



SPERRY

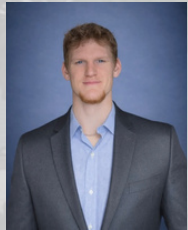
COMMERCIAL REALTY ASSOCIATES

169 South River Road, Suite 1, Bedford, NH

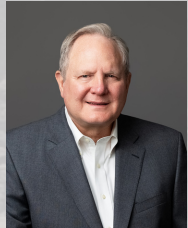
603.262.3555

**16 CONCORD HILL RD
PITTSFIELD, NH**

**CONCORD HILL
BUSINESS CAMPUS
FOR SALE**



SCOTT FRANKLIN
ASSOCIATE
603-717-5546
SVN | THE MASIELLO GROUP



JESSE HEPLER
SENIOR ASSOCIATE
603-785-2246
SPERRY-COMMERCIAL REALTY
ASSOCIATES



Offered at \$950,000 | Adjacent Property at 10 Concord Hill Also Available

CO-LISTED WITH  **SVN**
THE MASIELLO GROUP



DESCRIPTION

Position your business in one of New Hampshire's most unique commercial properties.

16 Concord Hill offers a headquarters-quality environment featuring approximately 5,587 SF, an attractive riverfront setting, flexible commercial zoning, generous parking and multiple accessory buildings.

Whether you're establishing a corporate headquarters, training center, professional offices, light manufacturing operation or specialty commercial business, this property provides exceptional character and long-term ownership value.

10 Concord Hill Also Available - Acquire one property or combine both to create a larger commercial campus with additional flexibility for expansion, parking, storage or future growth.

- **Property Type** - Commercial
Headquarters/Flex/Office/Medical
- **Building Size** - 5,587sf + Outbuilding 970sf
- **Building Class** - B
- **Year Built** - 1900
- **Price** - \$950,000
- **Building Height** - 3 Stories
- **Lot Size** - 1.7 AC (1.56AC + 0.14AC)
- **Zoning** - Light Ind Com.
- **Parking** - 18 Spaces

INTERIOR PHOTOS



Offices



Open Work Area



Production Area



Executive Conference Room - Office

EXTERIOR PHOTOS



**Restored Classic Building -
Abundant Parking**



Amazing River Views



Outdoor Area



**Outbuildings Increase
Functionality**

SITE PLAN

FOR SALE | 16 CONCORD HILL RD



FOR SALE | 16 CONCORD HILL RD

AERIAL VIEW

Affordable Ownership Within Commuting Distance

CONCORD

MANCHESTER

MANCHESTER-BOSTON REGIONAL AIRPORT

US-202A

I-89

I-93

RT-28

Concord - 22 Mins

Manchester-Boston Airport - 42 Mins

Portsmouth - 55 Mins

RT-28

I-93

MANCHESTER

**MANCHESTER- BOSTON
REGIONAL AIRPORT**

IDEAL USES

- ✓ Corporate Headquarters
- ✓ Professional Offices
- ✓ Contractor / Trades
- ✓ Senior Housing
- ✓ Engineering Firm
- ✓ Surveyor
- ✓ Utility Company
- ✓ Specialty Manufacturing
- ✓ Trade School
- ✓ Nonprofit
- ✓ Training Center
- ✓ Medical / Wellness
- ✓ Regional Office

