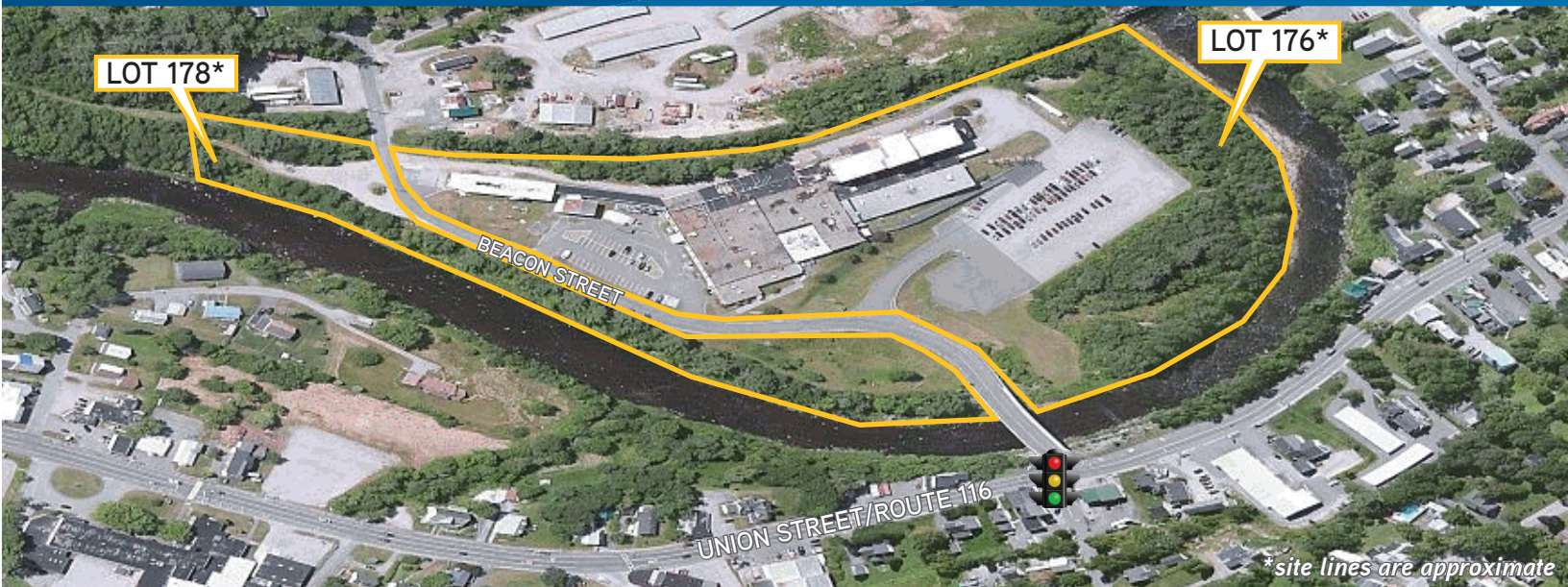


FOR SALE > WELL-MAINTAINED INDUSTRIAL BUILDINGS

Light Industrial/R&D Facility

24 BEACON STREET, LITTLETON, NH 03561



**site lines are approximate*

Colliers International, in collaboration with Peabody & Smith Realty, is pleased to present the availability of this 141,413± SF light industrial/manufacturing/R&D facility. Currently owned by Hitchiner Manufacturing Co., Inc., this complex consists of 7 building structures and features 5 loading dock doors, 2 of which have levelers, 2 drive-in doors, heavy power, municipal water and sewer, is fully sprinklered and multitenantable.

Strategically located in northwestern New Hampshire, the area has a highly skilled and lower wage labor pool available and low utility costs with electricity supplied by the municipal-owned Littleton Water and Light at costs significantly less than market.

This well-maintained property has excellent access to east-west and north-south distribution routes, including Interstates 93 and 91, as well as Routes 2 and 302 and only 2 ½ hours south of Montreal and north of Boston.



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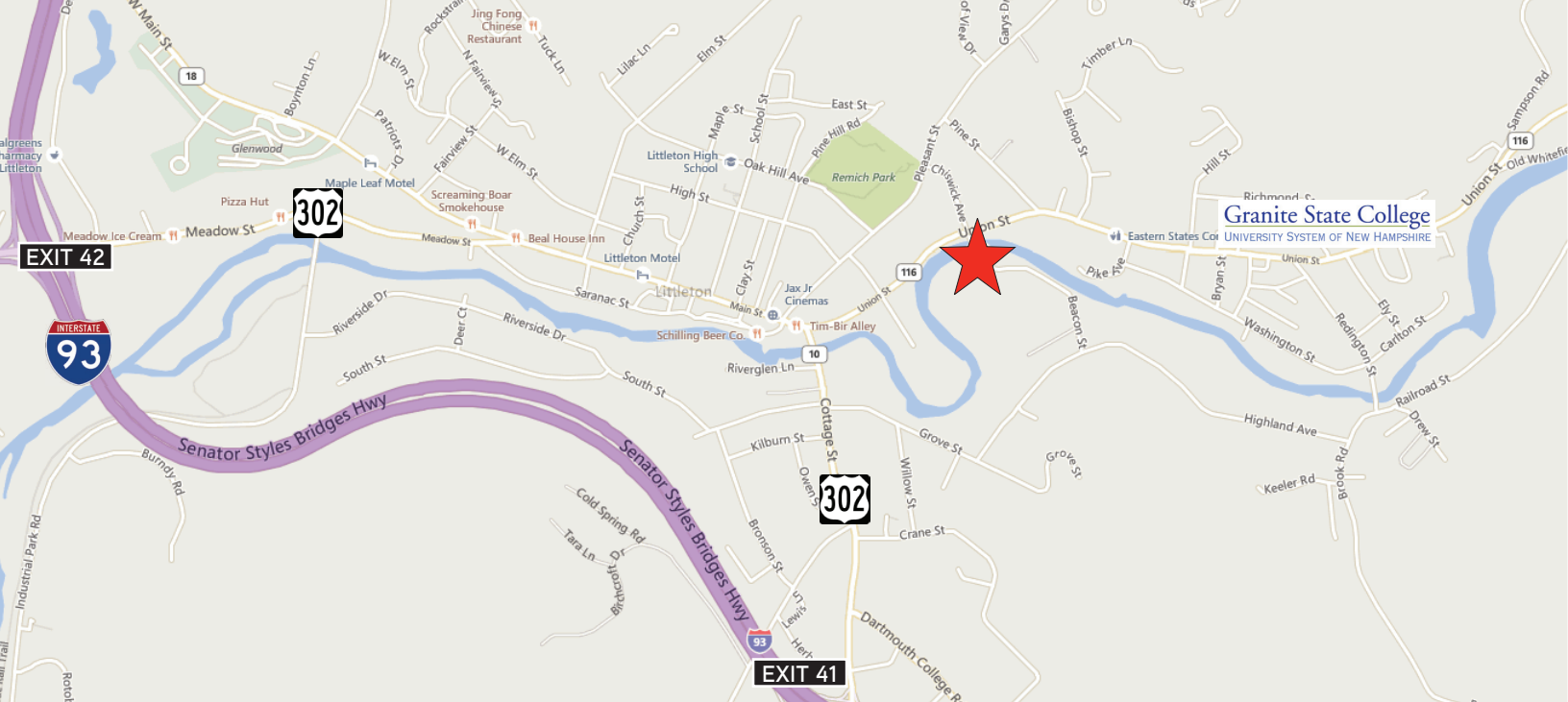
COLLIERS INTERNATIONAL
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| SITE DATA | |
|-------------------------|--|
| Zoning | Lot 176: Industrial (I) Lot 178: Commercial (C-1) |
| Visibility | High |
| Road Frontage | 1,180'± |
| Neighborhood | Industrial |
| Landscaping | Excellent |
| Curb Cuts | 4 |
| Parking | 250+ on-site |
| SERVICES DATA | |
| Manufacturing Area Heat | Multiple propane fired roof top units & propane fired modine heaters; (1) FHW boiler |
| Office HVAC | Propane fired roof units; 100% AC |
| Power | |
| Phase | 3 phase |
| Volts | 460 |
| Back-up Generator | None |
| Hot Water | Multiple electric units |
| Water | Municipal |
| Sewer | Municipal |
| Gas | Propane |
| Sprinkler | 3 wet systems 1 dry system |
| TAX DATA | |
| Tax Amount | \$27,143 |
| Year | 2016 |
| Tax Map & Lot Number | 79/176 & 79/178 |



| PROPERTY DATA | |
|--------------------------|---|
| Lot Size | Lot 176: 12.84± acres Lot 178: 2.7± acres |
| Total Building Size | 141,413± SF |
| Number of Buildings | 1 with 7 connected structures |
| Floors per Building | 1 to 5 |
| Building/Unit Dimensions | Irregular |
| Total SF Breakdown | |
| Office | 5,194± |
| Manufacturing | 138,221± |
| CONSTRUCTION DATA | |
| Year Built | 1902-1910 |
| Year Renovated | 2002 (most recent) |
| Loading Docks/Doors | (5) - 2 with autolevelers (4) 10' x 8' doors (1) 10' x 12' door |
| Drive-In Doors | (2) 10' x10' door |
| Restrooms | 6 |
| Exterior | Masonry/steel |
| Roof | Membrane/steel |
| Foundation | Poured concrete |
| Insulation | Varies |
| Exterior Doors | Steel |
| Interior Walls | Masonry/steel/dry wall |
| Warehouse Ceiling Height | 10' to 12' |
| Floors | Concrete |
| Windows | Varies |





Specifications > Industrial/R&D Space

| | |
|-------------------|--|
| Building Type | Industrial |
| Year Built | 1910-2002 |
| Total Building SF | 141,413± |
| Site | Lot 176: 12.84± acres Lot 178: 2.7± acres |
| Zoning | Lot 176: Industrial (I) Lot 178: Commercial (C-2) |
| Parking | 250+ striped spaces |
| Loading Docks | 5; 2 with levelers |
| Drive-in Doors | 2 |
| Ceiling Height | 10' to 12'± |
| Utilities | Municipal water & sewer Propane & oil |
| Electrical | 3 phase |
| Sprinklers | 3 wet systems & 1 dry system |
| 2016 Taxes | \$27,143 (combined) |
| List Price | \$975,000 \$875,000 |

Contact Us

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