

141 Sanborn Road, Tilton, NH

OFFERING MEMORANDUM



**DOWNTOWN
REALTY**

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PROPERTY OVERVIEW

141 Sanborn Road, Tilton, NH

Positioned on Route 132 in Tilton, just one mile off I-93 via Exit 20, this ±9,955 SF flex building offers an opportunity for a corporate headquarters with ample manufacturing or distribution space in the heart of the Lakes Region's most active industrial and retail corridor. This single-story flex building, built in 1989, delivers a functional split of ±5,900 SF of flex/warehouse space and ±4,050 SF of finished office space set on a private ±2.98 AC lot. The warehouse space features 12' clear height, one 48" dock, one grade-level 12' x 12' roll-up door, and four exterior man doors. It is well-equipped for a range of light industrial or warehousing uses with heavy 3-phase power (480/277V, 4-wire), rigid ductwork for heating and cooling, and minimal internal columns. The office component presents in good, functional Class B condition with carpet and hardwood flooring, drywall partitions, propane-fired forced air heat, and 100% air conditioning coverage. The property is served by private well and septic, with ample paved on-site parking, a driveway setting the building off the main road, and a mature, well-landscaped lot. Situated within Tilton's primary Industrial zone, the property sits directly adjacent to an expanding business park and within an established, diverse industrial base that includes businesses such as a J. Jill distribution center, Sealite USA, Spinnaker Contract Manufacturing, PCC Structural, Pike Industries, Blouin & Steel Fabricators, and EPTAM Precision Plastics, alongside a strong retail trade area anchored by Tanger Outlets, BJ's Wholesale Club, The Home Depot, Walmart, and Lowe's. Continued growth in the market is signaled by a planned ±60,000 SF self-storage development across the street, a planned ±125,000 SF manufacturing facility by the Wallace Building Corporation, and over 350 approved apartment units. Additionally, the seller would be open to a sale-leaseback structure, offering a buyer the opportunity to acquire the property while also immediately generating income. With its move-in-ready blend of finished office space and functional flex/warehouse capacity, heavy power, and dedicated loading, 141 Sanborn Road is an ideal turnkey solution for an owner-user looking to consolidate operations under one roof in a proven, well-connected industrial location.

PROPERTY BREAKDOWN

Offering Price: \$1,450,000 (\$145.65 PSF)

- **± 9,955 SF single story flex building**
- **± 5,900 SF of flex space**
- **± 4,050 SF of office space**
- **One 48" loading dock with 12' door**
- **One grade-level 12'x12' roll-up door**
- **Propane-fired central heating & cooling**
- **3-phase power (480/277V, 4 wire)**
- **± 2.98 AC industrial-zoned parcel**
- **Less than 1 mile to I-93 via Exit 20**
- **Mature, well-landscaped lot with paved on-site parking**

141 Sanborn Road, Tilton, NH



±5,900 SF Flex/Warehouse



±4,050 SF Corporate Office



Nearby Businesses



Floorplan



141 Sanborn Road, Tilton, NH

GROSS INTERIOR: 9,955 SF

NET INTERIOR: 9,617 SF

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Demographic Breakdown

Population

	3 Miles	5 Miles	10 Miles
Total population	7,592	19,282	57,211
Projection	7,752	19,852	58,660
Number of HH	3,148	8,050	24,273
Avg HH income	\$97,238	\$102,481	\$108,894

*Based on 2025 statistics

Local Attractions

- Tanger Outlets
- Gunstock Mountain Resort
- Lake Winnisquam & Lake Winnepesaukee
- Lochmere Country Club

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