

95 Runnells Bridge Road, Hollis, NH 03049

±24,568 SF INDUSTRIAL/FLEX FACILITY | HOLLIS, NH

Heavy Power • Fully Air-Conditioned • 2 Docks + 1 Drive-In • Expansion Potential

FOR SALE | $2,350,000

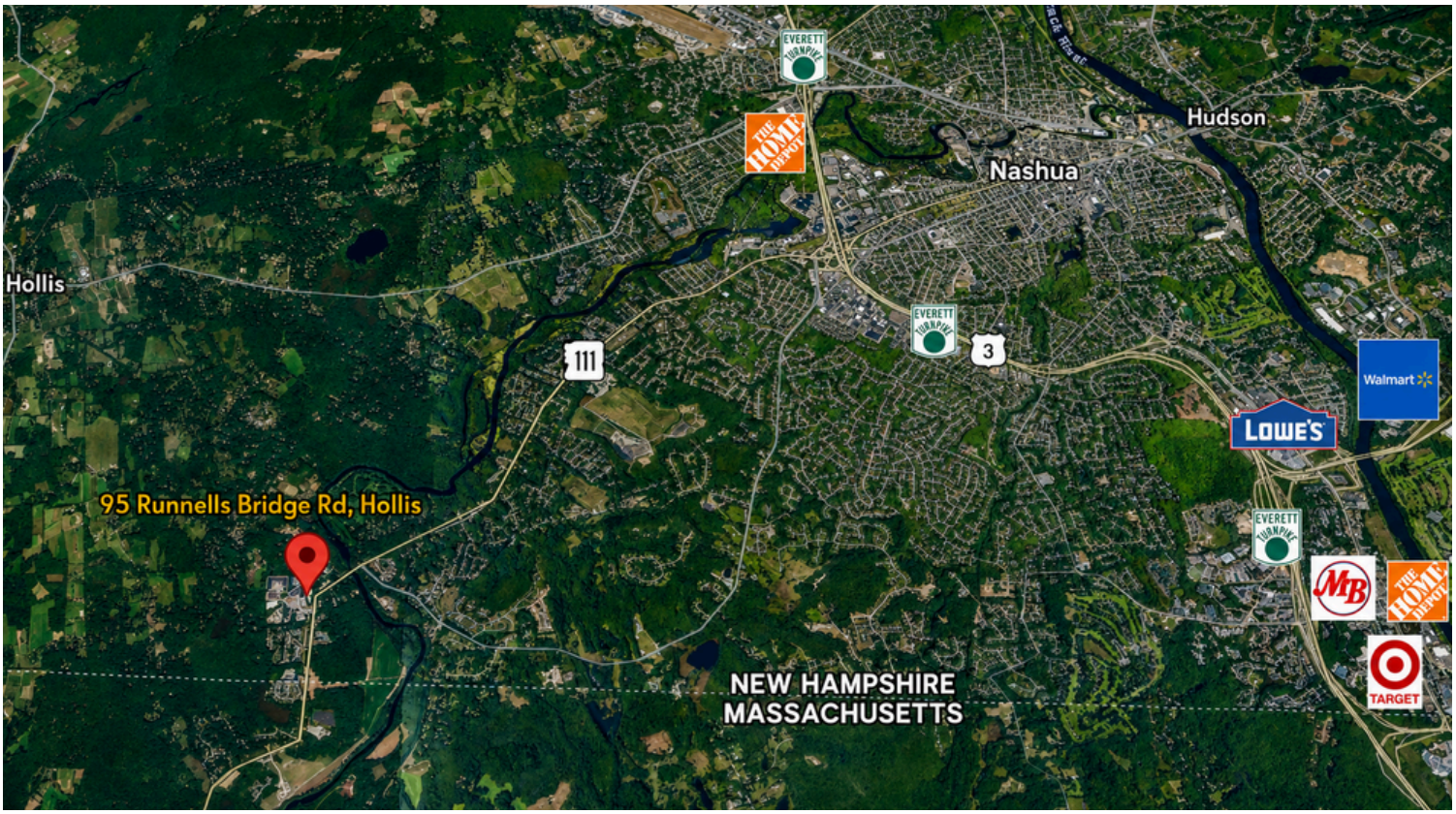
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95 Runnells Bridge Road, Hollis, NH 03049

LOCATION & DEMOGRAPHICS

Aerial



Strategically located near the Massachusetts border with direct access to NH Route 111 and convenient connectivity to Nashua, Route 3, the Everett Turnpike, and the Greater Boston market.

Demographics

5 Miles		10 Miles		15 Miles	
Population	# of Household	Population	# of Household	Population	# of Household
64,802	25,430	278,000	108,000	640,000	245,000
Avg HH Income	# of Employees	Avg HH Income	# of Employees	Avg HH Income	# of Employees
$123,112	22,000	$116,000	125,000	$111,000	310,000

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Direct NH Route 111 Access with Connectivity to Nashua, Route 3 & the Everett Turnpike

Strategic Southern NH Location Near the MA Border

±24,568 SF ±4.19-acre industrial site







Specifications

Address:	95 Runnells Bridge Road
Location:	Hollis,, NH 03049
Building Type:	Industrial / Flex
Year Built:	1986
Bldg Size:	±24,568 SF
Land Size:	4.19 ac
Floors:	1
Largest Nearby Street:	NH Route 111
Zoning:	IN
Parking Space:	+/-80 (Surface / On-site Parking)
Loading Doors:	3
Loading Docks:	2 (Load Levelers)
Total Drive In Doors:	1
Ceiling Height:	14'
Clear Ceiling Height:	10'-12'
Listing Price	$2,350,000

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Property Highlights

- ±24,568 SF fully air-conditioned industrial/flex facility
- ±4.19-acre industrial site
- 1200A and 800A 3-phase power
- 208V and 480V service
- 2 dock-high doors with load levelers
- 1 drive-in door
- 10'–12' clear heights with areas up to 14'
- Potential ±12,166 SF high-bay expansion
- Ample parking and truck circulation
- LED lighting and security system
- Immediate occupancy
- Strategic southern NH location near the Massachusetts border with direct Route 111 access

IDEAL FOR:
Manufacturing • Assembly • Warehouse • Distribution • Contractors • Owner-Users

VACANT
AVAILABLE FOR IMMEDIATE OCCUPANCY

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