



Offering Memorandum

326 Dartmouth College

LEBANON, NH 03766



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Property Information



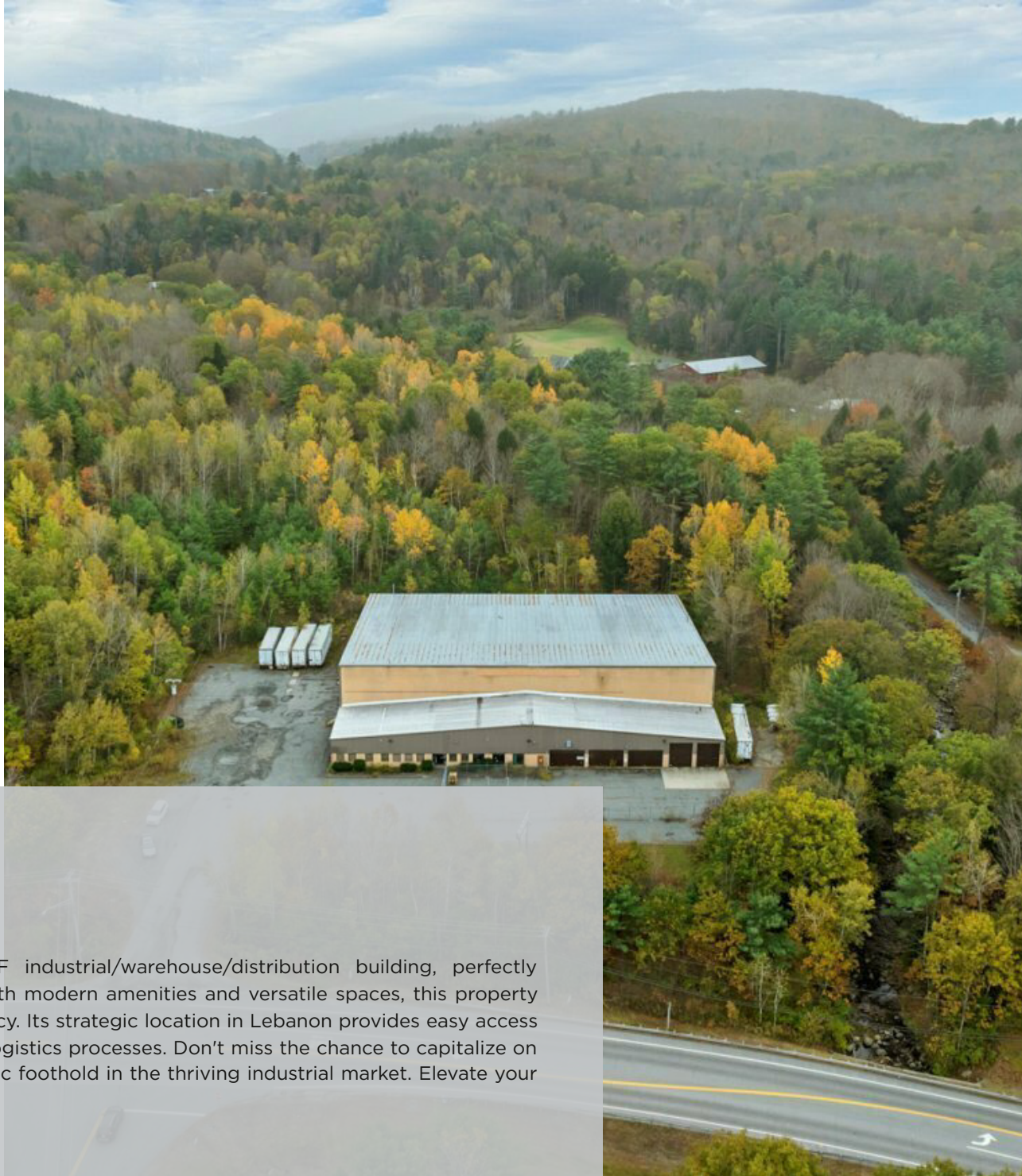
PROPERTY SUMMARY

326 DARTMOUTH COLLEGE HWY

LEBANON, NH 03766

OFFERING SUMMARY

SALE PRICE:	\$See Agent
BUILDING SIZE:	40,000 SF
AVAILABLE SF:	40,000 SF
LOT SIZE:	120 Acres
PRICE / SF:	\$108.00



PROPERTY SUMMARY

This remarkable property features a spacious 40,000 SF industrial/warehouse/distribution building, perfectly positioned to meet the needs of today's industrial sector. With modern amenities and versatile spaces, this property offers the ideal foundation for maximizing operational efficiency. Its strategic location in Lebanon provides easy access to major transportation routes, streamlining distribution and logistics processes. Don't miss the chance to capitalize on this exceptional property, ideal for investors seeking a strategic foothold in the thriving industrial market. Elevate your business operations with this impressive industrial property.

PROPERTY HIGHLIGHTS

- 40,000 SF of Warehouse Distribution
- Directly off Exit 17 on I-89
- 120 Acres +/- in three parcels
- 2024 & 2025 Inspection Reports Provided
- Roof Quote Provided
- Pavement Quote Provided



**Directly Off I-89
Exit 17**



**6 Loading Docks 5
Overhead Doors**

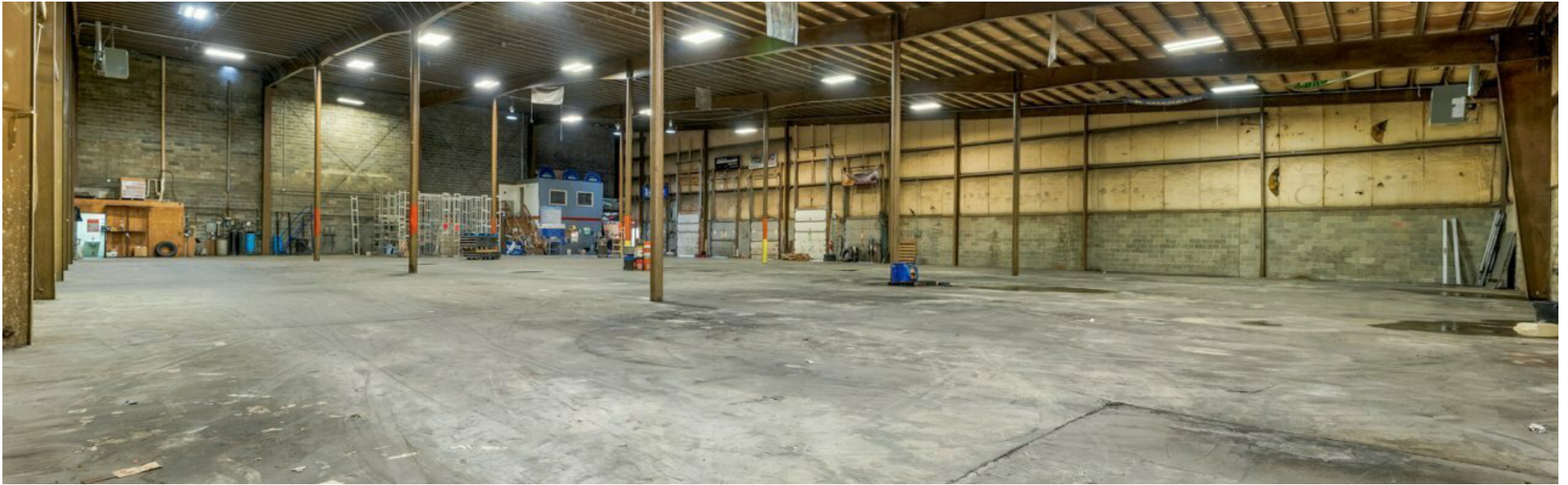


3 Phase Power

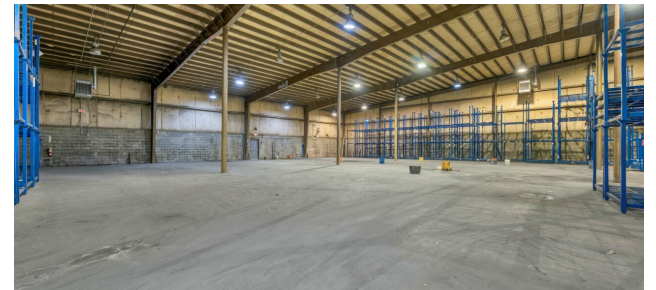
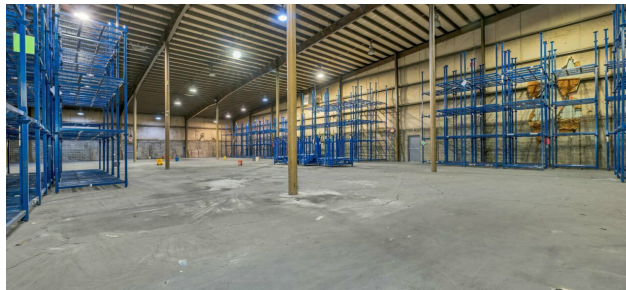
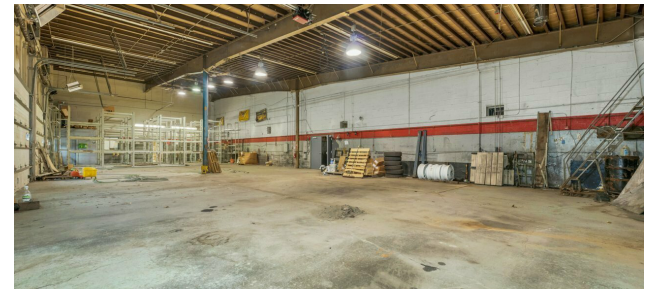
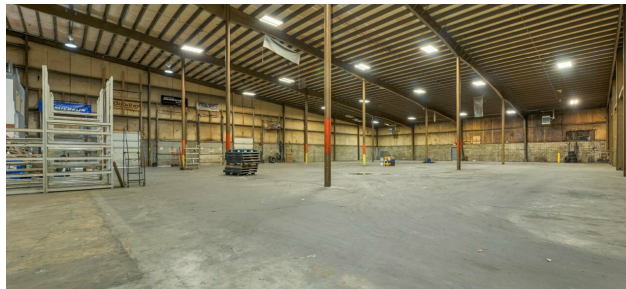
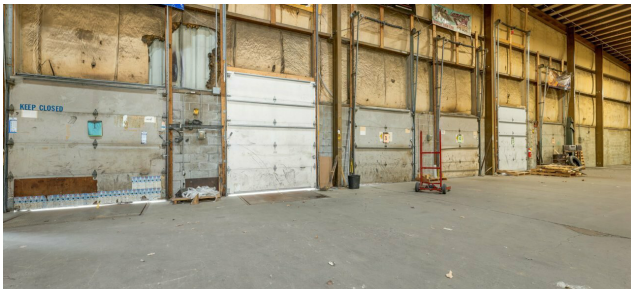
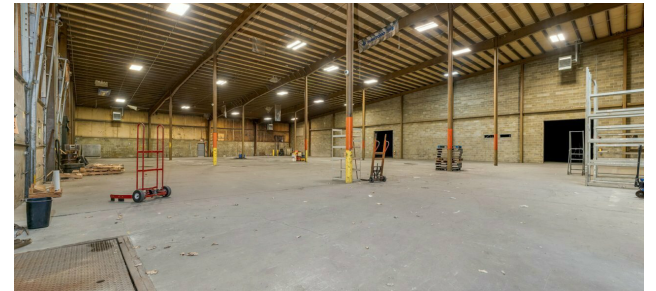
PROPERTY PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





Location Information



LOCATION DESCRIPTION

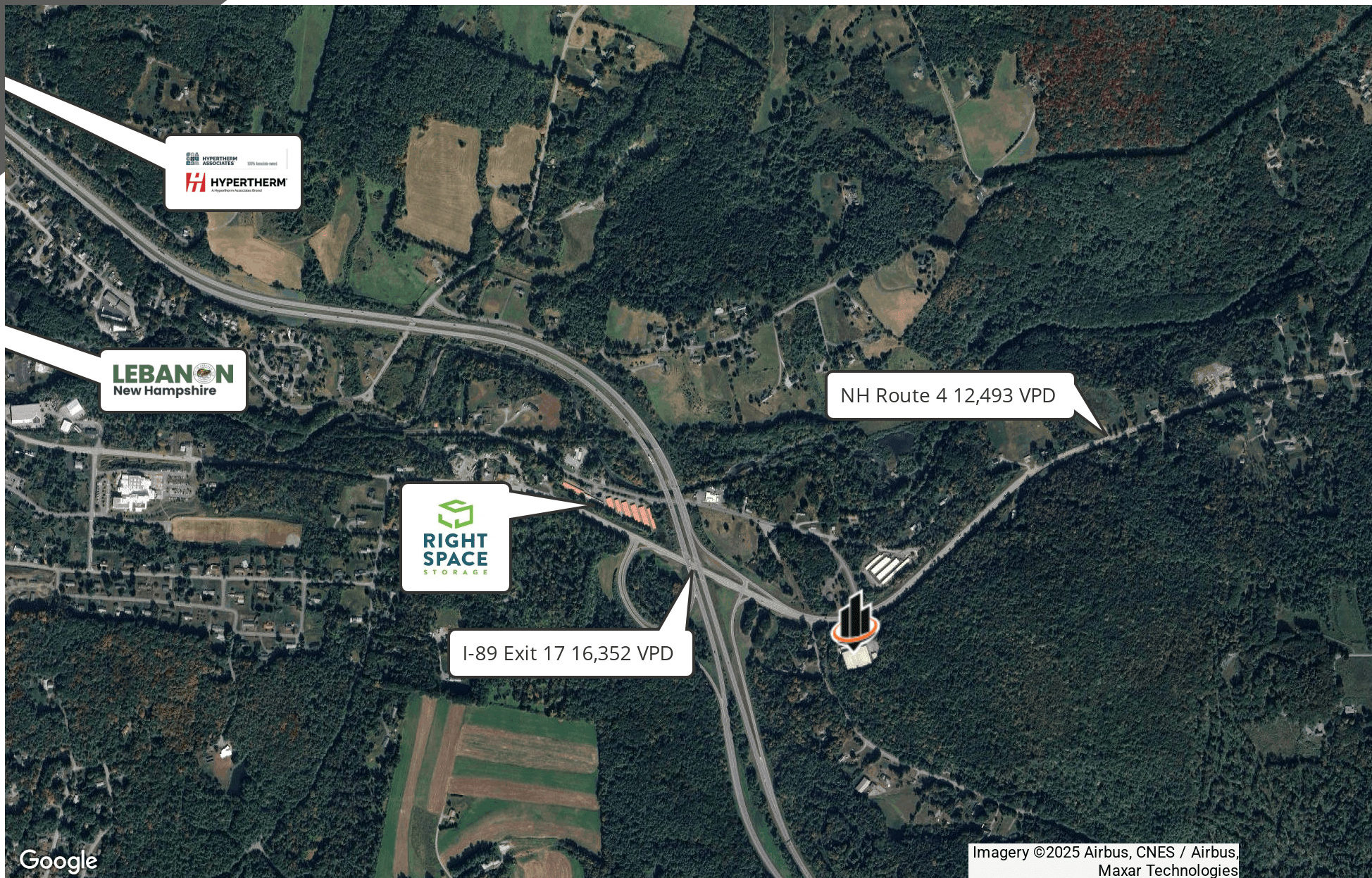
Strategically located in Lebanon, New Hampshire, this property offers exceptional regional access in the heart of the Upper Valley. Situated just off Interstate 89 and less than 10 minutes from Interstate 91, the site provides seamless connectivity to major distribution corridors serving New Hampshire, Vermont, Boston, and Montreal. Lebanon is the economic engine of Grafton County and home to thriving industries in advanced manufacturing, life sciences, logistics, and technology.

The property benefits from proximity to Dartmouth-Hitchcock Medical Center, Dartmouth College, Hypertherm, FujiFilm Dimatix, TomTom, and other major employers that drive a skilled workforce and stable economic base. Lebanon Municipal Airport (LEB) offers daily commercial service and corporate aviation access, while Manchester-Boston Regional Airport and Burlington International Airport are both within 90 minutes.

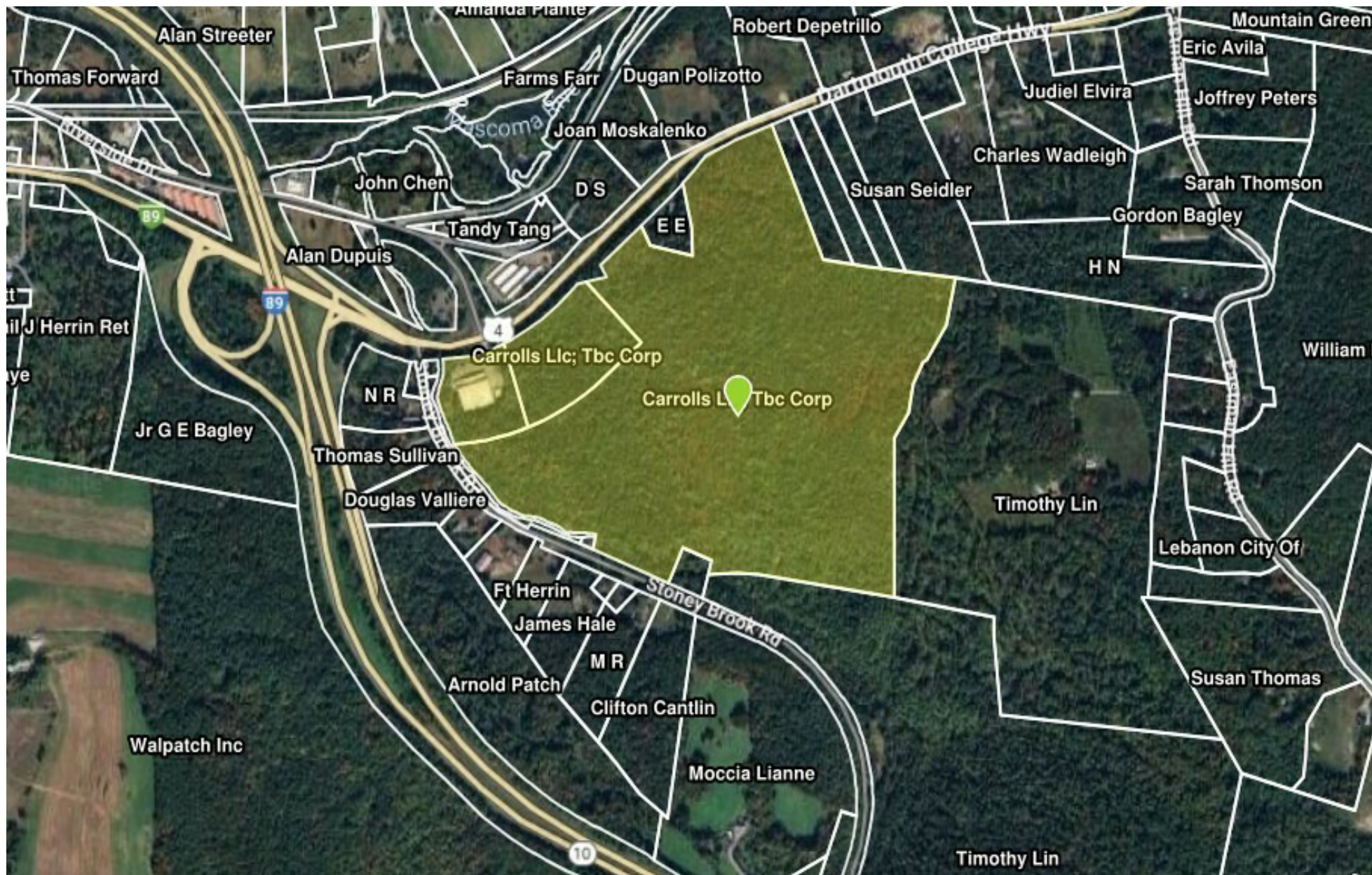
Lebanon features a strong business climate, no state income tax, no sales tax, and pro-enterprise municipal leadership. Located along the New Hampshire-Vermont border, the city offers a strategic distribution point to both states and the broader New England market. With an active logistics network, expanding industrial base, and high quality of life, Lebanon is a premier hub for warehouse, distribution, manufacturing, and investment real estate.



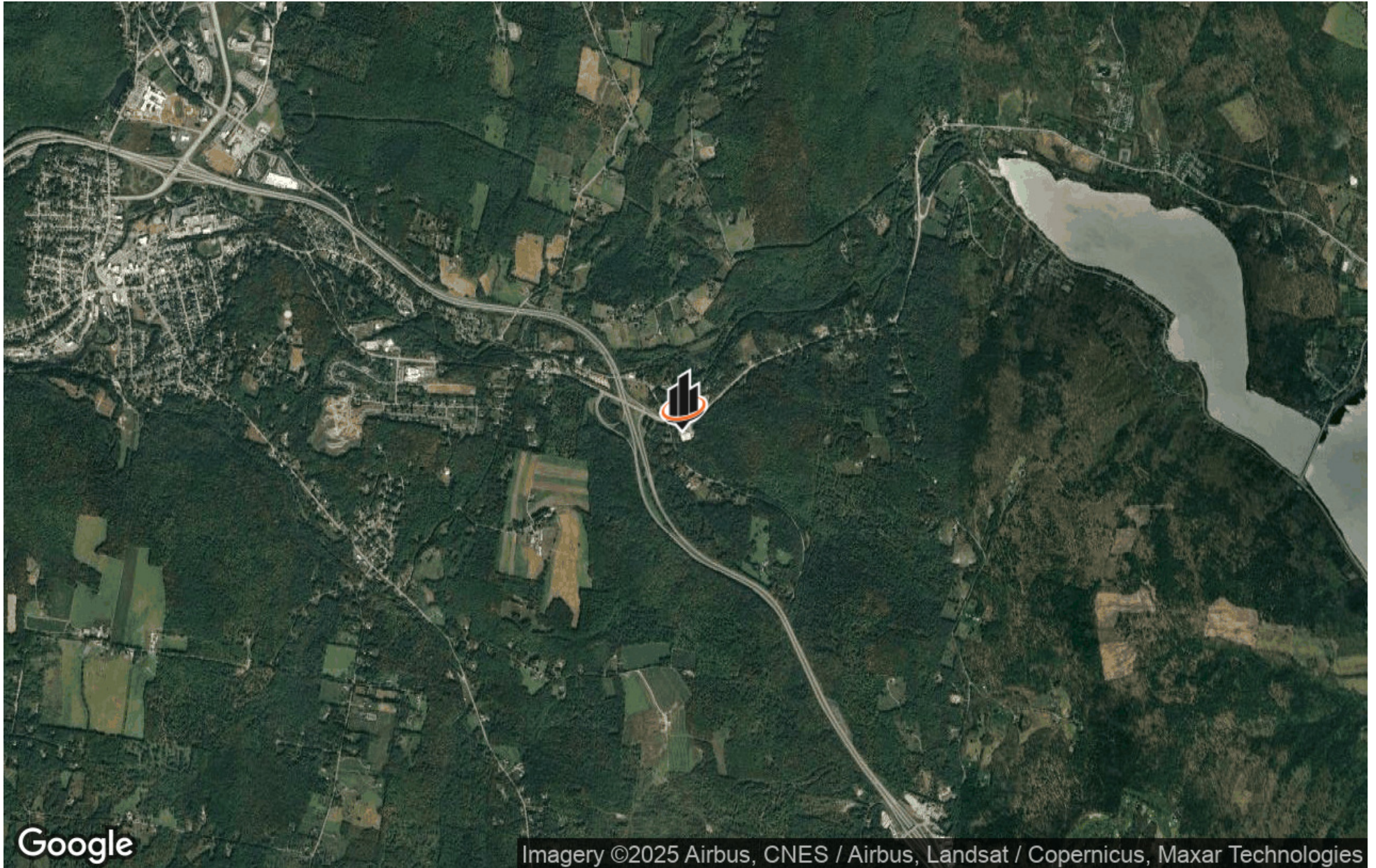
REGIONAL MAP

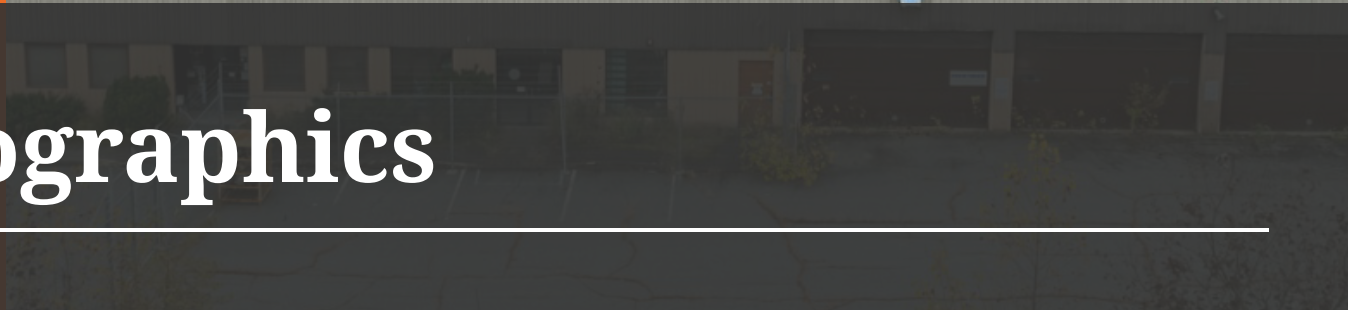


ADDITIONAL PHOTOS



AERIAL MAP





Demographics

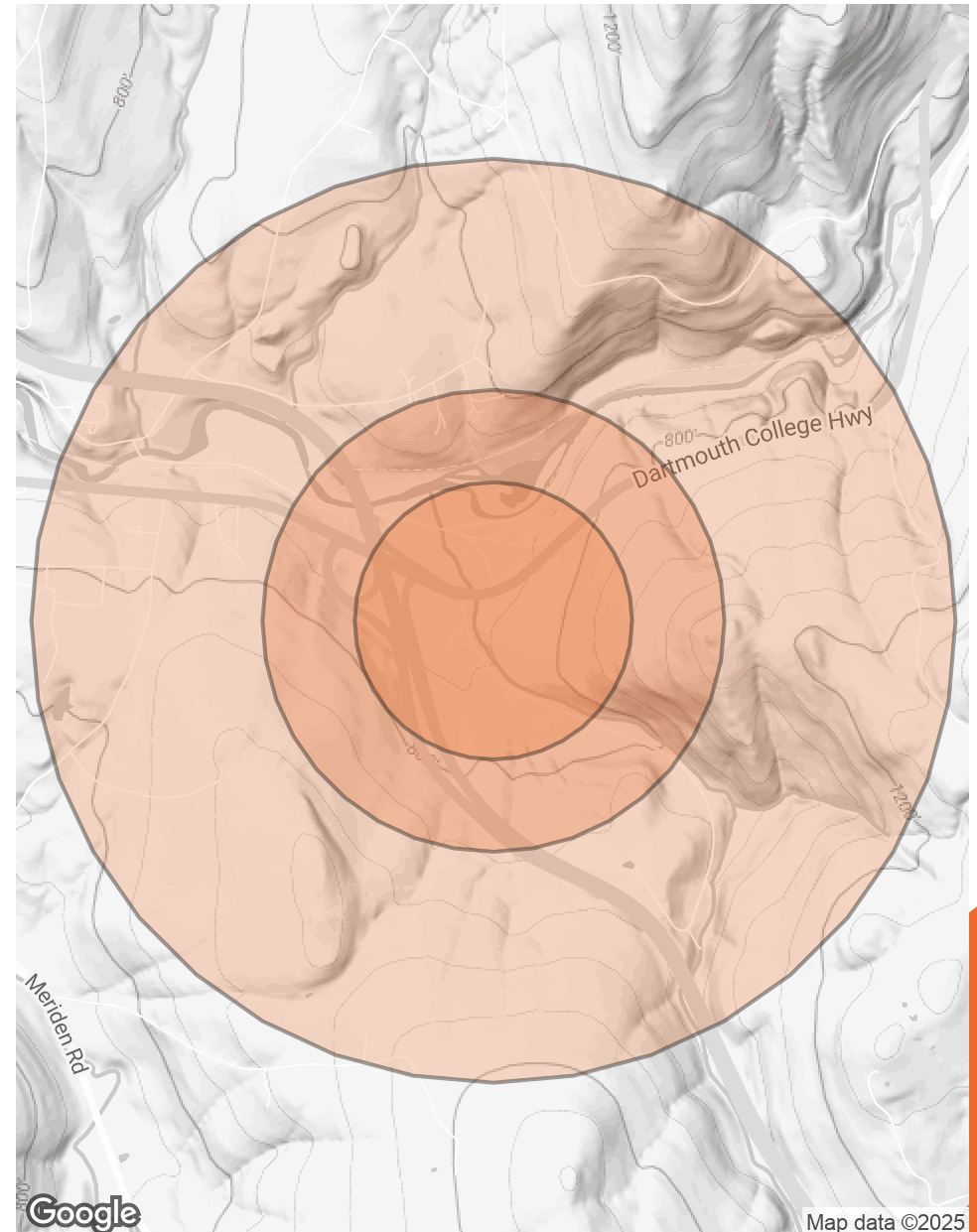


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	27	82	443
AVERAGE AGE	45	45	44
AVERAGE AGE (MALE)	43	43	42
AVERAGE AGE (FEMALE)	47	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	12	35	191
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$219,136	\$210,711	\$178,834
AVERAGE HOUSE VALUE	\$494,488	\$484,282	\$466,848

Demographics data derived from AlphaMap





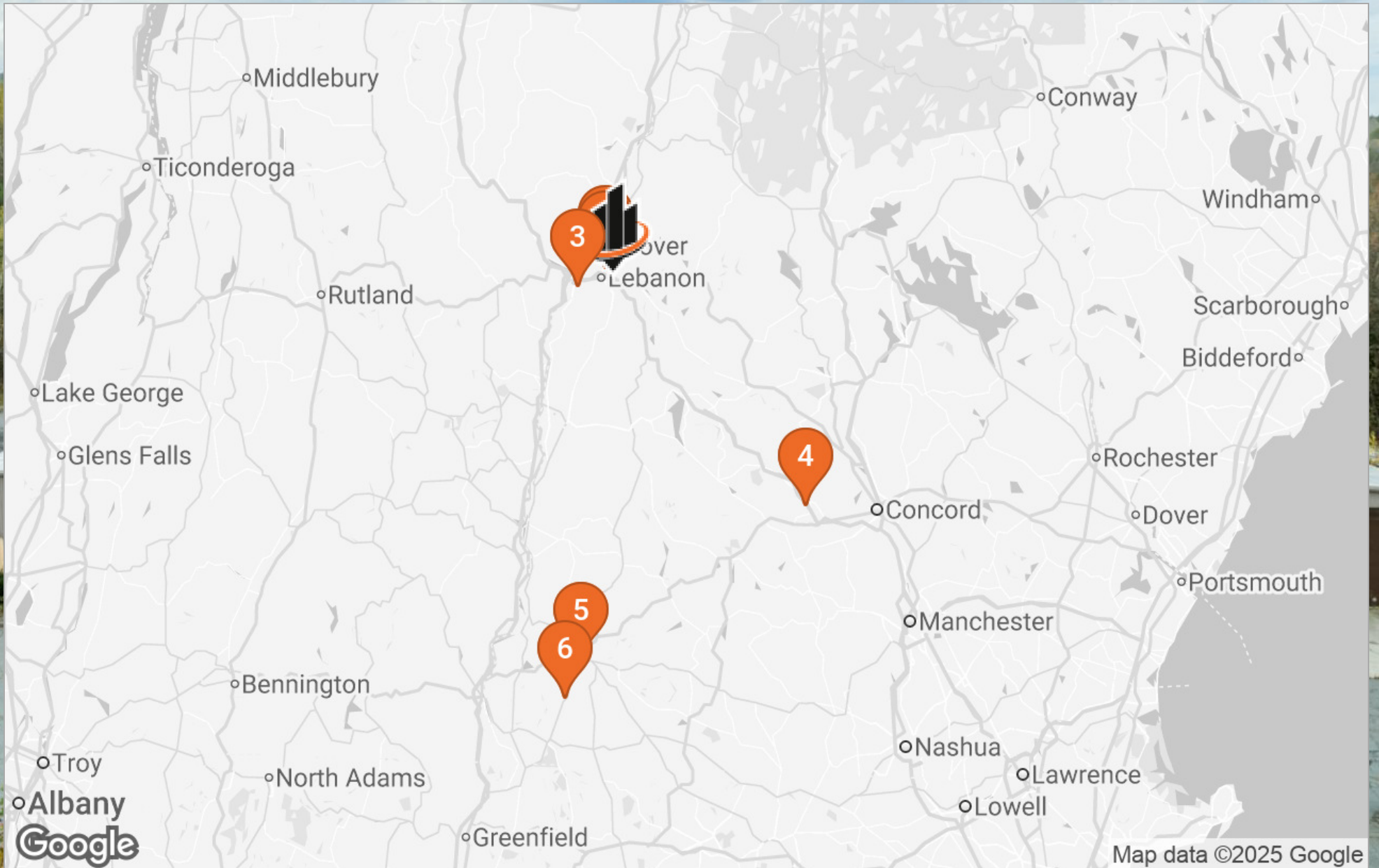
Sale Comparables

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF	CAP RATE
★	326 Dartmouth Col Lebanon, NH	See Agent	40,000 SF	129.75 Acres	-	-
1	Fujifilm Dimatix 101 Etna Rd Lebanon, NH	\$7,400,000	45,255 SF	18.40 Acres	\$163.52	-
2	41 N Labombard Rd Lebanon, NH	\$3,040,000	23,700 SF	-	\$128.27	7%
3	4 Technology Dr West Lebanon, NH	\$3,500,000	25,000 SF	2.60 Acres	\$140.00	-
4	292 Burham Intervale Rd Hopkington, NH	\$2,060,000	57,200 SF	6.70 Acres	\$36.01	-
5	30-42 Production Ave Keene, NH	\$3,200,000	33,252 SF	3.08 Acres	\$96.23	-
6	1042-1050 W Swanzey Rd Swanzey, NH	\$2,430,000	28,231 SF	11.57 Acres	\$86.08	-
AVERAGES		\$3,605,000	35,440 SF	8.47 ACRES	\$108.35	7%



SALE COMPS MAP & SUMMARY



SALE COMPS



★ **326 DARTMOUTH COL**
Lebanon, NH 03766

PRICE: See Agent **BLDG SIZE:** 40,000 SF
LOT SIZE: 129.75 Acres



1. FUJIFILM DIMATIX
101 Etna Rd
Lebanon, NH 03766

PRICE: \$7,400,000 **BLDG SIZE:** 45,255 SF
LOT SIZE: 18.40 Acres **NO. UNITS:** 1
YEAR BUILT: 1975

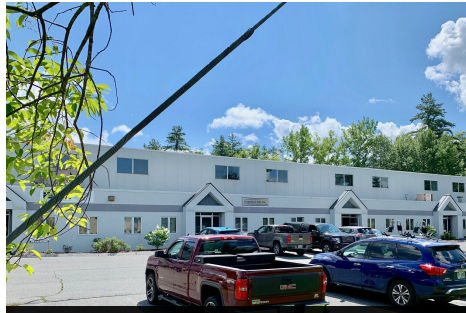


2. 41 N LABOMBARD RD
Lebanon, NH 03766

PRICE: \$3,040,000 **BLDG SIZE:** 23,700 SF
CAP RATE: 7% **YEAR BUILT:** 1990

SALE COMPS

3



3. 4 TECHNOLOGY DR
West Lebanon, NH 03784

PRICE:	\$3,500,000	BLDG SIZE:	25,000 SF
LOT SIZE	2.60 Acres	YEAR BUILT:	1998

4



4. 292 BURHAM INTERVALE RD
Hopkinton, NH 03229

PRICE:	\$2,060,000	BLDG SIZE:	57,200 SF
LOT SIZE	6.70 Acres	YEAR BUILT:	1998

5



5. 30-42 PRODUCTION AVE
Keene, NH 03431

PRICE:	\$3,200,000	BLDG SIZE:	33,252 SF
LOT SIZE	3.08 Acres	YEAR BUILT:	1990

SALE COMPS

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**6. 1042-1050 W SWANZEY
RD**
Swanzy, NH 03446

PRICE:	\$2,430,000	BLDG SIZE:	28,231 SF
LOT SIZE	11.57 Acres	YEAR BUILT:	1994



The Team

MEET THE TEAM



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