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6 Mill Street Complex Hydro Plant, Dam, Mill Buildings, Land

6 Mill Street, Ashland, NH 03217

Exclusively Represented By:

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OFFERING MEMORANDUM

Table Of Contents

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Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
MAIN FLOOR AND COMPLEX	9
LOCATION INFORMATION	10
CITY INFORMATION	11
REGIONAL MAP	12
LOCATION MAP	13

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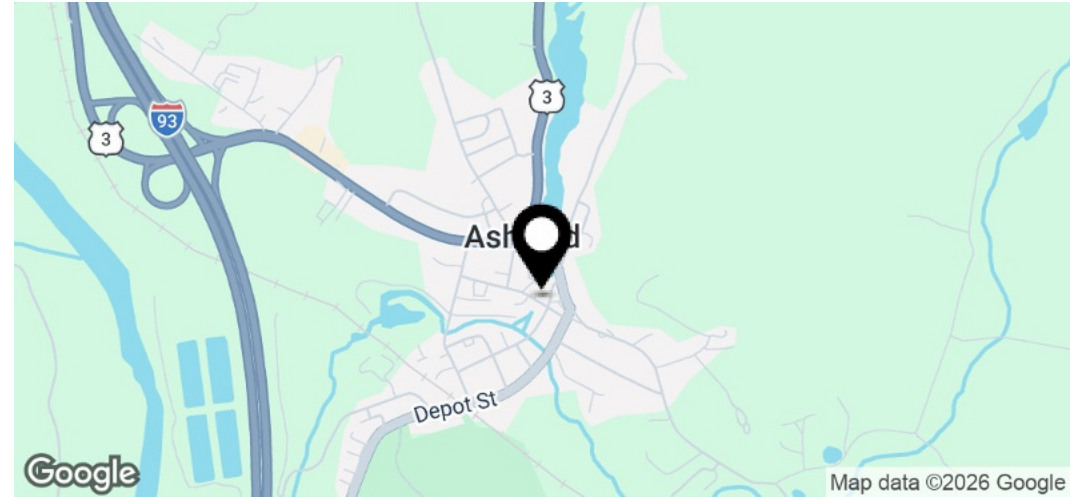
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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$650,000
Site Size	2.116 Acres

Property Overview

6 Mill Street presents a rare opportunity to acquire a historic 50,888± square foot industrial mill campus in downtown Ashland, New Hampshire, where portions of the complex span the Squam River and are integrated with the historic Packard Dam and hydroelectric infrastructure. Combining existing rental income, industrial utility capacity, hydroelectric generation potential, and substantial redevelopment upside, the property offers a unique investment opportunity that is increasingly difficult to replicate under modern development and permitting conditions.

Strategically located approximately one mile from Interstate 93, the property serves as a gateway between New Hampshire's Lakes Region and White Mountains. Seller-provided historical operating information indicates prior hydroelectric generation of approximately 925,351 kWh annually, while the existing building inventory provides opportunities for industrial, warehouse, manufacturing, storage, mixed-use, adaptive reuse, or redevelopment scenarios. Whether pursued as an income-producing asset, owner-user facility, renewable energy investment, or long-term redevelopment project, 6 Mill Street offers multiple paths for future value creation.

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Property Description

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Property Description

The property consists of approximately 50,888± square feet distributed among eight buildings situated on approximately 2.12± acres in downtown Ashland. Improvements include historic mill buildings, warehouse and storage facilities, office space, loading and freight handling infrastructure, and a dedicated hydroelectric powerhouse connected to the Packard Dam. Building construction dates range from approximately 1840 through 1986, reflecting the site's long history as part of the former L.W. Packard Mill complex.

A defining feature of the property is its direct integration with the Squam River, with portions of the mill complex constructed above the river channel itself. The property currently supports a mix of commercial, industrial, storage, and hydroelectric uses, with existing tenants providing income and significant underutilized areas offering opportunities for renovation, modernization, lease-up, reconfiguration, or redevelopment. Existing infrastructure includes municipal water and sewer service, industrial electrical capacity, loading docks, freight handling capabilities, sprinkler systems serving portions of the complex, and hydroelectric generation facilities. The combination of scale, infrastructure, historic character, and redevelopment flexibility creates a unique asset capable of supporting a wide variety of future uses.

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Complete Highlights

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Property Highlights

- Historic multi-building mill campus totaling approximately 50,888± SF
- Approximately 2.12± acres in downtown Ashland, NH
- Existing rental income from multiple tenants
- Dedicated 3,552± SF hydroelectric powerhouse
- Seller-provided historical hydroelectric generation of approximately 925,351 kWh annually
- Historic mill campus with portions of the building spanning the Squam River
- Integrated dam, river, and hydroelectric infrastructure supporting renewable energy generation
- Eight-building complex constructed between approximately 1840 and 1986
- Existing industrial, warehouse, office, and storage space
- Four truck-height loading docks
- One drive-in loading bay
- Sprinkler systems serving portions of the property
- Municipal water and sewer service
- Existing warehouse, manufacturing, storage, and commercial use potential
- Significant underutilized space offering value-add opportunities
- Potential for renovation, modernization, adaptive reuse, redevelopment, or owner occupancy
- Approximately one mile from Interstate 93 Exit 24

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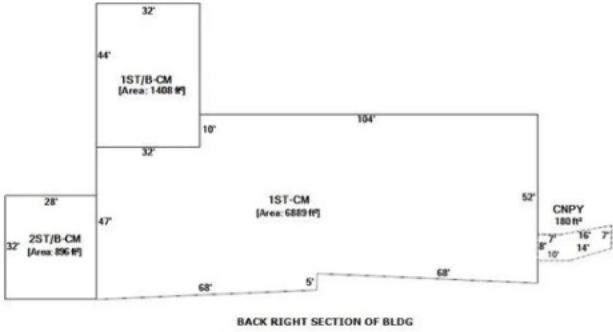
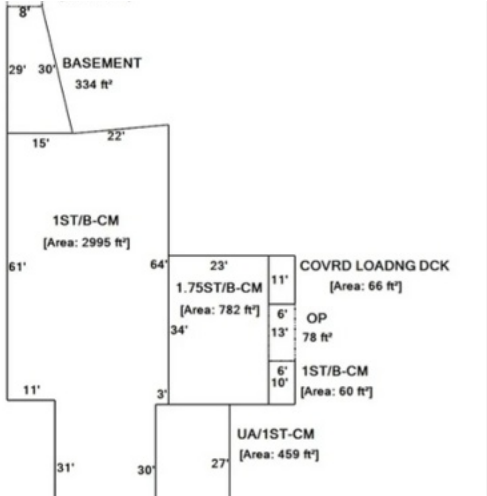
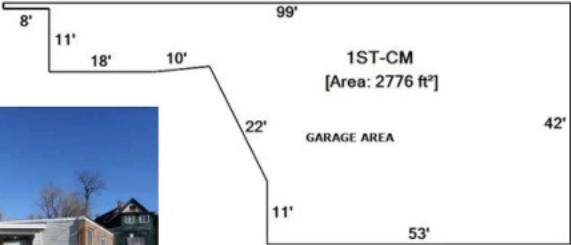
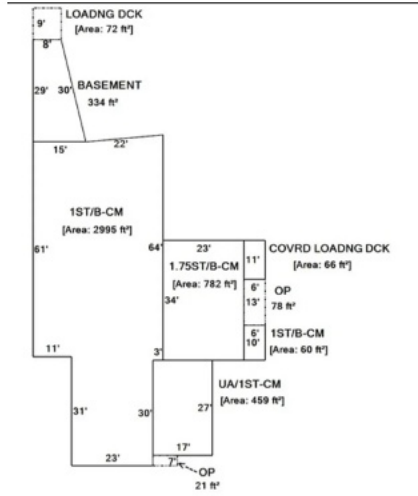
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Additional Photos

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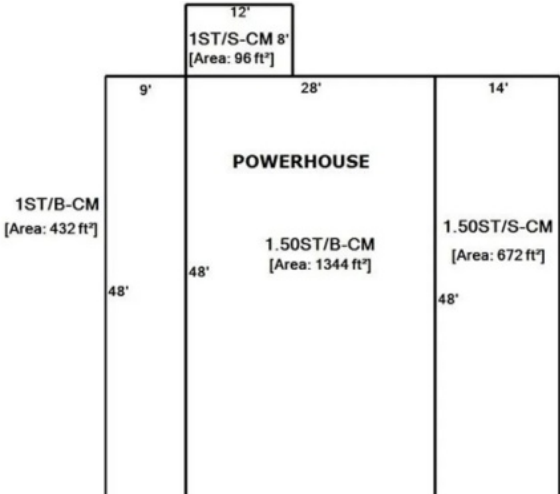
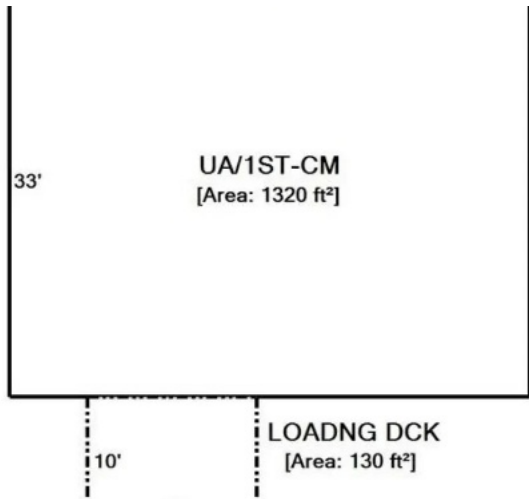
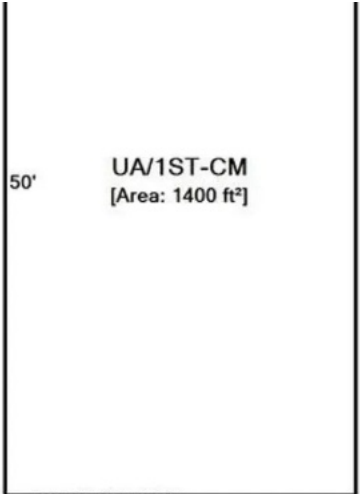
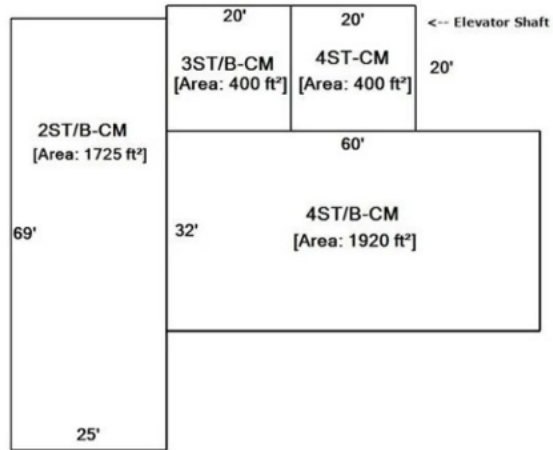
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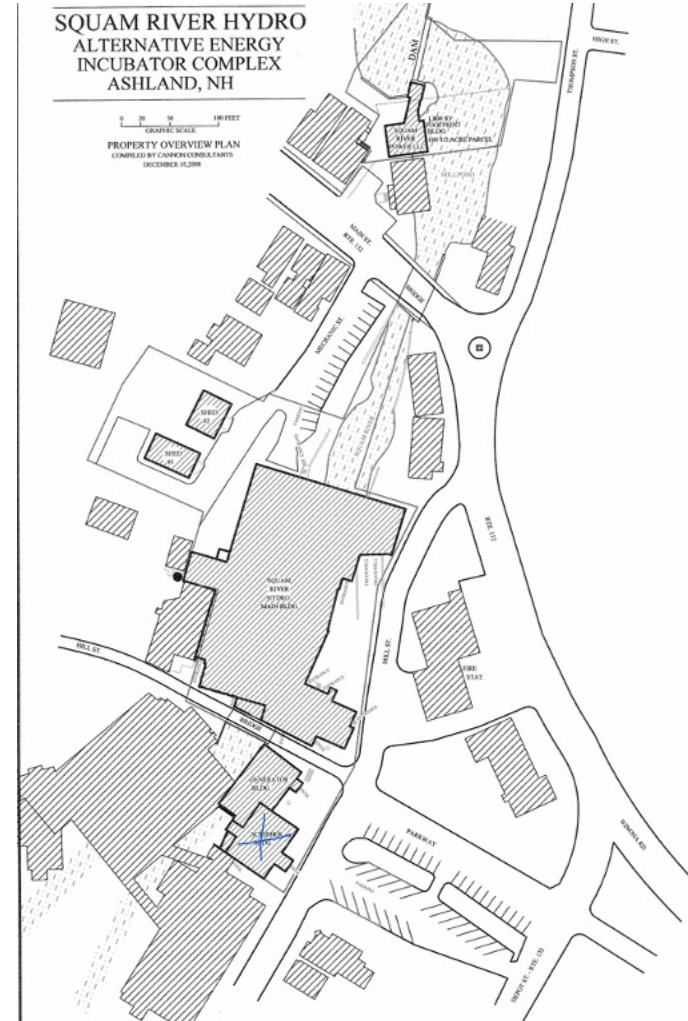
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Main Floor And Complex

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Location Information

Section 2

City Information

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Location Description

Located in the heart of downtown Ashland, New Hampshire, 6 Mill Street occupies a unique position within one of the region's historic mill districts, where portions of the complex are constructed directly above the Squam River and integrated with the historic Packard Dam. The property benefits from direct access to municipal infrastructure, a walkable downtown, and exceptional regional connectivity via Interstate 93, which is located approximately 1 mile away at Exit 24. The site's location at the geographic gateway between the Lakes Region and the White Mountains provides convenient access to major population centers, recreational destinations, and regional transportation corridors.

Ashland's strategic position at the intersection of Interstate 93, U.S. Route 3, and NH Route 25 supports a wide variety of commercial, industrial, warehouse, manufacturing, office, mixed-use, and redevelopment opportunities. The property's direct integration with the Squam River, Packard Dam, and existing hydroelectric infrastructure further distinguishes it from traditional industrial assets. Portions of the mill complex span the river channel itself, reflecting the site's historic role in hydro-powered manufacturing while creating a setting and redevelopment opportunity rarely found in today's market. Combined with New Hampshire's business-friendly climate, tourism-driven economy, and year-round regional activity, 6 Mill Street presents a compelling opportunity for investors, developers, owner-users, manufacturers, and renewable energy interests seeking a distinctive asset with existing income and long-term upside potential.

Location Details

County	Grafton
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Regional Map

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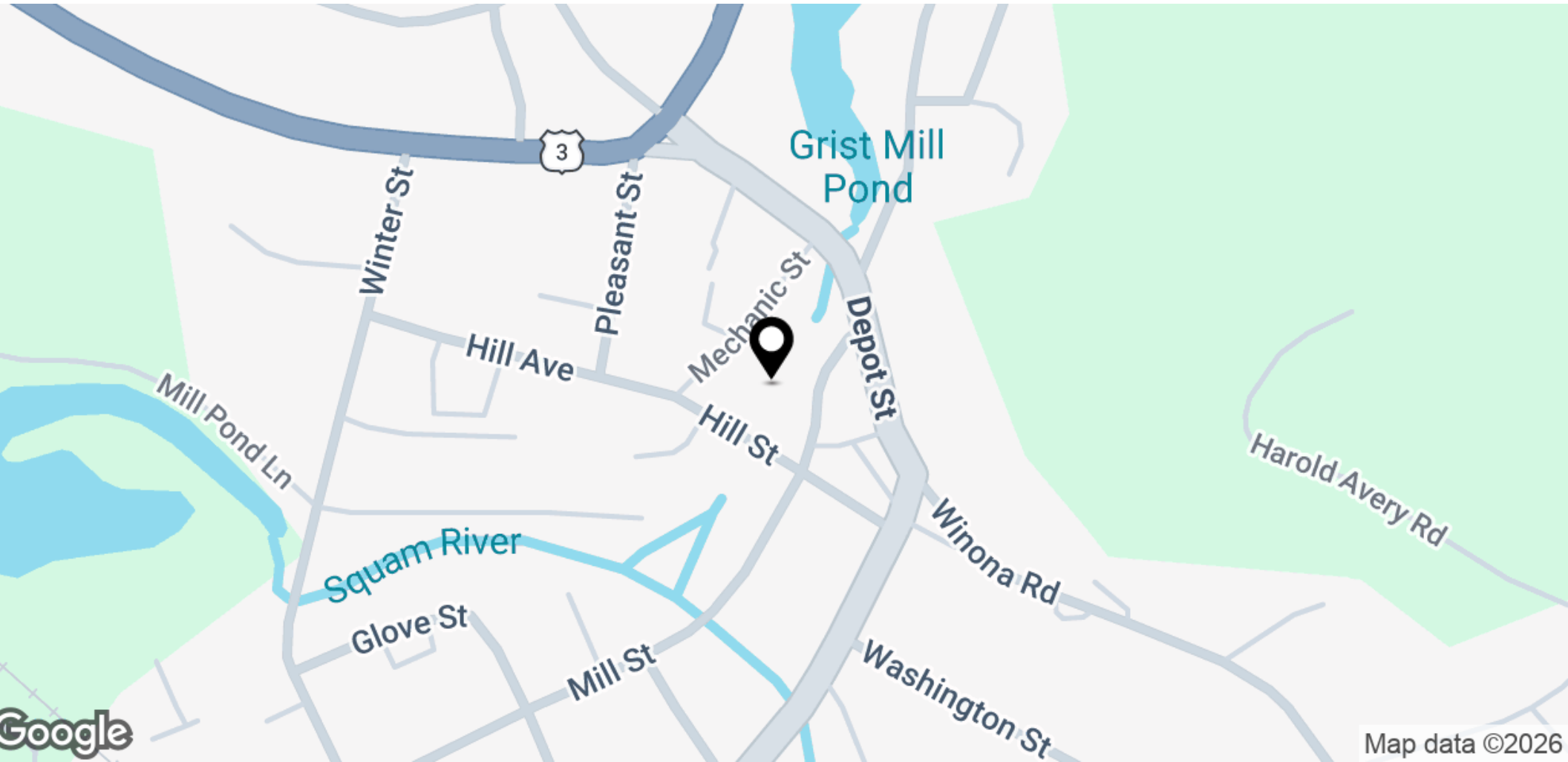
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Location Map

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Aerial Map

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Demographics

Section 3

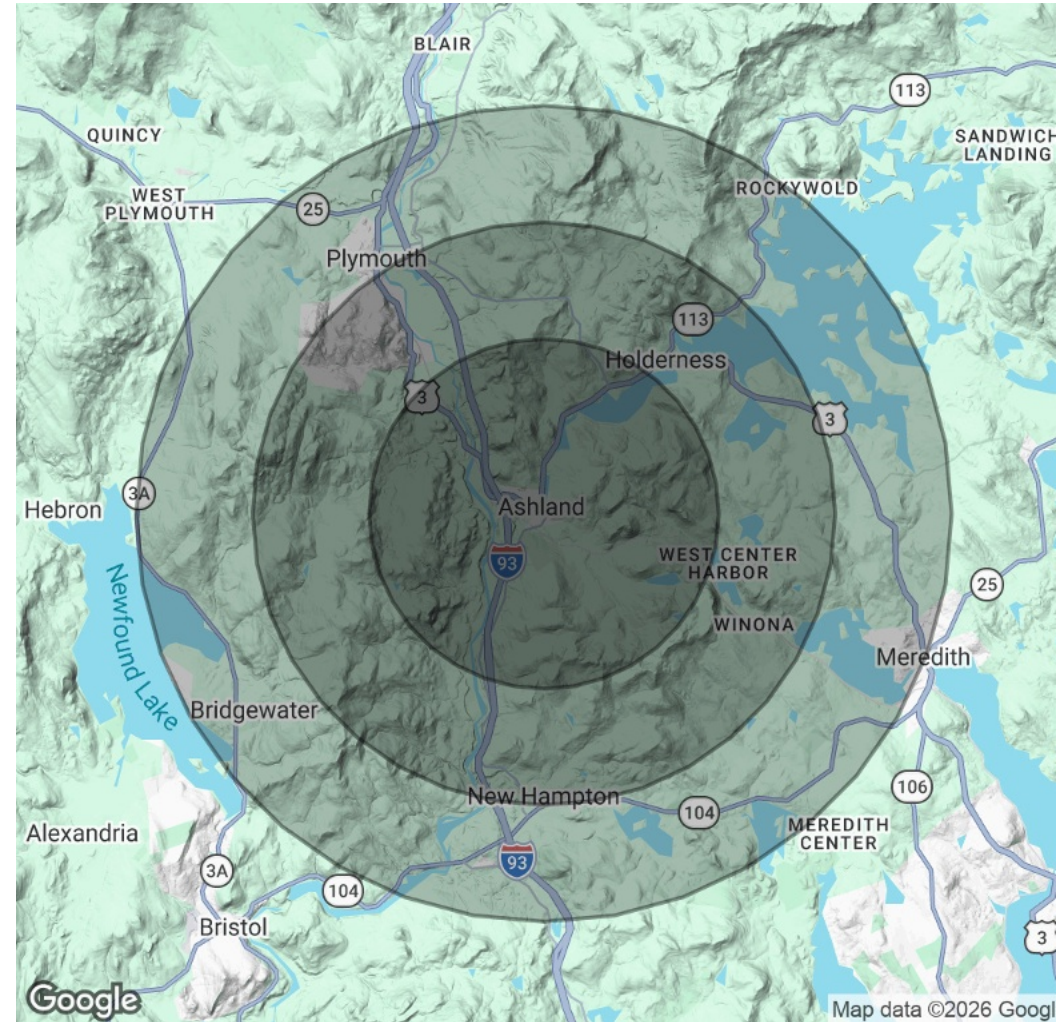
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	3,011	6,753	16,930
Average Age	42.5	45.4	43.2
Average Age (Male)	40.3	43.3	42
Average Age (Female)	47.2	48.3	43.9

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	1,312	2,869	6,533
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$81,415	\$94,383	\$101,128
Average House Value	\$306,058	\$324,436	\$352,880

2023 American Community Survey (ACS)



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Meet The Team

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