



FOR LEASE

Long Term Ground Lease

LISTING PRESENTATION | AIRPARK ROAD | LEBANON, NH

Exclusively Listed by

Jameson Paine - Director | (603) 610-8500 | jameson.paine@kwcommercial.com | 071612, New Hampshire

Duncan Chapman - Director | (978) 621-1290 | duncan@kw.com | 147900, Massachusetts

KW Commercial | Portsmouth

750 Lafayette Road, Ste. 201

Portsmouth, NH 03801

Each Office is Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

www.kwcommercial.com

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Jameson Paine - Director

(603) 610-8500

jameson.paine@kwcommercial.com

071612, New Hampshire

Duncan Chapman - Director

(978) 621-1290

duncan@kw.com

147900, Massachusetts

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

01

Property Information

EXECUTIVE SUMMARY



Executive Summary



Property Highlights

- Perfectly positioned immediately west of the City's north-south airport runway
- Offers unmatched connectivity and visibility for businesses
- Flexible industrial zoning and city-ownership
- Ideal location for logistics, manufacturing, and aviation-related ventures
- Located within very close proximity to Dartmouth College and Dartmouth Hitchcock Medical Center's research and medical facilities.

Price:	\$0.50 per SF/Yr
Lot Size:	10 +/- Acres
Cross Streets:	Airpark Rd and Commerce Ave are the closest cross roads.
Permitted Uses:	Light Industrial, which includes but is not limited to Airport; Bus Terminal; Equipment/Machinery Sales, Rental and Service; Health Club; Light Industry; Plumbing, Electrical or Carpentry Shop; Publishing/Printing; Research Laboratory; Trucking Terminal; and Warehouse.
Frontage:	1,660 ft +/-
Utilities:	Municipal Sewer to property; Municipal Water nearby; Electricity = Liberty Utilities; Multiple internet/cable/phone providers;
Zoning:	Light Industrial
APN:	159-4



Property Overview

Unlock the potential of 0 Airpark Road in Lebanon, NH - a prime 10-acre industrial parcel available for long-term ground lease from the City of Lebanon. Perfectly positioned immediately west of the north-south airport runway at Lebanon Municipal Airport, this site offers unmatched connectivity and visibility for businesses looking to grow in one of New Hampshire's most dynamic regions. Located near the crossroads of Interstates 89 and 91, the site is an ideal launching point for any local, regional or national business to reach it's client base. With flexible industrial zoning and city ownership, it's a perfect site for logistics, manufacturing, and/or aviation-related ventures. To assist development in this area, the City has established the Lebanon Airport - Tech Park Tax Increment Financing (TIF) District across the parcel.

The site is conveniently located within close proximity to major regional and Canadian hubs:

Montpelier, VT: 54 minutes
Concord, NH: 62 mins
Burlington, VT: 89 mins
Springfield, MA: 1 hour 52 mins
Boston, MA: 2 hr 10 mins
Hartford, CT: 2 hr 14 mins
Montreal, Canada: 2 hr 54 min

02

Property Photos

PROPERTY PHOTOS







Property Photos



A faint, light gray line drawing of modern architectural structures, including multi-story buildings with balconies and rectangular volumes, arranged in a perspective view from the bottom left towards the top right. The drawing uses solid and dashed lines to represent the building's form and structure.

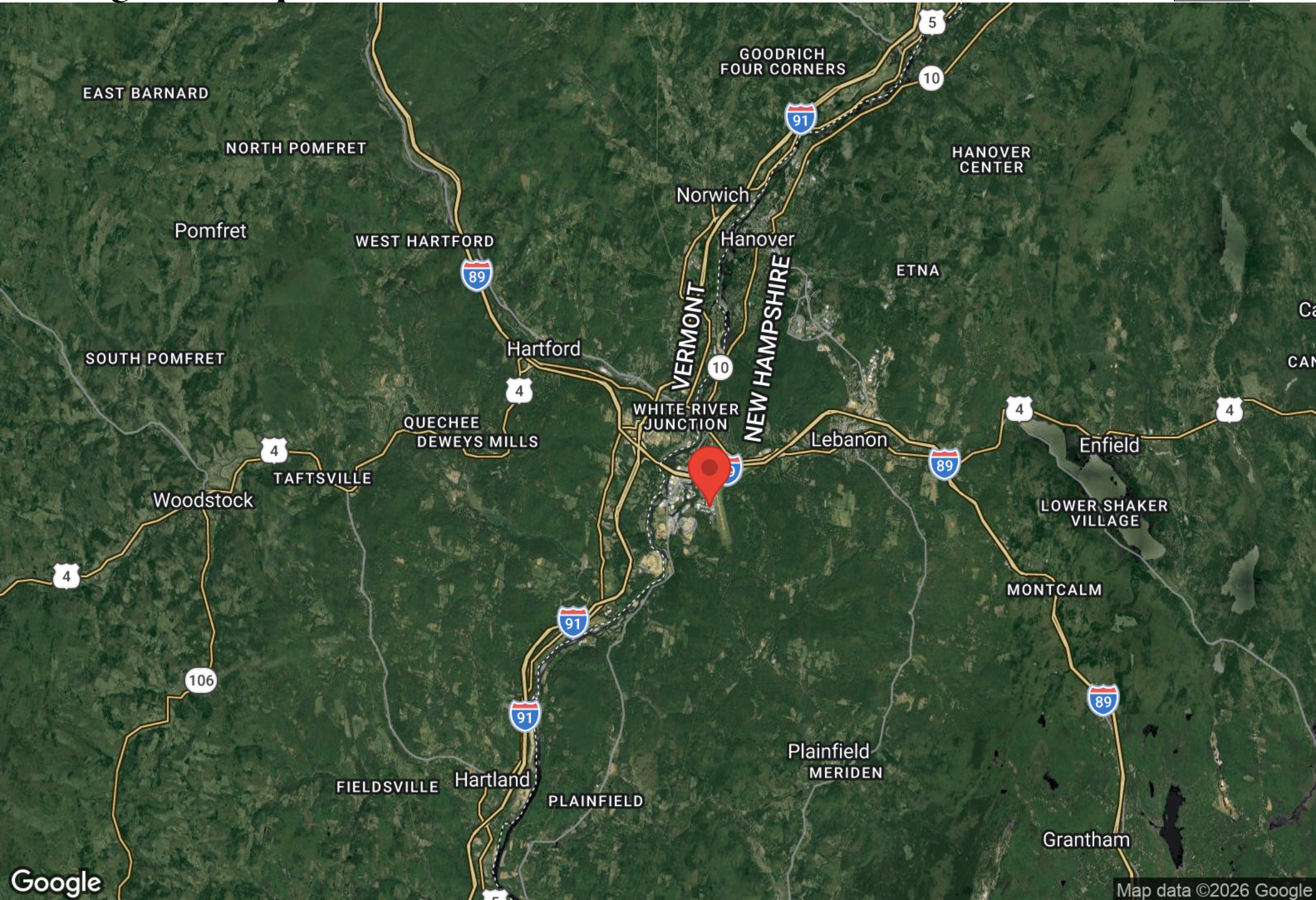
03

Maps and Demographics

REGIONAL MAP

DEMOGRAPHICS

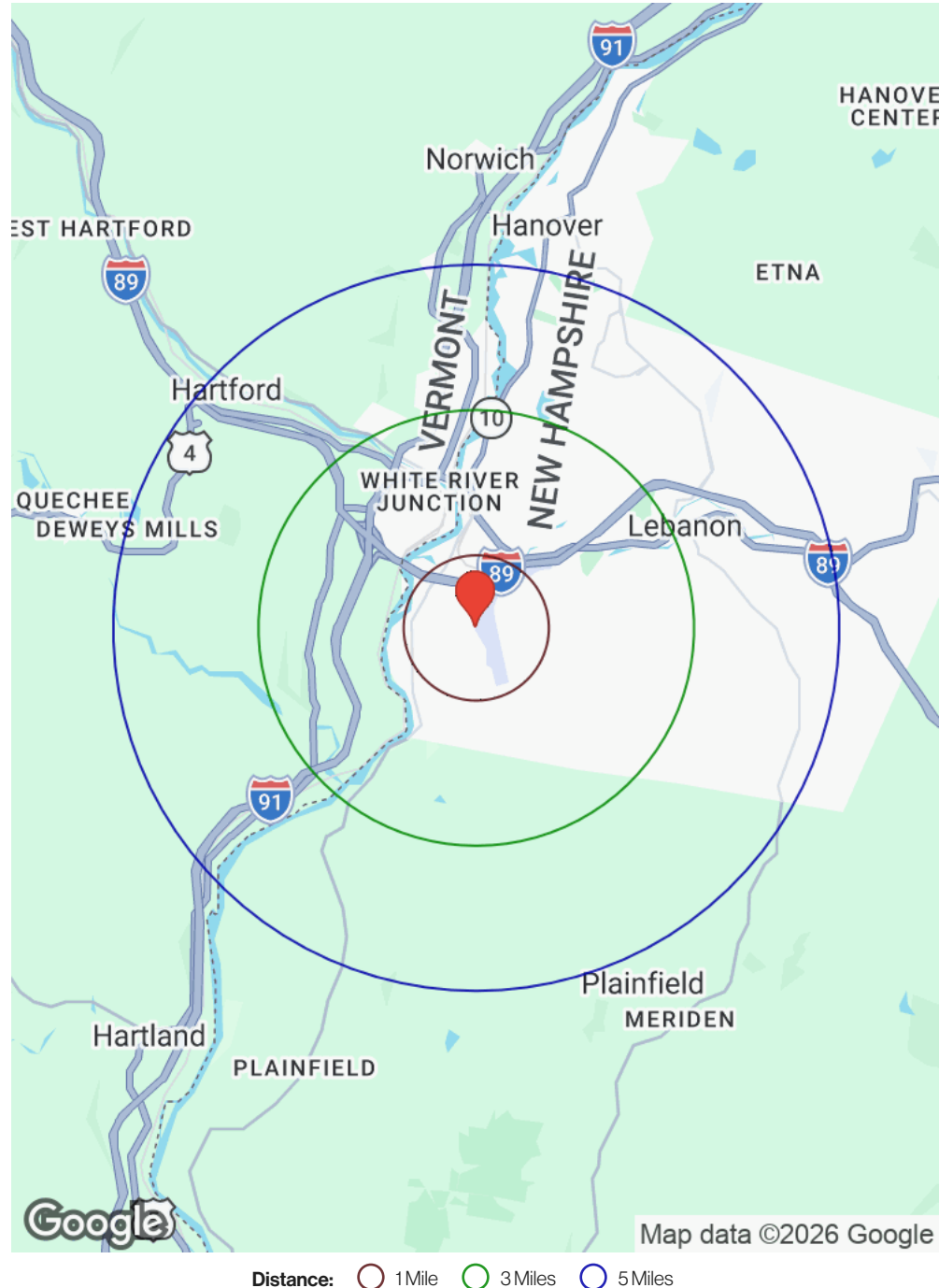
Regional Map



Google

Map data ©2026 Google

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	33	4,176	10,353
	Female	36	4,429	10,950
	Total Population	69	8,605	21,303
Race / Ethnicity	White	61	7,337	17,905
	Black	N/A	185	628
	Am In/AK Nat	N/A	9	19
	Hawaiian	N/A	N/A	N/A
	Hispanic	3	335	807
	Asian	4	559	1,502
	Multiracial	1	173	420
	Other	N/A	9	21
Housing	Total Units	36	4,960	12,199
	Occupied	30	4,088	10,117
	Owner Occupied	21	2,013	5,073
	Renter Occupied	9	2,075	5,044
	Vacant	6	872	2,082
Age	Ages 0 - 14	11	1,249	2,995
	Ages 15 - 24	7	896	2,256
	Ages 25 - 54	26	3,548	9,078
	Ages 55 - 64	10	1,000	2,444
	Ages 65+	14	1,913	4,529
Income	Median	\$120,738	\$84,068	\$90,577
	Under \$15k	N/A	311	758
	\$15k - \$25k	N/A	291	688
	\$25k - \$35k	1	247	518
	\$35k - \$50k	2	293	712
	\$50k - \$75k	1	611	1,375
	\$75k - \$100k	7	801	1,618
	\$100k - \$150k	6	700	2,119
	\$150k - \$200k	8	386	1,078
	Over \$200k	5	447	1,252

04

Agent Information

PROFESSIONAL BIO - JAMESON

PROFESSIONAL BIO - DUNCAN





NORTHEAST
SOLUTIONS



JAMESON PAINE

DIRECTOR | COMMERCIAL REALTOR

PERSONAL PROFILE

Jameson graduated with a Bachelor of Science degree in Community Development and has worked since 1994 on complicated land projects throughout the United States. Jameson's extensive experience of working on major projects, knowledge of land use regulations, and thorough understanding of the real estate market is an exceptional resource for any public or private entity looking to acquire, sell, lease, or develop a property.

WORK EXPERIENCE

Jameson Paine is a Director at Northeast. He is responsible for team coordination, development and expansion; client development and assistance; and standard real estate brokerage and consulting services. Jameson has an extensive history of public service, having served on local, regional, state and federal boards and committees. Several of these groups include as a member of the NH Commercial Investment Board of Realtors® and the NH Planners Association's Legislative Committee, co-chair of the former Pease Air Force Base's Restoration Advisory Board, Stratham (NH) Planning Board Vice-Chair, and Exeter-Squamscott River Local Advisory Committee.

CONTACT INFO

Office Address: 750 Lafayette Rd,
Suite 201 Portsmouth, NH 03801

Office: 603-610-8500

Cell: 603-770-3758

Jameson.Paine@KWCommercial.com

<https://www.linkedin.com/in/jamesonpaine/>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Project Regulatory Permitting

STATES LICENSED

 New Hampshire

EDUCATION

University of New Hampshire
B.S. Community Development

WWW.NORTHEAST-RE.COM

**LOCAL MARKET PROFESSIONALS WITH
NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.



NORTHEAST
SOLUTIONS

DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER



PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

Office Address: 670 Mechanic Street
Leominster, MA 01453

Office: 978-840-9000

Cell: 978-621-1290

Duncan@KW.com

<https://www.linkedin.com/in/duncan-chapman-002824128>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

WWW.NORTHEAST-RE.COM

**LOCAL MARKET PROFESSIONALS WITH
NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.

Don't Miss the Opportunity to Locate Your Business to the Heart of the Upper Valley!

LISTING PRESENTATION | 0 AIRPARK RD | LEBANON, NH

Exclusively Listed by

Jameson Paine - Director

☎ (603) 610-8500
✉ jameson.paine@kwcommercial.com
📍 071612, New Hampshire

Duncan Chapman - Director

☎ (978) 621-1290
✉ duncan@kw.com
📍 147900, Massachusetts

KW Commercial | Portsmouth

750 Lafayette Road, Ste. 201
Portsmouth, NH 03801
Each Office is Independently Owned and Operated



www.kwcommercial.com