

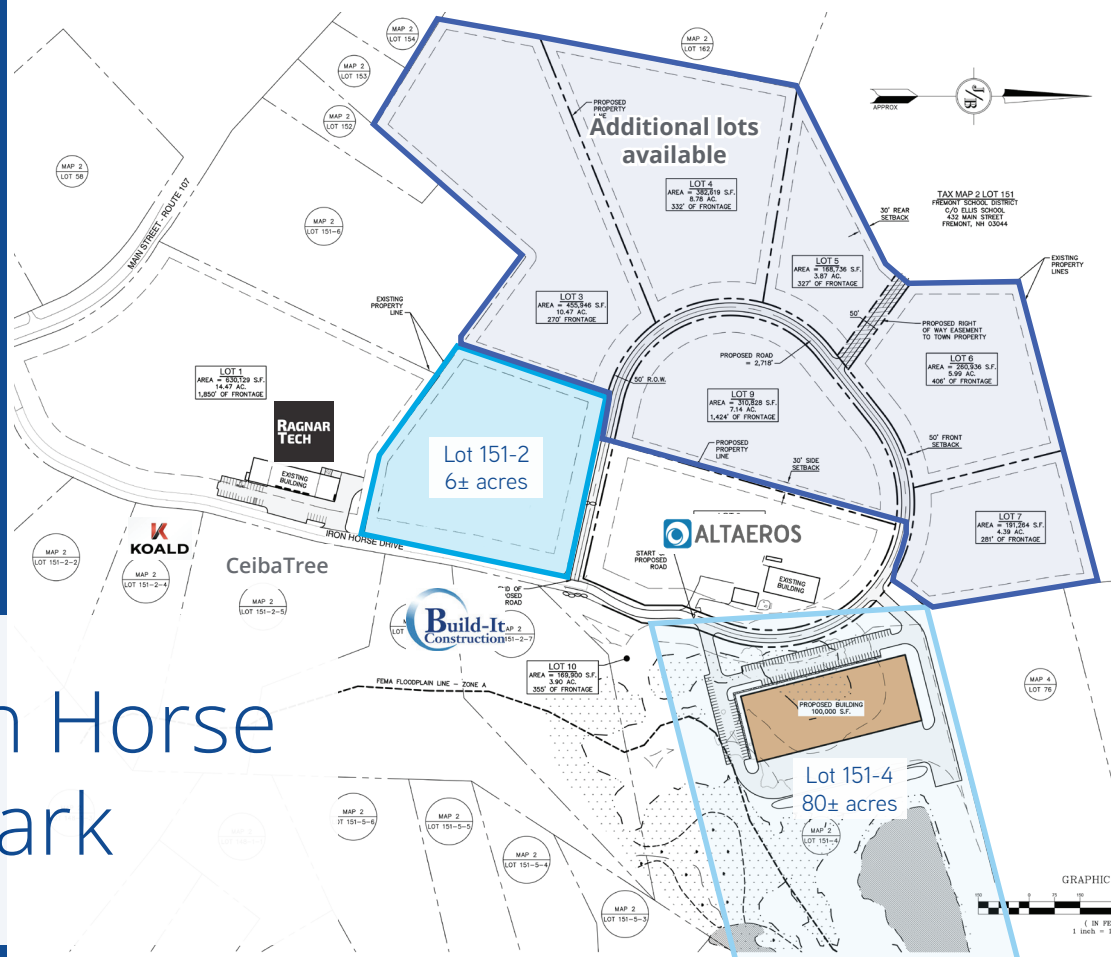
Available

Land at Iron Horse Industrial Park

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Site lines are approximate

662 Main Street Fremont, NH

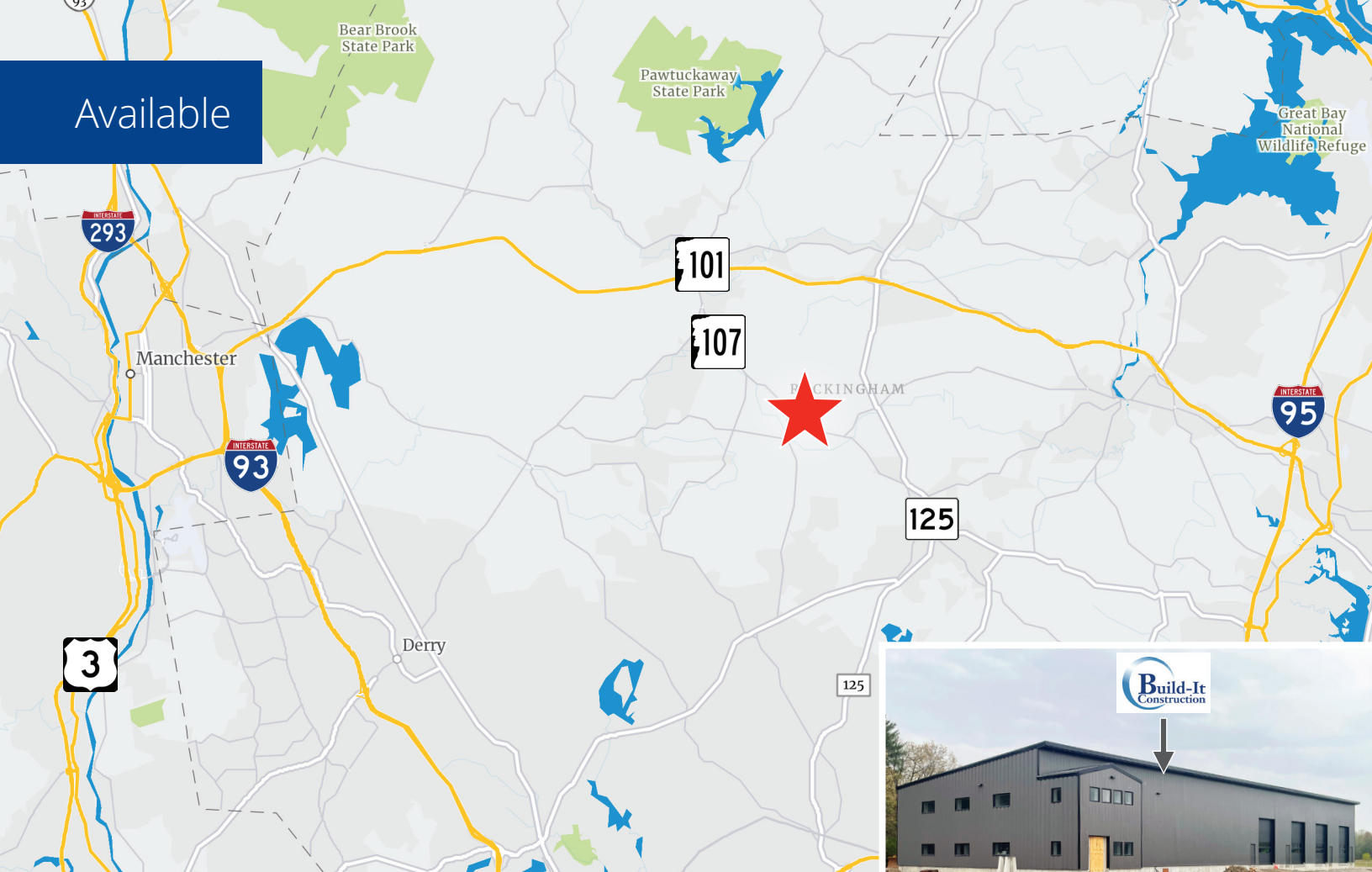
Property Highlights

- Iron Horse Industrial Park, a 164± acre master-planned development, offers industrial, commercial, and residential opportunities
- Several abutting lots make it ideal for any project, from single building developments to larger campus-style configurations
- Lot 151-2: 6± acre lot, approved and permitted for a 44,000± SF industrial building with drainage and private utilities in place, ready to build
- Lot 151-4: 80± acres suitable for a campus-style commercial project or residential development, offering maximum flexibility
- Mixed-use zoning allows for industrial, office, R&D, or residential
- Located in an Economic Revitalization Zone (ERZ), providing potential eligibility for tax incentives
- Current tenants include RagnarTech, Altaeros, and Build-It Construction Services

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Specifications

Address:	662 Main Street
Location:	Fremont, NH 03044
Acreeage:	Lot 151-2: 6± Lot 151-4*: 80±
Utilities:	Private well and septic Fiber optics (Comcast)
Power:	200A to 2,000A (Eversource)
Zoning:	Mixed-Use Commercial/Residential Commercial Main Street District
Accessibility:	Located 6.0± miles from Exit 5, Route 101, offering easy access to Manchester and the Seacoast, and 3.0± miles from Route 125
Owner Offers:	<ul style="list-style-type: none">• Ground lease• Sale
Pricing:	Call Broker for Details

*Lot will be accessed by Iron Horse Drive.



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