

OFFERING MEMORANDUM OVERVIEW

370 Monument Road | Hinsdale, New Hampshire

Executive Summary

±111,793 SF industrial manufacturing facility situated on 11.6 acres in Hinsdale’s Industrial Zoning District. Constructed in 1971 and continuously utilized for manufacturing. Property includes municipal water, private septic, 600-amp (208Y/120V) electrical service, rooftop HVAC systems, fire suppression system, and emergency generator backup. Not located in a FEMA flood zone. 2020 asbestos survey reported no asbestos identified.

Property Overview

Address	370 Monument Road, Hinsdale, NH
Building Size	±111,793 SF
Land Area	11.6 Acres
Year Built	1971
Zoning	Industrial
Parking	±50 Spaces
Electrical	600 Amp 208Y/120V
Water	Municipal (Town of Hinsdale)
Sewer	Private Septic System

Building & Systems Summary

- Concrete slab-on-grade foundation
- Painted CMU exterior walls with steel truss roof framing
- Duro-Last PVC roof system (replacement anticipated within 2–3 years)
- 12 rooftop units (majority 20+ years old); 1 replaced approx. 2 years ago
- 3 heat pump systems (2018–2021 installations)

- Combination oil and gas heating systems
- LED lighting throughout facility
- Kohler generator (2018 installation)
- Fire sprinkler and alarm systems in place

Site & Infrastructure

- Level topography with dual road access (Monument Rd & Old Brattleboro Rd)
- Fire pond located at rear of property
- Stormwater managed via surface grading and drains
- Private septic system (2x 2,500 gal tanks + 2,000 gal pump tank; serviced 2024)
- 4,000-gallon fuel oil tank; multiple propane tanks on site

Capital Planning Considerations

- Roof replacement planning (2–3 year horizon)
- Parking lot resurfacing / crack repair recommended
- ADA parking installation required
- Exterior repainting and selective CMU repairs
- HVAC modernization planning for older RTUs

Disclaimer: Information derived from Property Condition Assessment dated 02/10/2026. Prospective buyers are encouraged to conduct independent due diligence.