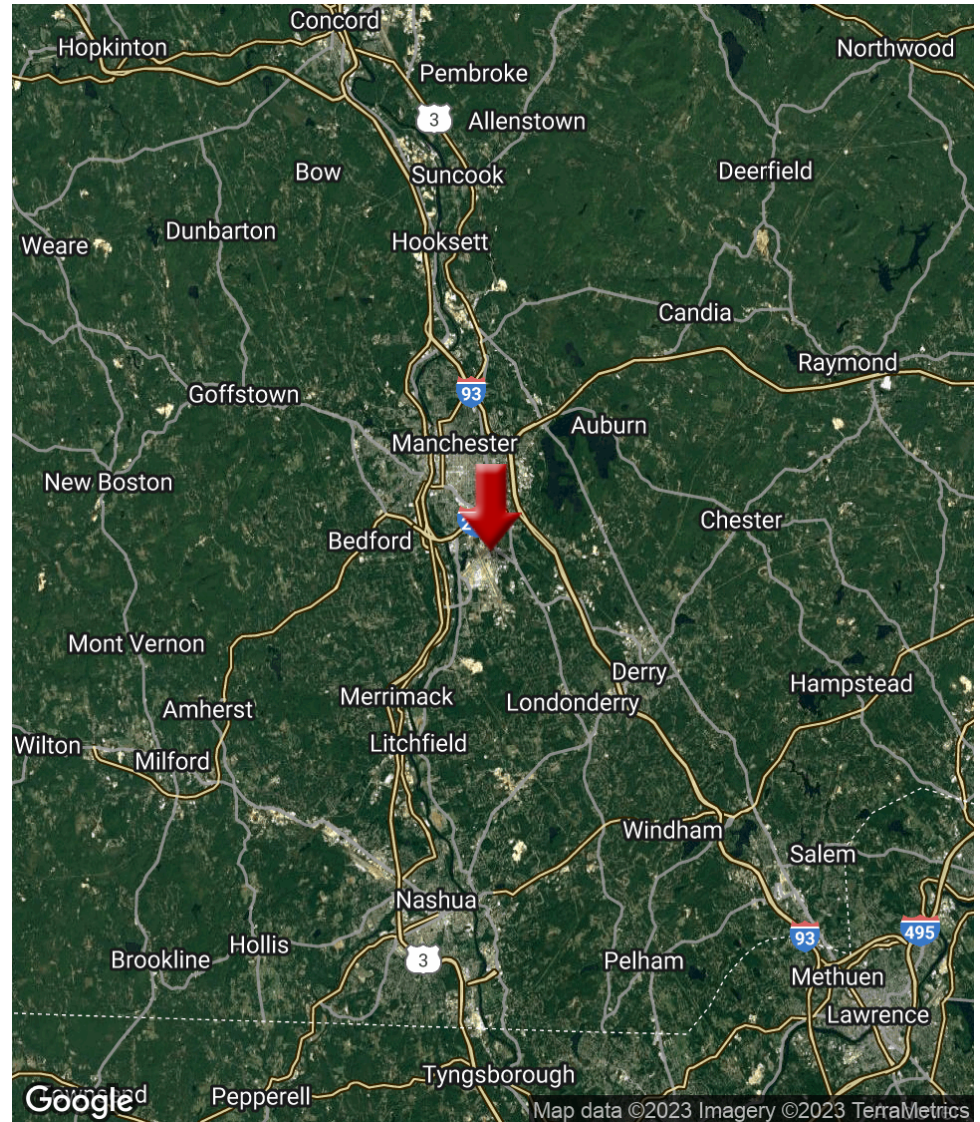
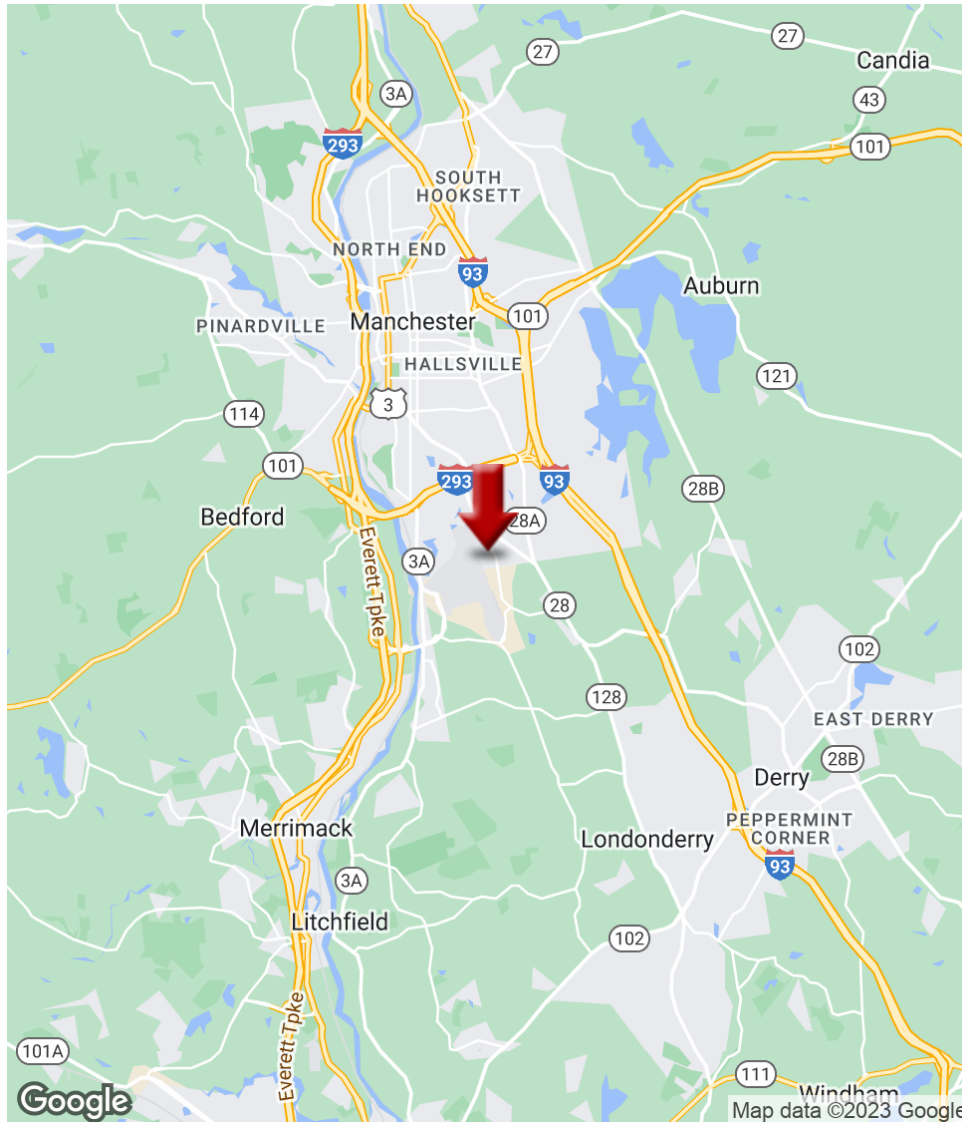
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LOCATION DESCRIPTION

This site is located on the east side of the Manchester Boston Regional Airport, with easy access to I-293, Route 3/Everett Turnpike, and Route 28.

LOCATION DETAILS

County	Hillsborough
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-93; 293; Route 3; 101
Nearest Airport	Manchester-Boston Regional Airport



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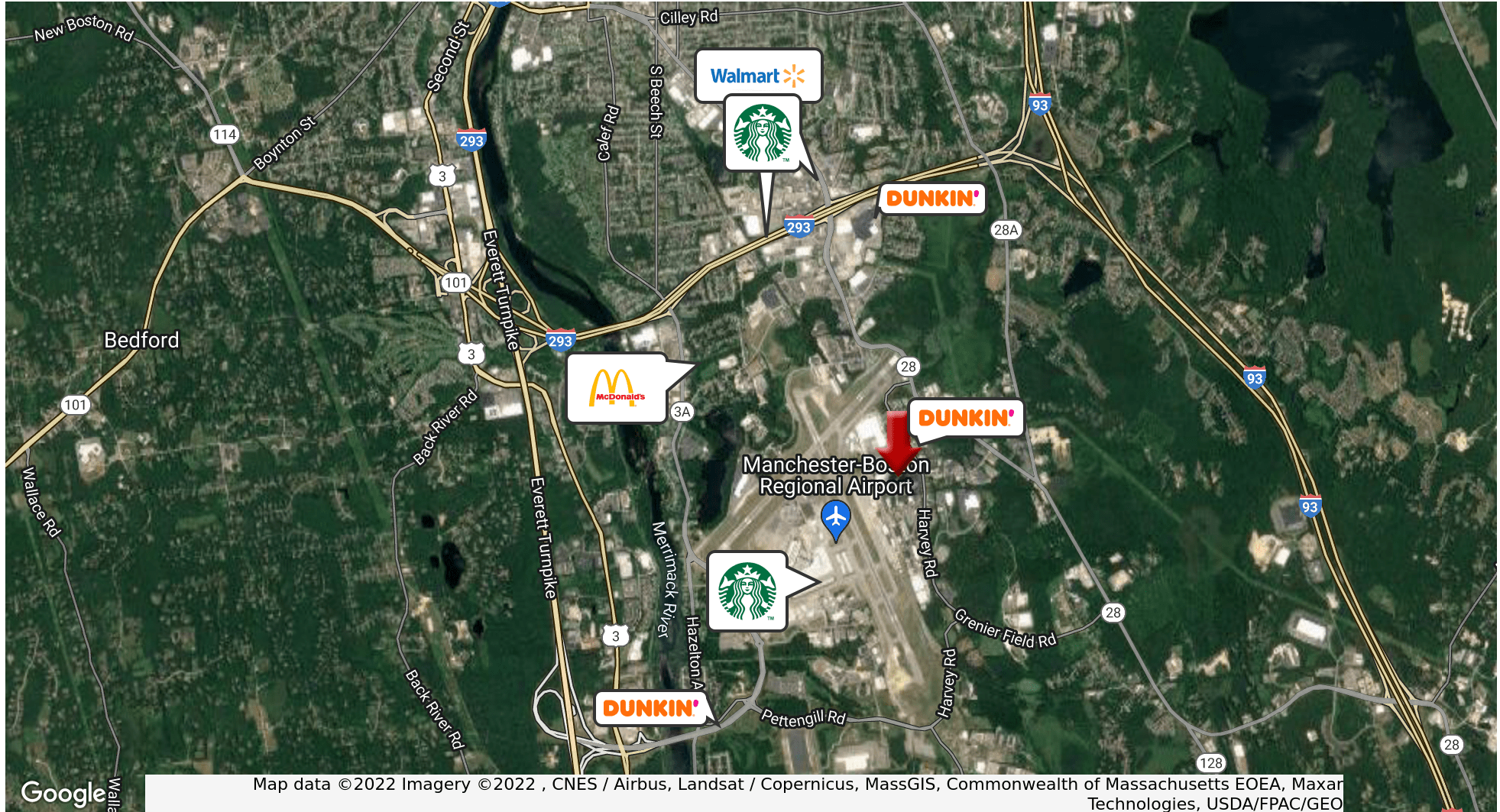
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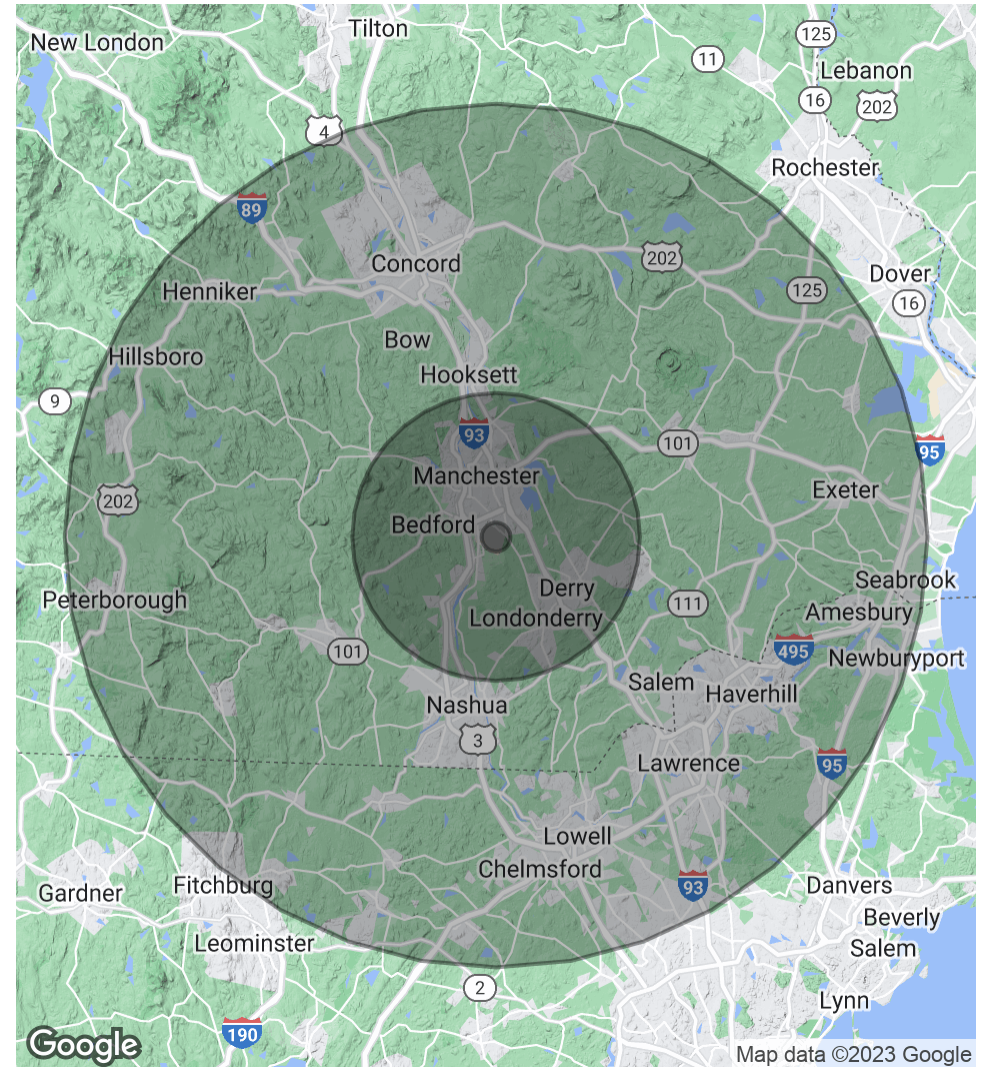
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	1,238	309,024	1,680,102
Average age	37.7	37.5	38.5
Average age (Male)	38.3	36.8	37.7
Average age (Female)	37.1	38.2	39.2

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	447	118,945	629,867
# of persons per HH	2.8	2.6	2.7
Average HH income	\$86,541	\$81,383	\$85,802
Average house value	\$264,135	\$303,577	\$333,764

* Demographic data derived from 2020 ACS - US Census



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