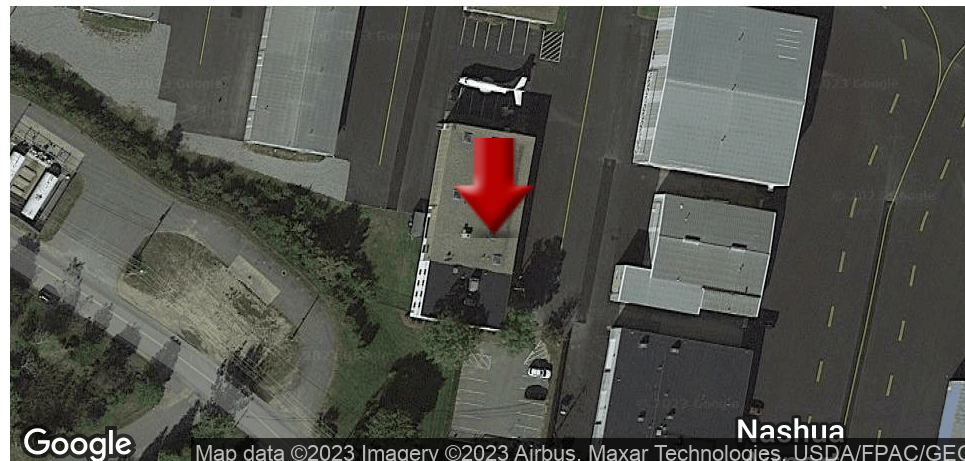


HANGAR SPACE AT NASHUA AIRPORT

99 Perimeter Road, Nashua, NH 03063



OFFERING SUMMARY

SALE PRICE:	\$1,101,000
AVAILABLE SF:	12,840 SF
LEASE RATE:	\$10,000.00 per month (Modified Gross)
LOT SIZE:	0.43 Acres
BUILDING SIZE:	12,840
RENOVATED:	2000
ZONING:	Airport Industrial
PRICE / SF:	\$85.75

PROPERTY OVERVIEW

This hangar, with direct access to the runway at Nashua Airport, is now available for sale or lease. Potential uses would likely include storage, refurbishment, maintenance, repair or outfit of aircrafts, construction of amateur-built or kit-built planes and storage of various equipment and materials: balloon and skydiving equipment, office equipment, teaching tools, and materials or items related to ancillary. Layout of the building would allow for operation of aeronautical school or related businesses as well as other aviation related uses.

The building consists of a hangar area and office component. There is tenant occupying the second floor offices. The hangar area is equipped with two bi-fold motorized doors 20x60 and 14x40 and built-in mezzanine. It's an excellent location with easy commute and access to highways, making it a crucial link for business and corporate travelers.

PROPERTY HIGHLIGHTS

- Two motorized bi-fold doors (14' and 20' high)
- 3-Phase power
- Suitable for many airport related activities and businesses

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,022	16,832	43,772
TOTAL POPULATION	5,262	43,179	112,415
AVERAGE HH INCOME	\$86,250	\$86,959	\$83,442

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LIGHT INDUSTRIAL, AIRPORT HANGAR FOR SALE & LEASE

HANGAR SPACE AT NASHUA AIRPORT

99 Perimeter Road, Nashua, NH 03063



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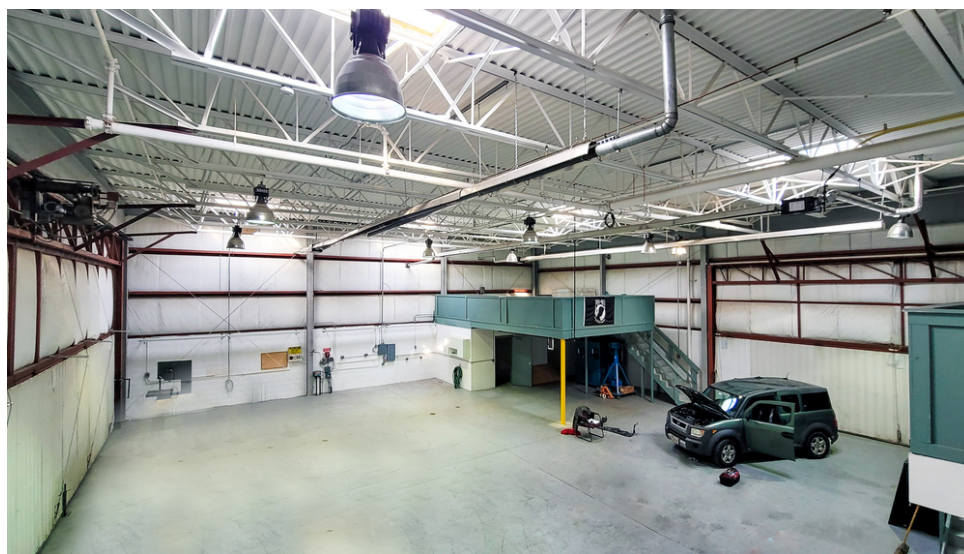
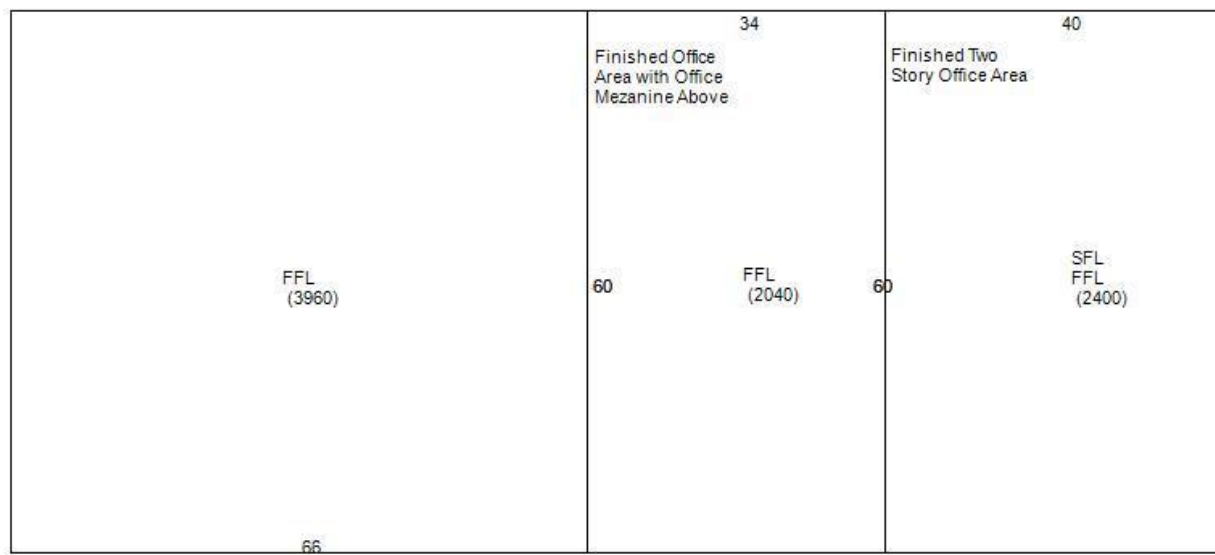
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LAYOUT SKETCH

99 Perimeter Road, Nashua, NH 03063



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HANGAR SPACE AT NASHUA AIRPORT

99 Perimeter Road, Nashua, NH 03063



Building Name	Hangar space at Nashua Airport
Property Type	Light Industrial, Airport Hangar
Property Subtype	Flex Space
Building Size	12,840 SF
Lot Size	0.43 Acres
Year Built	1984
Year Last Renovated	2000
Number of Floors	2
Parking Spaces	23
Roof	Ballasted Rubber Membrane Casing *replaced in December 2012*
Free Standing	Yes
Number of Buildings	1

LOCATION DESCRIPTION

Nashua is a city in southern New Hampshire. As of the 2020 census, it had a population of 91,322, the second-largest in northern New England after nearby Manchester. Along with Manchester, it is a seat of New Hampshire's most populous county, Hillsborough.

Built around the now-departed textile industry, in recent decades Nashua's economy has shifted to the financial services, high tech, and defense industries as part of the economic recovery that started in the 1980s in the Greater Boston region. Major private employers in the city include Nashua Corporation, BAE Systems, and Teradyne. The city also hosts two major regional medical centers, Southern New Hampshire Medical Center and St. Joseph Hospital. The South Nashua commercial district is a major regional shopping destination, lying directly on the Massachusetts border and taking advantage of New Hampshire's lack of sales tax. It is anchored by the Pheasant Lane Mall and numerous smaller shopping centers.

SITE DESCRIPTION

Hangar is located at Nashua Airport, otherwise known as Boire Field - a very active general aviation airport.

CONSTRUCTION DESCRIPTION

Sprinklers - 100% wet

POWER DESCRIPTION

600 AMP, 480 Volt, 3-phase

GAS DESCRIPTION

Gas-fired (propane) overhead radiant heat strip system with ceiling fans and blower system in industrial portion. Office area - gas HVAC.

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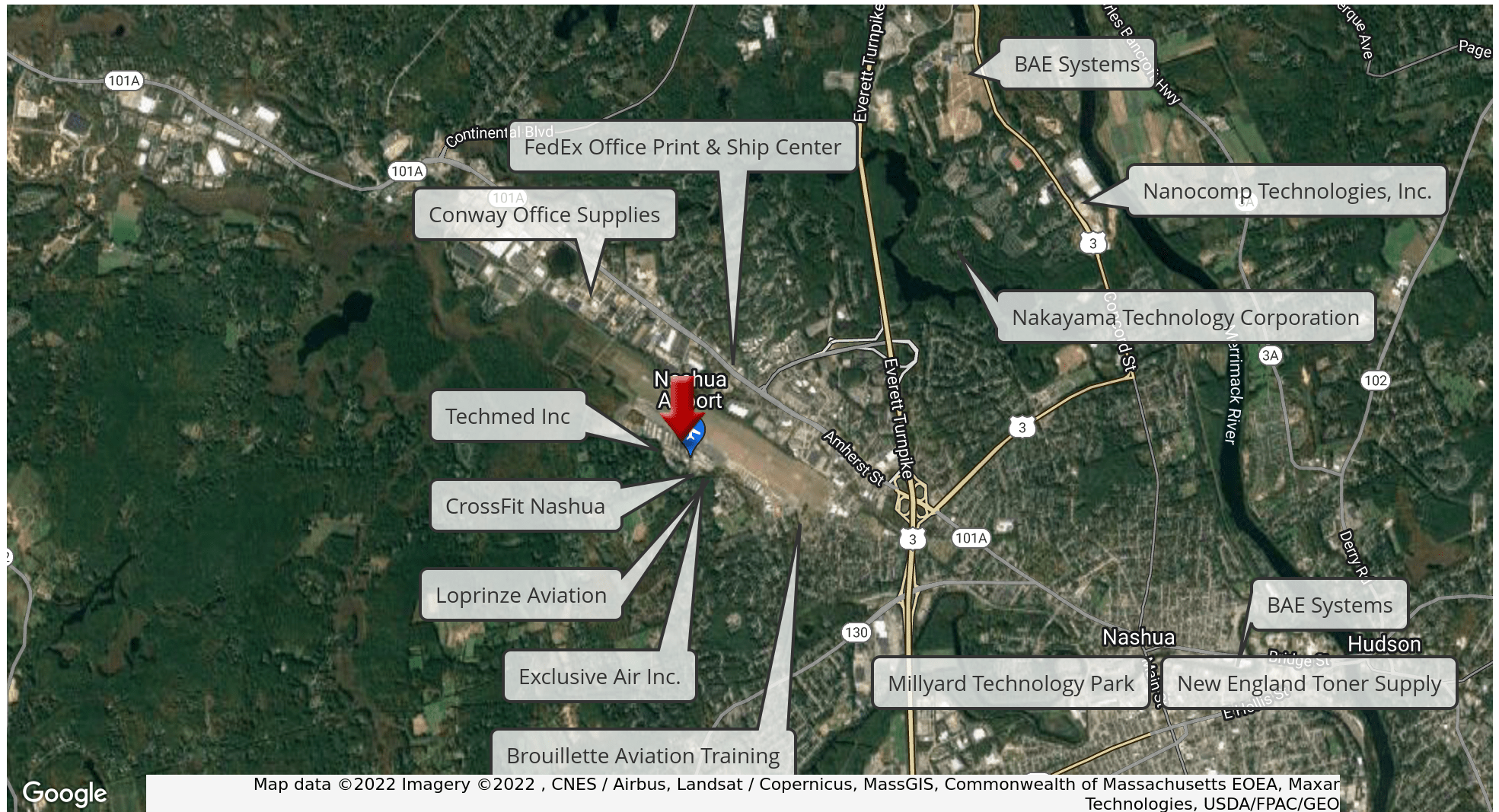
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HANGAR SPACE AT NASHUA AIRPORT

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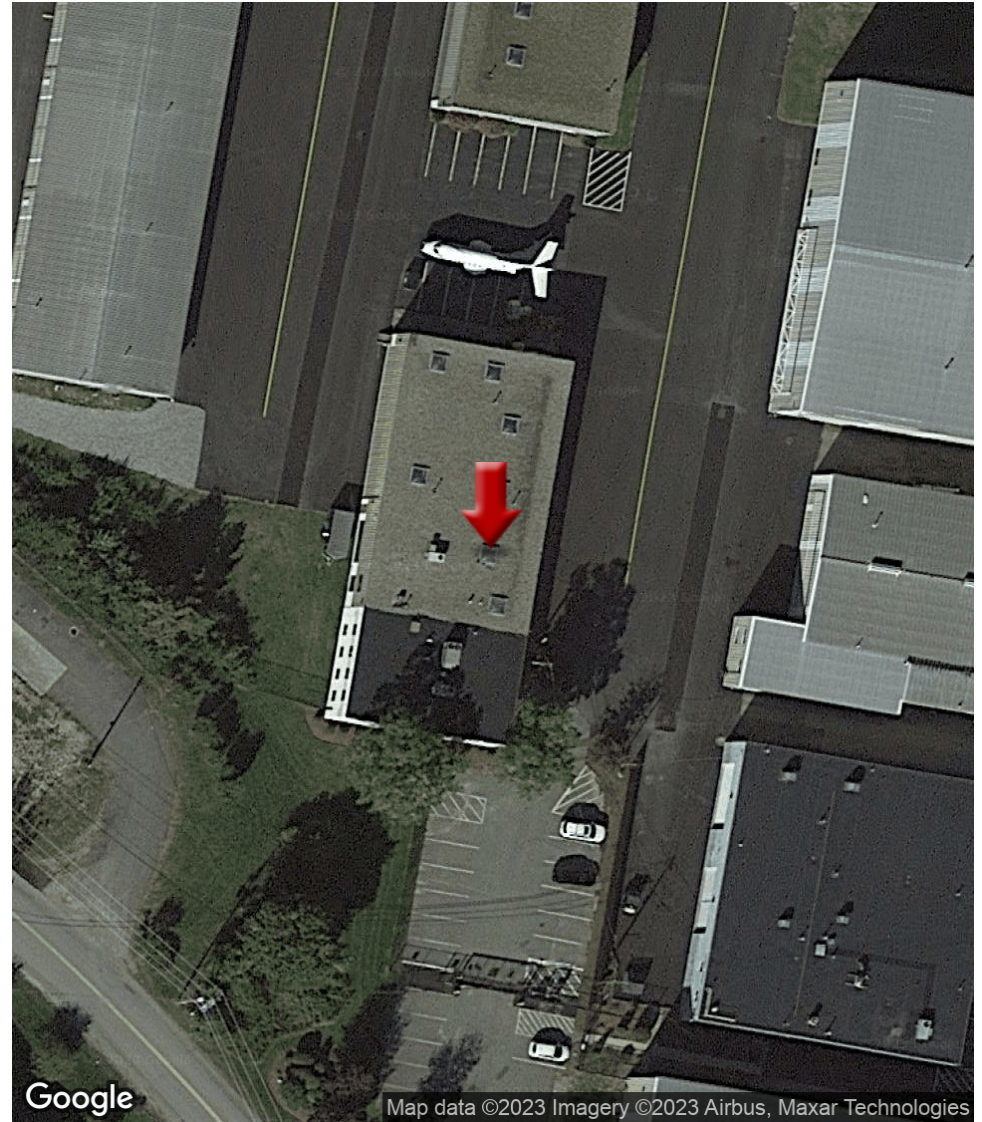
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HANGAR SPACE AT NASHUA AIRPORT

DEMOGRAPHICS

1

POPULATION TRENDS (3).PDF (3)

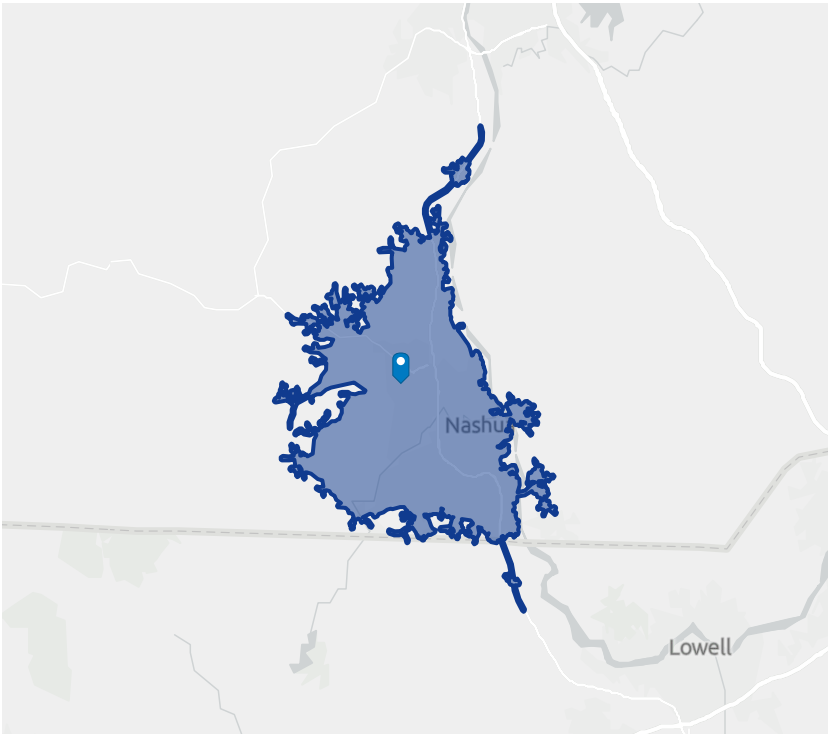
KWC- INDUSTRIAL MARKET SUMMARY (1).PDF (3)

DEMOGRAPHIC SUMMARY (2).PDF (3)

Population Trends

99 Perimeter Rd, Nashua, New Hampshire, 03063 (15 minutes)
99 Perimeter Rd, Nashua, New Hampshire, 03063
Drive time of 15 minutes

Prepared by Esri & Viktoria Alkova
Latitude: 42.78075
Longitude: -71.51894

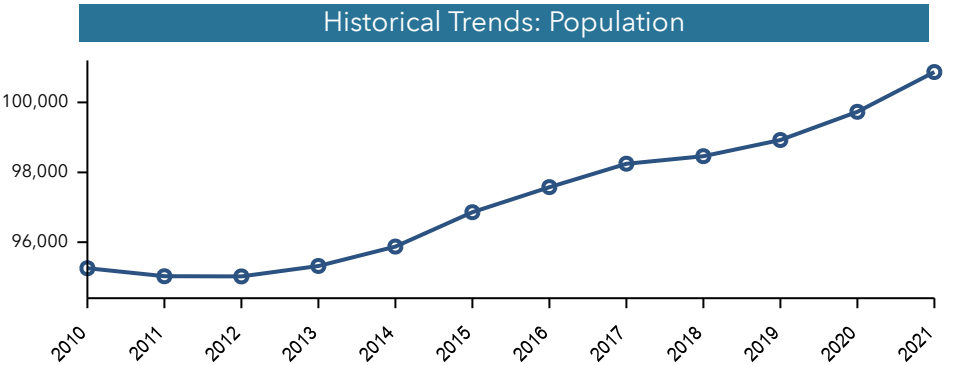


POPULATION TRENDS AND KEY INDICATORS

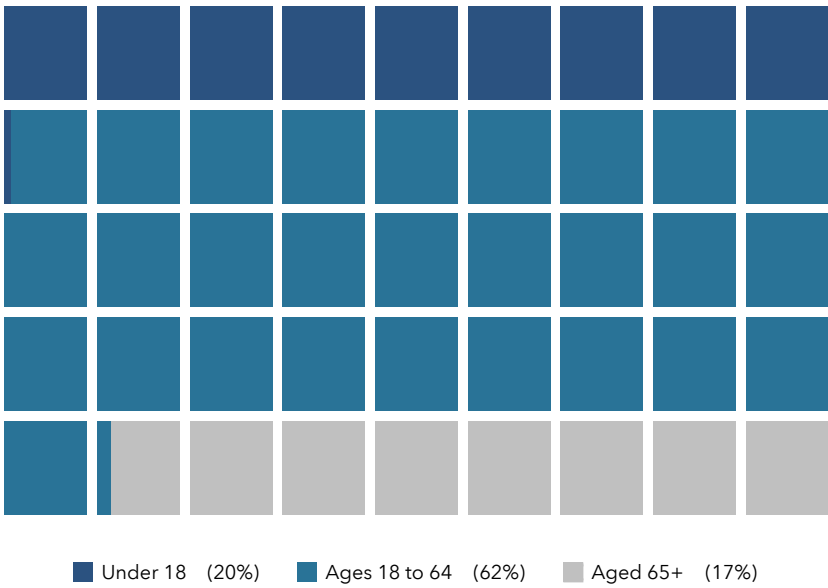
99 Perimeter Rd, Nashua, New Hampshire, 03063

100,867	40,871	2.43	40.7	\$80,033	\$325,384	118	109	51
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

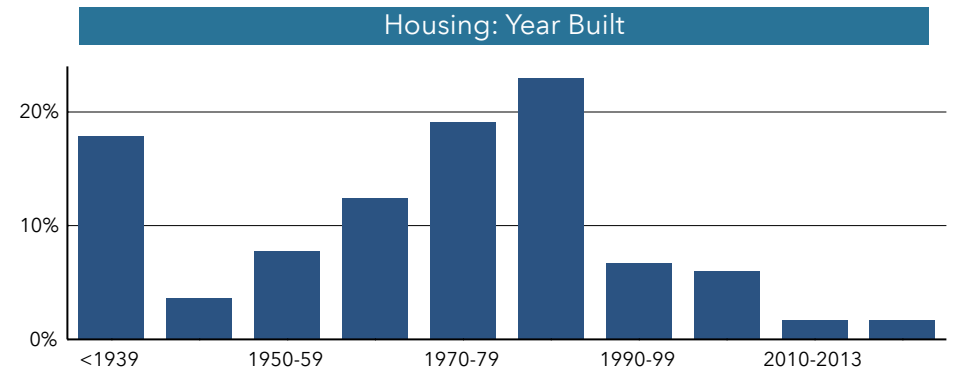
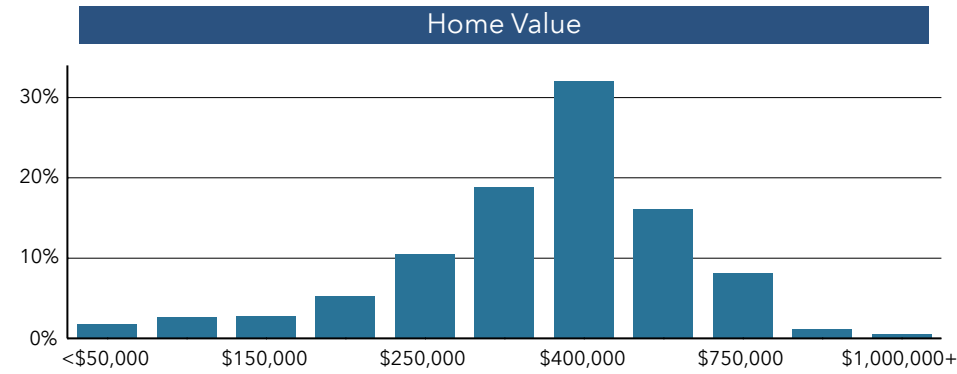
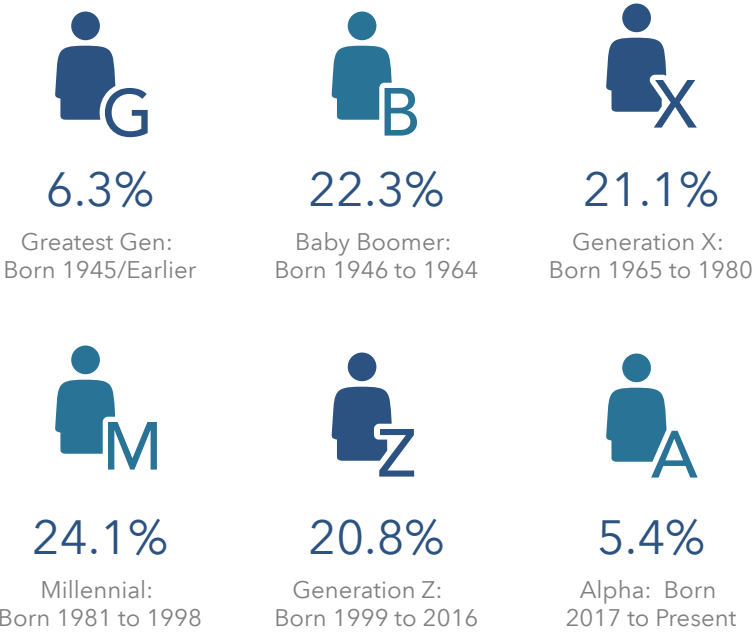
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.
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Source: This infographic contains data provided by Esri, Esri, Esri and Bureau of Labor Statistics, American Community Survey (ACS). The vintage of the data is 2021, 2026, 2021, 2015-2019.

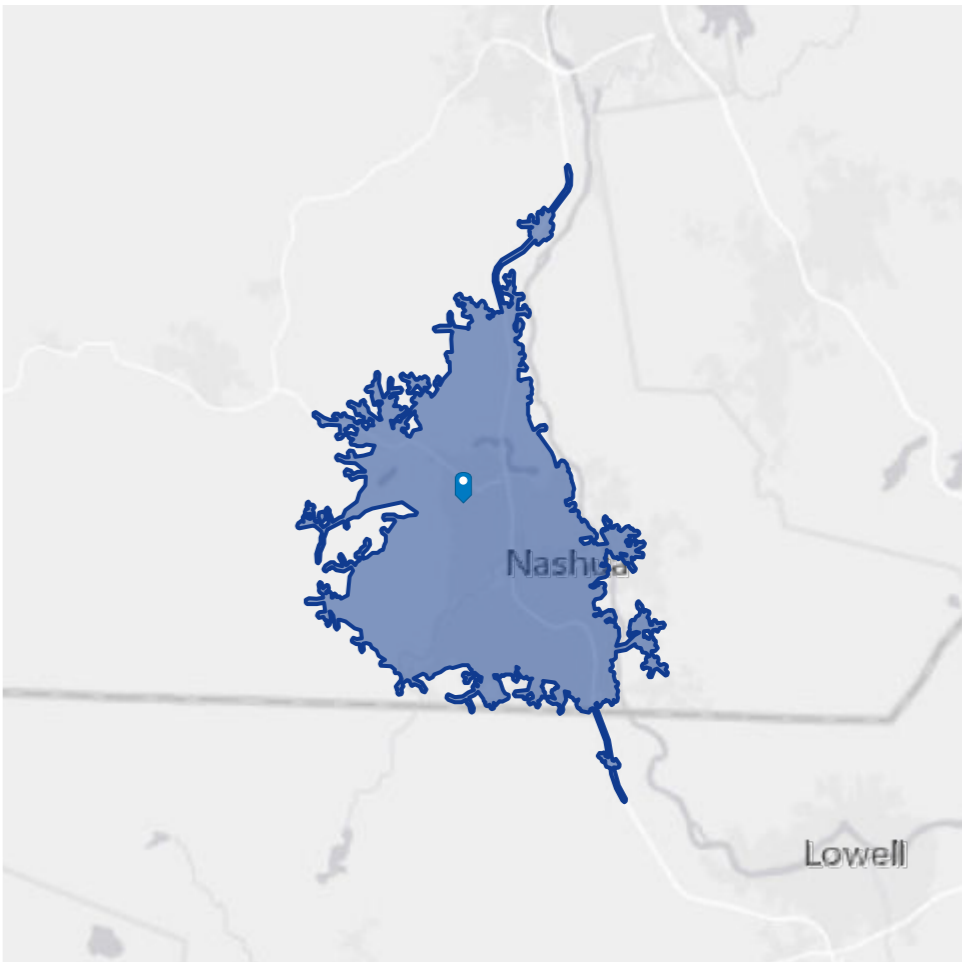
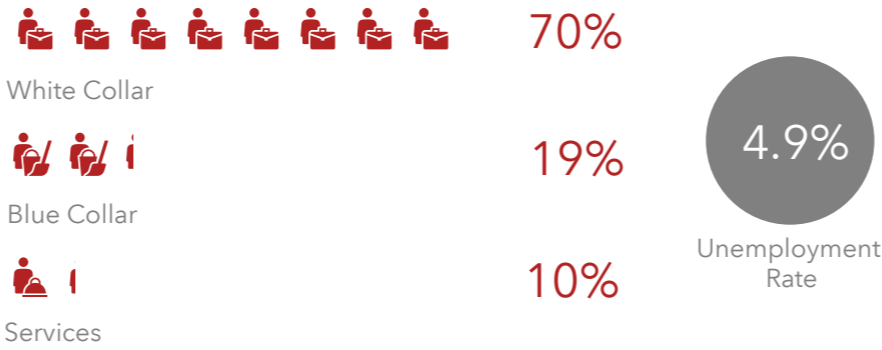
KWC- Industrial Market Summary

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Drive time of 15 minutes

Prepared by Esri & Viktoria Alkova
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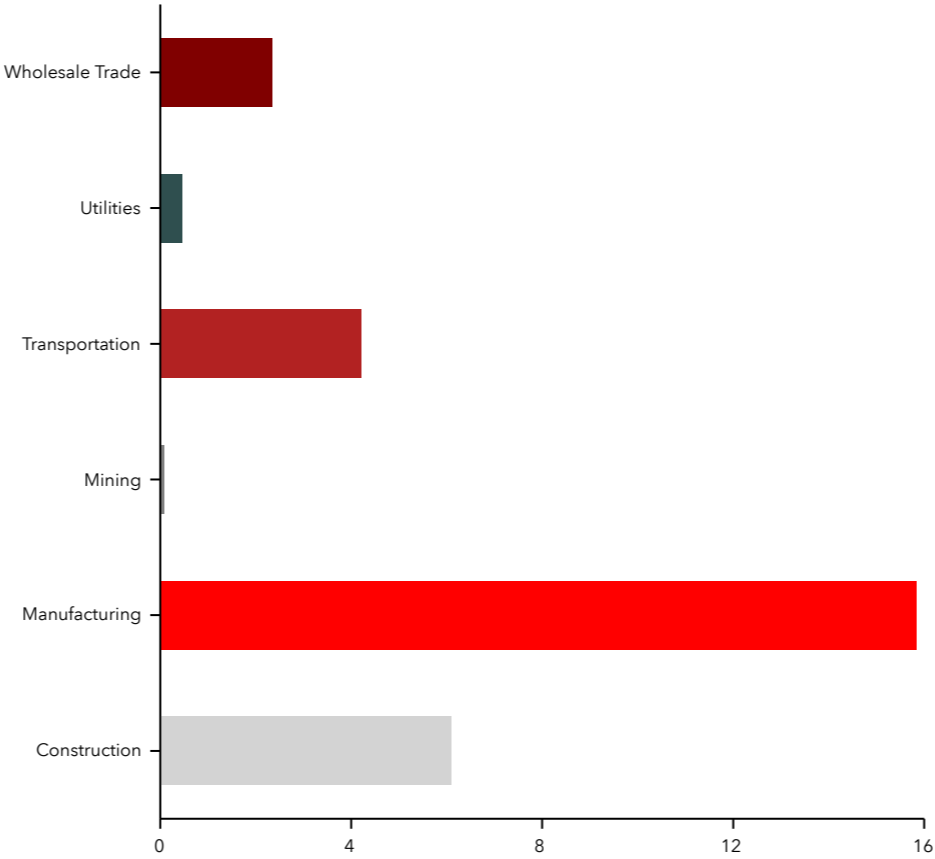
EMPLOYMENT



2016 Industrial Employment



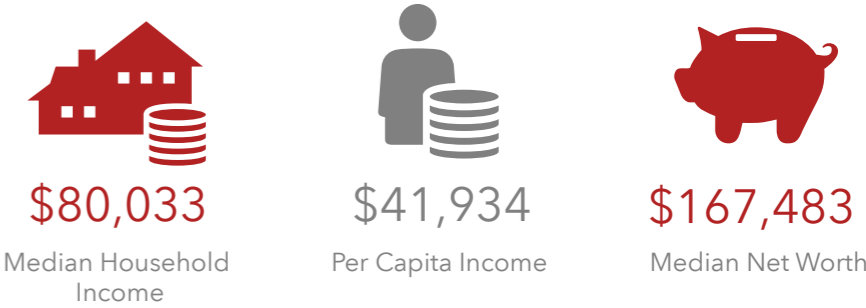
Industrial Businesses by Sector



2016 Employment By Industries



INCOME



Source: This infographic contains data provided by Esri. The vintage of the data is 2021.

Demographic Summary

99 Perimeter Rd, Nashua, New Hampshire, 03063 (15 minutes)
99 Perimeter Rd, Nashua, New Hampshire, 03063
Drive time of 15 minutes

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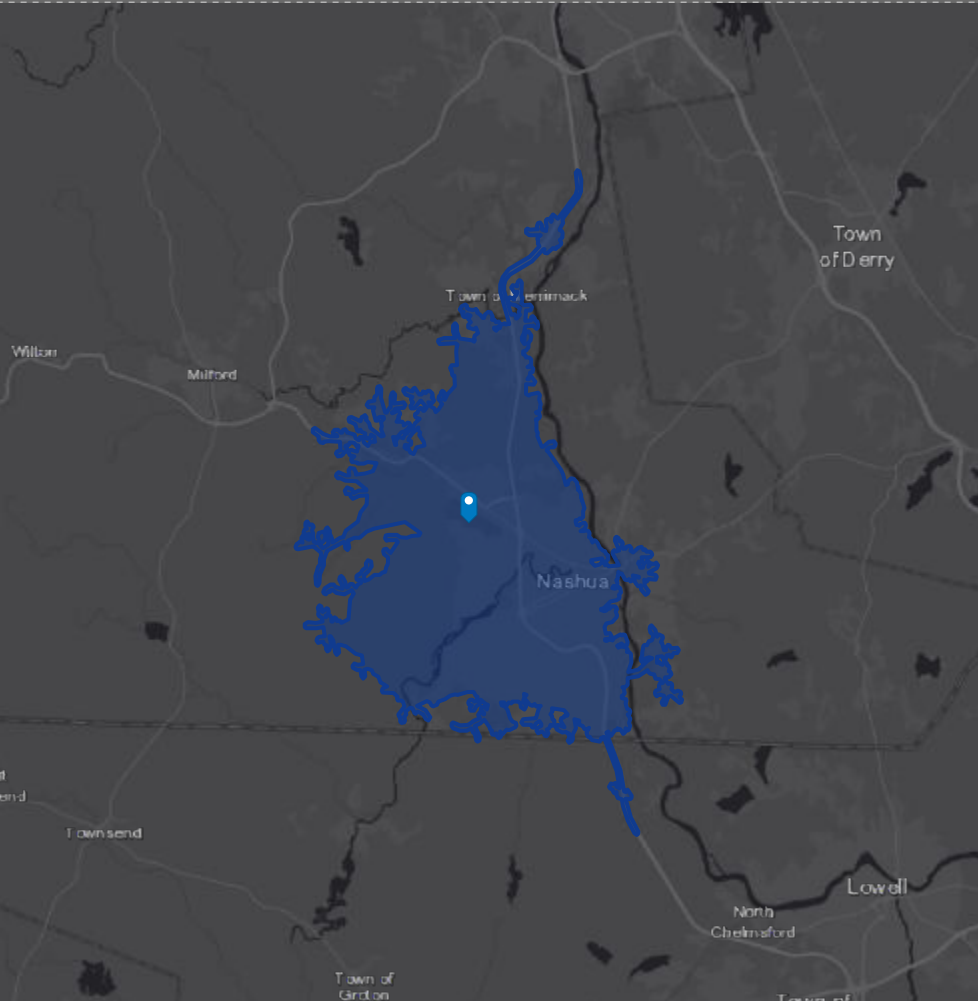
DEMOGRAPHIC SUMMARY

99 Perimeter Rd, Nashua, New Hampshire, 03063

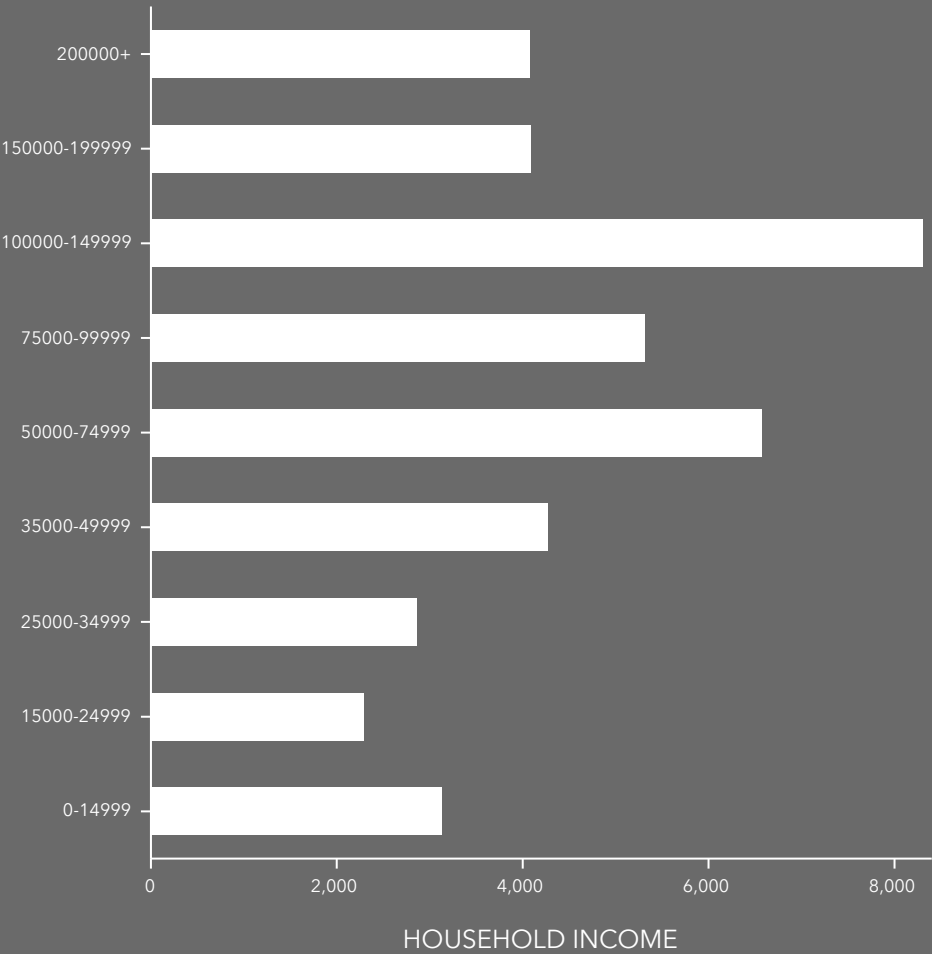


Drive time of 15 minutes

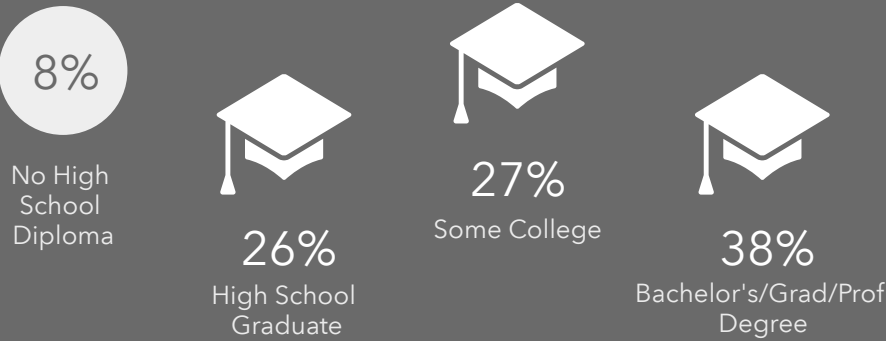
INCOME



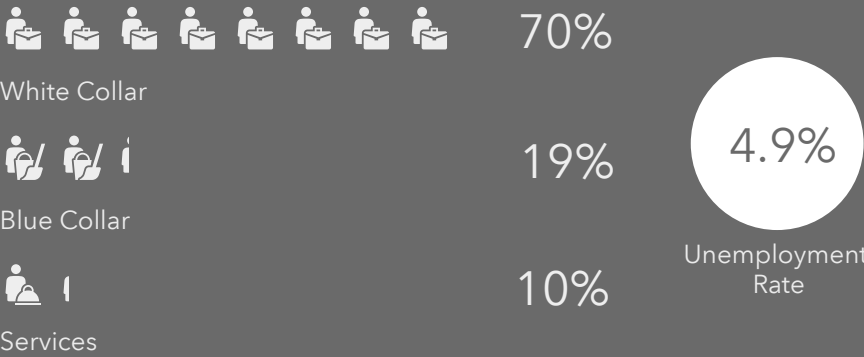
KEY FACTS



EDUCATION



EMPLOYMENT



Source: This infographic contains data provided by Esri, Esri. The vintage of the data is 2021, 2026.