

# 867 ROUTE 12 WESTMORELAND, NH

FOR SALE | 61,540 SF MULTI-TENANT  
INDUSTRIAL PARK | 90% LEASED



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# 867 ROUTE 12 WESTMORELAND, NH

FOR SALE | 61,540 SF MULTI-TENANT INDUSTRIAL PARK | 90% LEASED



# EXCLUSIVELY LISTED BY:



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## CONTENTS

EXECUTIVE SUMMARY 1

PROPERTY OVERVIEW 2

TENANT OVERVIEW 3

MARKET OVERVIEW 4

CONTACT 5

# EXECUTIVE SUMMARY

As exclusive agent, The Stubblebine Company / CORFAC International is pleased to offer for sale The Westmoreland Industrial Park, located at 867 NH-12 (21 Industrial Park Drive), Westmoreland, New Hampshire. The subject multi-tenant industrial park is comprised of nine (9) buildings totaling 61,540 SF. The park is 90% leased, with a current Net Operating Income (NOI) of \$235,369. Anchored by Polyonics, Inc. (23,427 SF / 38% of GLA), the park offers diversified income across eight (8) of nine (9) fully occupied buildings. **Current leases are short-term, affording a significant mark-to-market opportunity.**

Sale Offering:	Investment Sale
Property Type:	Multi-Tenant Industrial / Flex Park
Total GLA:	61,540 SF Across 9 Buildings
Lease Expiration Dates:	All Existing Leases Expire by November 2028
Occupancy:	90% (8 of 9 Buildings Occupied)
Anchor Tenant:	Plyonics, Inc.   23,427 SF   38% Of GLA
T-12 NOI:	\$302,000 (Based on March 2026)
Current NOI:	\$235,369
Pro Forma NOI:	\$406,458 (at \$7.50 PSF NNN Market Rents)
Asking Price:	\$5,000,000 (\$81.24 PSF)
Type of Lease:	Gross



Pricing guidance and detailed financial information available upon execution of an NDA.

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# PROPERTY OVERVIEW

- Significantly Below Market Rents
- Short-Term Leases
- Opportunity to Substantially Raise Rents and Acquire a High-Quality Portfolio for Well Below Replacement Cost
- Four (4) Tenants Occupying Eight (8) Buildings
- Possibility For Up to 35,000 SF Expansion



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**ADDRESS** 867 NH-12 / 21 Industrial Park Drive,  
Westmoreland, NH 03467

**PROPERTY TYPE** Multi-Tenant Industrial / Flex Park

**TOTAL SF** 61,540 SF (9 Buildings)

**SITE SIZE** 15.39 Acres Total

**ZONING** C/I - Commercial/Industrial

**OWNER ENTITY** APS Westmoreland LLC

**YEAR BUILT** 1987-2006 (9 Buildings Built Across  
Multiple Phases)

**OCCUPANCY** 90% - 8 of 9 Units Occupied

**VACANCY** Bldg 21 - 6,140 SF

**UTILITIES** Gas - Propane, Sewer - Septic field, Water - Private  
Well on Site

**PARKING** 73+ Confirmed Surface Spaces Across All Buildings

**HIGHWAY  
ACCESS**

- Direct Access to NH Route 12 | On-Site Frontage
- NH Route 63 - 3 Miles | 5-Minute Drive Time
- NH Route 9 - 10 Miles | 15-Minute Drive Time
- Interstate 91 (I-91) - 12 Miles | 18 to 20-Minute  
Drive Time

**AIRPORT**

Hartness State Airport (Springfield, VT) | 25 to 30  
Miles | 45-Minute Drive Time





BRAZEN INNOVATIONS, Inc

BUILDING #35 B



BUILDING #35 A



BUILDING #45



BUILDING #28



BUILDING #26



BUILDING #51



BUILDING #18



BUILDING #71

AVAILABLE

BUILDING #21



BUILDING #13

PLANS FOR ADDITIONAL BUILDING AND SELF STORAGE 1.5 AC +/- CLEARED

# TENANT OVERVIEW

# TENANT OVERVIEW



Polytonics is a specialized manufacturing company focused on precision-engineered products and advanced production capabilities serving a variety of industrial and commercial applications. The company has established a reputation for quality craftsmanship, technical expertise, and reliable operations within the New England manufacturing market.

## BUILDING #18

Building Size: 4,000 SF  
Clear Height: 12' Clear  
Loading: One (1) 10'X25' Drive-In Door

## BUILDING #26

Building Size: 5,600 SF  
Clear Height: 12' Clear  
Loading: Two (2) 10'X10' Loading Doors

## BUILDING #28

Building Size: 5,600 SF  
Clear Height: 12' Clear  
Loading: One (1) 8'X10' Drive-In Door

## BUILDING #45

Building Size: 8,400 SF  
Clear Height: 22' Clear and 12' Clear  
Loading: One (1) 10'X10' Drive-In Door  
One (1) 8'X8' Drive-In Door  
One (1) 10'X10' Loading Dock

867 ROUTE 12  
WESTMORELAND, NH



# TENANT OVERVIEW

## **BUILDERS**

### **INSTALLED PRODUCTS**

Builders Installed Products is a construction services and installation company specializing in insulation and building product solutions for residential and commercial projects. The company supports contractors and developers throughout the region with professional installation services and industry expertise.

## BUILDING #51

Building Size: 14,487 SF  
Clear Height: 16' Clear  
Loading: Two (2) 14'X25' Drive-In Door  
One (1) 16'X14 Drive-In Door  
Office: Second Floor

## BUILDING #71

Building Size: 5,120 SF  
Clear Height: 10' Clear  
Loading: Two (2) 9' x 10' Drive-In Doors  
Eight (8) 5'X10" Drive-In Doors

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WESTMORELAND, NH



# TENANT OVERVIEW

## AVAILABLE

### BUILDING #21

Building Size: 6,140 SF  
Clear Height: 16.5' Clear



### BUILDING #35 A

Building Size: 2,897 SF  
Clear Height: 8.5' Clear  
Loading: One (1) 10 x 10 Drive-in Door

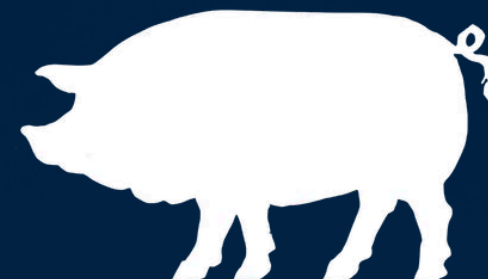
**BRAZEN INNOVATIONS, Inc**



### BUILDING #13

Building Size: 5,040 SF  
Clear Height: 12' Clear  
Loading: One (1) 12' x 12' Drive-In Door

*Flying Pig Antiques  
& Auctions*



### BUILDING #35 B

Building Size: 2,897 SF  
Clear Height: 8.5' Clear

**867** ROUTE 12  
WESTMORELAND, NH





# KEENE, NH MARKET OVERVIEW

# HIGHWAY PROXIMITY



9 MILES  
15 MINUTES



2 MILES  
5 MINUTES



1.5 MILES  
5 MINUTES

KEENE, NH  
10 MILES | 20 MINS

BOSTON, MA  
105 MILES | 2 HOURS



# INDUSTRIAL BUSINESSES

**TIMKEN**

 markem·imaje  
a **DOVER** company

 C&S  
Wholesale  
Grocers

**CORNING**

 recitech  
**AMETEK**

 **MAXCESS**

 Filtrine  
SINCE 1901

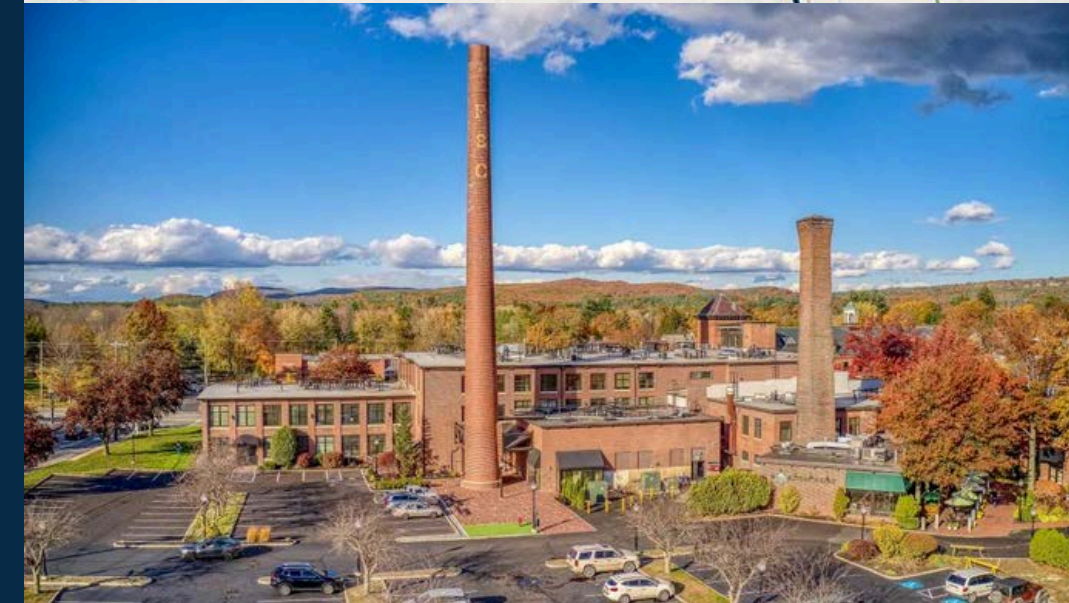
 Electronic Imaging  
Materials, Inc.

# KEENE NEW HAMPSHIRE

Keene, New Hampshire, located approximately 8 miles north of 867 Route 12, serves as the economic and commercial center of the Monadnock Region. The city is home to a diverse mix of manufacturing, technology, healthcare, education, and distribution employers, providing access to a skilled workforce and a wide range of business services. Keene offers numerous retail, dining, lodging, and recreational amenities, along with convenient access to Interstate 91 and major transportation routes throughout New England. As the region's primary employment and commercial hub, Keene continues to attract investment and support long-term economic growth, making it a valuable resource for businesses operating in Westmoreland and the surrounding area.

## Demographics

	3 MILES	5 MILES	10 MILES
Total Population	21,561	29,692	42,795
Average Household Income	\$97,754	\$100,758	\$106,278
Average House Value	\$276,553	\$285,544	\$315,840



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