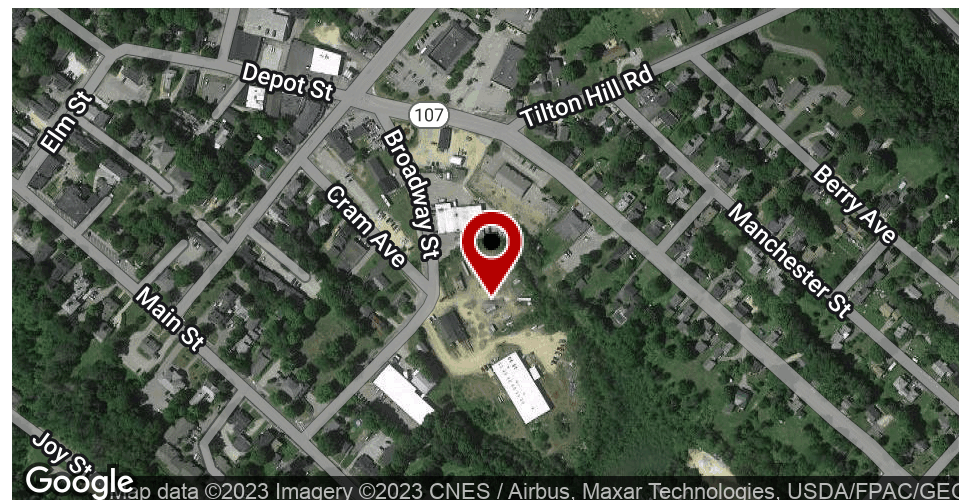


# STEEL FABRICATION / WELDING SHOP FOR LEASE

## TURN-KEY WELDING SHOP, EQUIPMENT AND FIXTURES IN PLACE

24 Broadway St, Pittsfield, NH 03263



### PROPERTY DESCRIPTION

Available once in a lifetime, the former home of Luckern Steel Services is available for lease to an active welder. Manufacturing area comes already set up with various equipment and materials, including but not limited to: 25,000+/- forklift, heavy-duty GEKA Hydrocrop sheer for stock steel, overhead crane on roller base, two massive welding tables, 36'+/- band saw, Lincoln Arc Welder R3S, 3-phase compressor, DeWalt chop-saw and much more. This unique 4,549 SF building is sitting on 2.15 acres site. Provides ample outdoor storage, 3 Phase power municipal water and sewer, heated by Modine-type heater powered by propane to keep costs low. Drive-in with electric 14X12 foot roll-up door.

There is separate office area with cabinets and desks for easy set up, kitchenette, common break area and renovated restroom. Perfect turn-key start up business for hard-working and motivated to grow user.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	Fully Leased
Lot Size:	2.15 Acres
Building Size:	4,549 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	229	1,996	4,129
Total Population	485	4,312	9,196
Average HH Income	\$62,559	\$65,655	\$75,290

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## STEEL FABRICATION / WELDING SHOP FOR LEASE

# WAREHOUSE/SHOP AREA

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## STEEL FABRICATION / WELDING SHOP FOR LEASE

### KITCHENETTE, BREAKROOM W/T LOCKERS AND BATHROOM

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# EQUIPMENT AND FIXTURES IN PLACE

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Demographic Summary with Traffic

24 Broadway St, Pittsfield, New Hampshire, 03263 (20 minutes)  
24 Broadway St, Pittsfield, New Hampshire, 03263  
Drive time of 20 minutes

Prepared by Esri & Viktoria Alkova  
Latitude: 43.30397  
Longitude: -71.32333

DEMOGRAPHIC SUMMARY

24 Broadway St, Pittsfield, New Hampshire, 03263  
Drive time of 20 minutes

POPULATION



24,661

2022 Total Population (Esri)



19,184

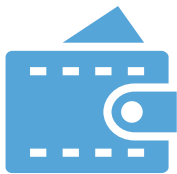
2022 Total Daytime Population (Esri)

HOUSEHOLDS AND INCOME



9,514

2022 Total Households (Esri)



\$80,230

2022 Median Household Income (Esri)



\$104,153

2022 Average Household Income (Esri)

BUSINESS AND EMPLOYEES



953

2022 Total (NAICS11-99) Businesses



7,854

2022 Total (NAICS11-99) Employees

Traffic volume	Street name	Direction	Distance
91	Warren Avenue	NW	0.3
91	Oak Street	NW	0.3
91	Joy Street	NW	0.3
4,271	Main St	NW	0.4
1,600	Catamount Rd	SE	0.4
91	Fairview Road	SE	0.5
91	Crescent Street	NW	0.5
91	Swett Road	SW	0.6
91	Russet Dr	SE	0.6
2,923	Barnstead Road	NE	0.7
Closest 10 locations			



No data in this panel



Demographic Summary with Traffic

24 Broadway St, Pittsfield, New Hampshire, 03263 (20 minutes)  
24 Broadway St, Pittsfield, New Hampshire, 03263  
Drive time of 20 minutes

Prepared by Esri & Viktoria Alkova  
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DEMOGRAPHIC SUMMARY

24 Broadway St, Pittsfield, New Hampshire, 03263  
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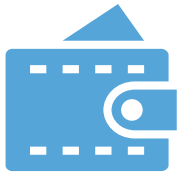
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BUSINESS AND EMPLOYEES



953

2022 Total (NAICS11-99) Businesses



7,854

2022 Total (NAICS11-99) Employees

Traffic volume	Street name	Direction	Distance
3,106	Barnstead Road	NE	0.7
9,900	Suncook Valley Rd	NE	0.8
91	Cameron Drive	NW	0.9
1,836	Barnstead Rd	NE	0.9
91	Cameron Drive	NW	0.9

Closest 5 locations



No data in this panel