



51 OLD MANCHESTER RD

RAYMOND, NH

300,000 SF INDUSTRIAL LAND DEVELOPMENT SITE

- For Sale or Build to Suit
- Located directly off Rt 101 between Rt 93 and Rt 95
- 30 AC
- 300,000 SF maximum capacity

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

300,000 SF Industrial Land Development Site available for Sale or build to suit

PROPERTY HIGHLIGHTS

- Located directly off Rt 101 between Rt 93 and Rt 95
- 300,000 Industrial Development Opportunity
- 30 Acres
- Minimal site work required
- Zoned for Commercial Industrial
- Exit 4 off highway 101
- Adjacent to the brand new Nouria Truck Stop - the largest truck stop in New Hampshire
- Located just off Highway 101 which sees an estimated 43,959 vehicles per day (VPD)
- Located across the street from a proposed 550,000 SF warehouse and distribution center

PROPERTY SPECIFICATIONS

Projected Maximum Capacity:	300,000 SF
Zoning:	CI (Commercial Industrial)
Sale Price:	Market

DEMOGRAPHICS	5 MILES	10 MILES
Total Households	8,050	32,220
Total Population	20,763	85,251
Average HH Income	\$123,502	\$139,139

SITE PLANS



REV	DATE	REVISION	BY

DRAWN BY: JMD
 CHECKED BY: JMD
 DATE: MARCH 7, 2019
 SCALE: 1"=100'
 FILE: 66-EXISTING OVERVIEW
 DEED REF: -

PROJECT:
MEGA-X
 FOR:
MEGA-X, LLC
 1560 HOOKSETT ROAD
 HOOKSETT, NH 03106

SHEET TITLE:
**EXISTING
 CONDITIONS
 OVERVIEW
 PLAN**

PROJECT #304 SHEET 1 OF 1



-  Orange color is permitted; I need to fill it now
-  Yellow color is the wetland area do not touch
-  Green color is permitted; I do not need to fill it now.



[illegible]

PROPOSED COMMERCIAL BUILDINGS - 68 UNITS

PROPOSED WAREHOUSE
150,000 SF
150 PARKING SPACES
30 LOADING DOCKS
30 TRAILER SPACES

PROPOSED WAREHOUSE
150,000 SF
150 PARKING SPACES
30 LOADING DOCKS
30 TRAILER SPACES

MEGA-X GAS STATION UNDER CONSTRUCTION

PROPOSED 4,000 SF FAST DINER W/ DRIVE THRU

PROPOSED 4,000 SF FAST FOOD W/ DRIVE THRU

PROPOSED 3,600 SF FAST FOOD W/ DRIVE THRU

THE DUBAY GROUP, INC.
130 HARVEY AVE., SUITE 101
BETHLEHEM, NH 03010
603-436-6462

Engineers
Planners
Surveyors
TheDubayGroup.com

MEGA-X
MAP 22 LOT 9-1
OLD MANCHESTER ROAD
RAYMOND, NH 03077

OWNER
NEW SUNSET REALTY, LLC
75 MANCHESTER LANE
BETHLEHEM, NH 03010

SHEET TITLE:
CONCEPTUAL
EXIT 5 PLAN

PROJECT #364 SHEET 1 of 1

HIGHWAY PROXIMITY



0.3 MILES
1 MINUTE



13 MILES
13 MINUTES



INDUSTRIAL AREA



51 OLD MANCHESTER RD,
RAYMOND, NH

INDUSTRIAL AREA



51 OLD MANCHESTER RD

RAYMOND, NH

300,000 SF INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

CHLOE STUBBLEBINE
781.879.2543
chloe@stubblebinecompany.com

AARON SMITH
978.654.0432
asmith@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL