

# 305 MASSABESIC STREET

MANCHESTER, NEW HAMPSHIRE



**MULTI-TENANT INDUSTRIAL ASSET  
PRICED AT \$93.98/SF**

**STRATEGIC INDUSTRIAL LOCATION  
ONE MILE FROM MAJOR HIGHWAYS**

*Marcus & Millichap*

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**Marcus & Millichap**



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# EXECUTIVE SUMMARY

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# THE OFFERING

MARCUS & MILLICHAP IS PLEASED TO EXCLUSIVELY OFFER 305 MASSABESIC STREET IN MANCHESTER, NEW HAMPSHIRE FOR SALE, A MULTI-TENANT INDUSTRIAL PROPERTY TOTALING APPROXIMATELY 37,706 SQUARE FEET ON 2.12 ACRES ALONG MANCHESTER'S ESTABLISHED EAST SIDE CORRIDOR. THE BUILDING FEATURES CEILING HEIGHTS OF 12 TO 24 FEET, 75 PARKING SPACES, AND ORIGINAL CONSTRUCTION DATING TO 1900 WITH SUBSEQUENT ADDITIONS IN 1968 AND 2022. ITS LOCATION PROVIDES STRONG REGIONAL CONNECTIVITY, SITTING JUST FOUR MINUTES FROM INTERSTATE 93, FIVE MILES FROM MANCHESTER-BOSTON REGIONAL AIRPORT, AND MINUTES FROM DOWNTOWN MANCHESTER. THE PROPERTY ALSO OFFERS APPROXIMATELY 9,047 SQUARE FEET OF AVAILABLE SECOND-FLOOR OFFICE SPACE THAT COULD BE CONVERTED TO STORAGE, CREATING ADDITIONAL LEASE-UP POTENTIAL FOR A NEW OWNER THAT IS NOT INCLUDED IN THE GROSS SQUARE FOOTAGE.

THE BUILDING IS 100% OCCUPIED BY A DIVERSE TENANT BASE OPERATING ACROSS WHOLESALE ELECTRICAL DISTRIBUTION, BRANDED APPAREL, COMMERCIAL PRINTING, AND VEHICLE GRAPHICS. OFFERED AT \$3,500,000 (\$93.98 PER SQUARE FOOT) AND A 8.44% CAP RATE, 305 MASSABESIC STREET PRESENTS AN OPPORTUNITY TO ACQUIRE A CASH-FLOWING INDUSTRIAL INVESTMENT WITH MEANINGFUL VALUE-ADD UPSIDE LEASE UP AND LEASE RENEWALS. THE PROPERTY'S FUNCTIONAL FLEXIBILITY, VARIED CEILING HEIGHTS, AND MULTIPLE BUILDING SECTIONS SUPPORT BROAD TENANT APPEAL ACROSS A RANGE OF INDUSTRIAL AND FLEX USERS.

## OFFERING SUMMARY

PURCHASE PRICE	<b>\$3,500,000</b>
PRICE/SF	<b>\$93.98/SF</b>
CAP RATE	<b>8.44%</b>
GROSS BUILDING AREA	<b>+/- 37,706 SF</b>
YEAR BUILT	<b>1900 / 1968 / 2022</b>
LOT SIZE	<b>+/- 2.12</b>
OCCUPANCY	<b>100%</b>
CEILING HEIGHT	<b>12'-24'</b>
PARKING	<b>75 SPACES</b>

# INVESTMENT HIGHLIGHTS

- STRATEGIC INDUSTRIAL LOCATION | FOUR MINUTES FROM I-93 | FIVE MILES FROM MANCHESTER-BOSTON REGIONAL AIRPORT
- MULTI-TENANT INDUSTRIAL ASSET | 37,760 SF ON 2.12 ACRES | LOW MARKET VACANCY | 2.5 YEAR WALT
- PRICED BELOW REPLACEMENT COST AT \$83.68/SF WITH A 8.44% CAP RATE ON IN-PLACE INCOME | STABLE CASH FLOW WITH EMBEDDED UPSIDE
- FUNCTIONAL FLEXIBILITY | 12' TO 24' CEILING HEIGHTS | MULTIPLE BUILDING SECTIONS APPEAL TO A BROAD RANGE OF INDUSTRIAL USERS
- DOUBLE DIGIT YIELD POTENTIAL | 8.44% IN PLACE CAP RATE | BELOW MARKET RENTS



**\$3,500,000**  
PURCHASE PRICE



**4**  
TENANTS



**\$93.98/SF**  
PRICE/SF



**2.12 AC**  
LOT SIZE



**8.44%**  
CAP RATE



**THREE (3)**  
DOCKS



# PROPERTY **DETAILS**

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# PROPERTY SPECIFICATIONS

## GENERAL

<b>GROSS BUILDING AREA</b>	+/- 37,260 SF
<b>305 MASSABESIC STREET SF</b>	+/- 31,160 SF
<b>347 MASSABESIC STREET SF</b>	+/- 6,100 SF
<b>LOT SIZE</b>	+/- 2.12 AC
<b>YEAR BUILT</b>	1900 / 1968 / 2022
<b>ZONING</b>	R-2 / RDV Commercial / Industrial
<b>CEILING HEIGHT</b>	12' - 24'
<b>ROOF TYPE/AGE</b>	Metal & Rubber Membrane / 4 Years
<b>FRONTAGE</b>	392' on Massabesic Street
<b>PARKING SPOTS</b>	+/- 75
<b>CONSTRUCTION TYPE</b>	Steel & Wood Frame
<b>FLOOR SLAB THICKNESS</b>	6"
<b>WALLS</b>	Sheet Rock, Panel & Insulated Metal
<b>ANNUAL RE TAXES (2025)</b>	\$48,981.76 (2025)
<b>DRIVE-IN DOORS</b>	Nine (9)
<b>305 MASSABESIC STREET</b>	One (1) 14'
<b>347 MASSABESIC STREET</b>	Eight (8) 10'-14'
<b>LOADING DOCKS</b>	Three (3) 16' Covered Doors

## MECHANICAL

<b>HVAC/AGE</b>	Forced Hot Air, Unit Heaters Gas Oil / Central AC
<b>ELECTRICAL</b>	-
<b>SPRINKLER</b>	Wet System
<b>LIGHTING</b>	LED/Fluorescent

## UTILITIES

<b>WATER/SEWER</b>	Municipal
<b>GAS</b>	Natural Gas
<b>ELECTRIC</b>	Eversource

# BUILDING OVERVIEW

**37,260 SF** GROSS BUILDING AREA

**12'-24'** CEILING HEIGHT

**2.12 AC** LOT SIZE

**5** TOTAL UNITS

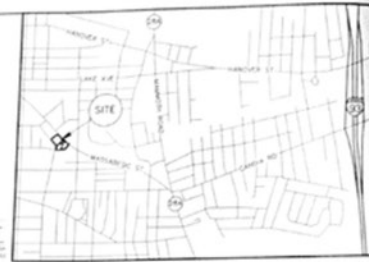
**4** TOTAL TENANTS



# SITE PLAN

## PLAN REFERENCES:

1. LAND IN MANCHESTER, NEW HAMPSHIRE BOUNDARY AND WARE TO ALTER UNIFORM RENTAL SERVICE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20171
2. LAND OF GEORGE W. DEARBORN, MANCHESTER, N.H. DATED MAY 23, 1981, PREPARED BY GEOFFREY J. BROWN AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20172
3. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20173
4. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20174
5. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20175
6. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20176
7. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20177
8. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20178
9. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20179
10. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20180
11. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20181
12. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20182
13. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20183
14. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20184
15. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20185
16. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20186
17. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20187
18. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20188
19. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20189
20. TOWNSHIRE PLAN OF LAND (LAFAYETTE REYNOLDS AND MANCHESTER, N.H.) DATED MARCH 18, 1978, PREPARED BY GEORGE H. ALLEN, INC. AND RECORDED IN THE HILLSBOROUGH COUNTY RESERVATION OF DEEDS AS PLAN #20190



LOCUS MAP  
NOT TO SCALE

## LEGEND

- BOUNDARY LINE
- BOUNDARY LINE TO BE REMOVED
- STONE BOUND FOUND
- REBAR FOUND
- IRON PIPE FOUND
- BENCHMARK SET
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- MAILBOX
- OVERHEAD WIRES
- CHAIN LINK FENCE
- SOLID FENCE
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAIN LINE
- CONTOUR

## NOTES

1. THE BOUNDARY OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE MAP 123 LOT 1 AND THE MAP 175 LOTS 22, 23 & 24.
2. THE CITY RECORDS SHOW THE MAP 175 LOTS 22, 23 & 24 AS BEING A PART OF THE MAP 123 LOT 1.
3. TOTAL AREA OF PARCELS: 44,800 S.F. (1.02 AC)
4. ZONING: R2 (RESIDENTIAL TWO-FAMILY) NEW DEVELOPMENT
5. DIMENSIONAL REGULATIONS:
 

MINIMUM LOT FRONT SETBACK	MINIMUM LOT DEPTH SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK
10'	10'	5'	5'
6. THE SITE IS SERVED BY CITY OF MANCHESTER WATER AND SEWER.
7. SEE CITY RECORDS SHOW 18 INCH 120' DIA FOR THE DISCONTINUITY OF THE STREET FROM THE INTERSECTION OF THE SOUTH STREET LINE OF MASSABESIC STREET AND THE WEST STREET LINE OF TAYLOR STREET THROUGH TO THE INTERSECTION OF THE WEST STREET LINE OF GROVE STREET AND THE NORTH STREET LINE OF DEARBORN STREET. THE DISTANCE IS 30 FEET IN WIDTH AND KNOWN AS TAYLOR STREET.
8. SEE SHEET # 2 FOR INFORMATION REGARDING THE DISCONTINUED TAYLOR STREET.
9. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN AS PER THE FLOOD INSURANCE RATE MAP CITY OF MANCHESTER HILLSBOROUGH COUNTY COMMUNITY PANEL 23-01-01-01. THE FLOOD INSURANCE RATE MAP IS DATED SEPTEMBER 25, 2010.
10. VERTICAL DATUM IS 1988 BASED ON STATE GPS COORDINATIONS PROVIDED BY OREGON.

## SURVEYOR CERTIFICATION

I CERTIFY THAT THIS SURVEY AND SURVEY PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.  
 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND WAS A RESULT OF OBSERVATION OF THE FACTS AND MEASUREMENTS MADE IN THE FIELD IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1908.  
 9/2/2022  
 [Signature]  
 REGISTERED LAND SURVEYOR



TAX MAP 123 LOT 1  
 TAX MAP 175 LOTS 22, 23, 24  
 EXISTING CONDITIONS PLAN  
 CHANGE OF USE SITE PLAN  
 LOCATED AT  
 305 MASSABESIC STREET  
 MANCHESTER, NEW HAMPSHIRE  
 PREPARED FOR/OWNER  
 TAD LLC  
 363 BROADWAY ROAD  
 MANCHESTER, NH 03103

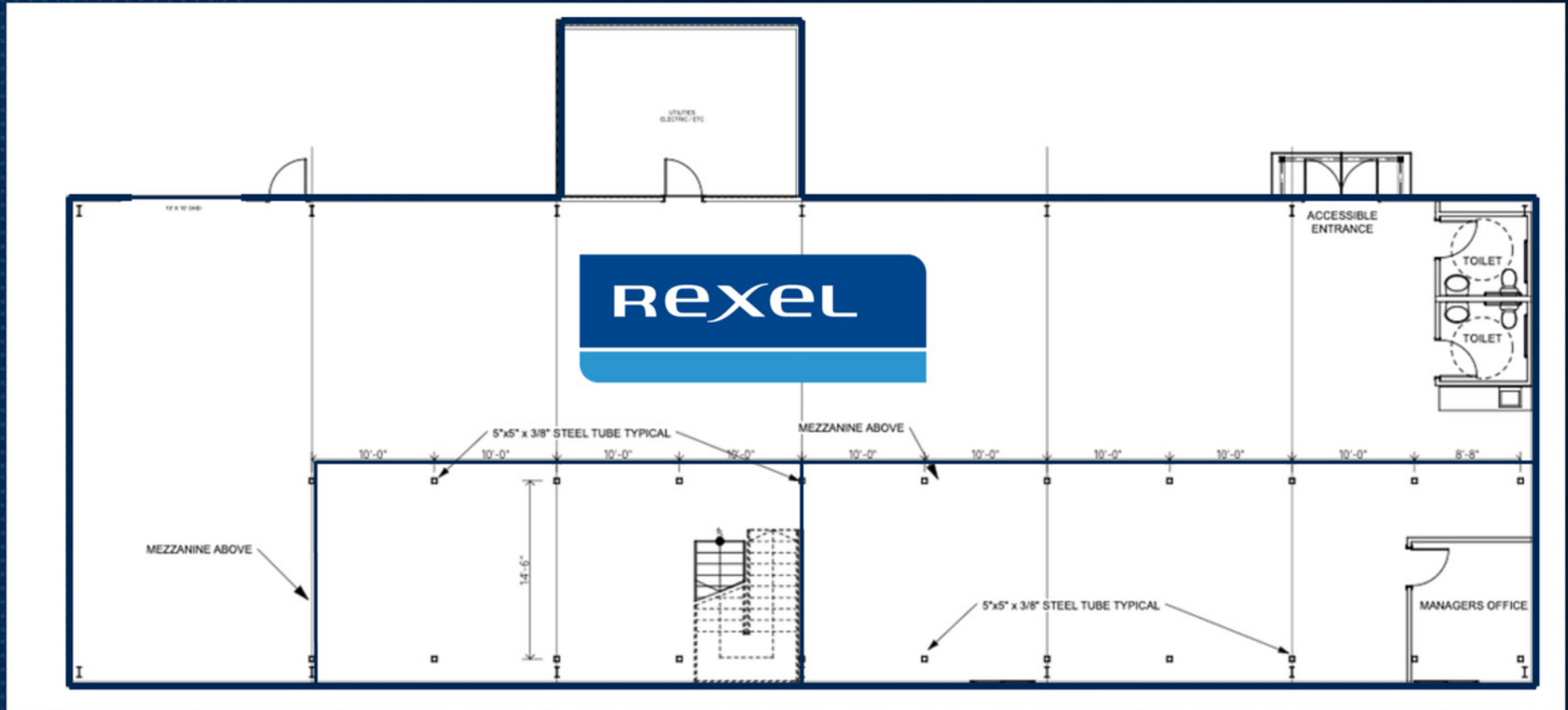
SCALE 1" = 30'  
 SEPTEMBER 1, 2022 SHEET 2  
 1987-04

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# 305 MASSABESIC STREET FLOOR PLAN



# 347 MASSABESIC STREET FLOOR PLAN





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# PROPERTY **PHOTOS**

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# BUILDING EXTERIOR



# 305 MASSABESIC INTERIOR



# 347 MASSABESIC INTERIOR



An aerial, high-angle view of a city street grid, rendered in a dark blue, semi-transparent style that serves as a background for the slide. The streets form a clear grid pattern, with some buildings and structures visible between the lines.

# INVESTMENT FINANCIALS

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# RENT ROLL

TENANT NAME	SF	%	LEASE TYPE	LEASE EXP.	2026 RENT/SF	2026 RENT	2027 RENT/SF	2027 RENT
LOGOLOC INC	15,867	42.6%	NNN	7/31/2028	\$8.80	\$139,630	\$10.00	\$158,670
REXEL	18,393	49.4%	NNN	3/31/2029	\$7.72	\$142,078	\$7.96	\$146,340
LIVE 2 IMPRESS	1,900	5.1%	NNN	2/28/2028	\$9.16	\$17,413	\$9.44	\$17,935
GRANITE PATHWAYS	1,100	3.0%	NNN	7/31/2029	\$10.30	\$11,330	\$10.61	\$11,670
<b>TOTAL</b>	<b>37,260</b>	<b>100%</b>				<b>\$310,451</b>		<b>\$334,616</b>



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# INCOME & EXPENSES

INCOME	CURRENT (2026)			PRO-FORMA (2027)		
	2026		\$/SF	2027		\$/SF
Gross Potential Rent (GPR)	\$310,451		\$8.33	\$334,615		\$8.98
Expense Reimbursements	\$202,486	88.5%	\$5.43	\$208,561	88.3%	\$5.60
Other Income (Rexel TI)	\$26,565		\$0.71	\$26,565		\$0.71
<b>Potential Gross Revenue (PGR)</b>	<b>\$539,502</b>		<b>\$14.48</b>	<b>\$569,741</b>		<b>\$15.29</b>
Less: Vacancy	(\$15,523)	(5.0%)	(\$0.42)	(\$16,731)	(5.0%)	(\$0.45)
<b>Effective Gross Revenue (EGR)</b>	<b>\$523,979</b>		<b>\$14.06</b>	<b>\$553,010</b>		<b>\$14.84</b>
EXPENSES		% OF EGR			% OF EGR	
Real Estate Taxes	\$48,981	9.3%	\$1.31	\$50,450	9.1%	\$1.35
Insurance	\$11,420	2.2%	\$0.31	\$11,763	2.1%	\$0.32
Utilities	\$75,793	14.5%	\$2.03	\$78,067	14.1%	\$2.10
Repairs & Maintenance	\$30,950	5.9%	\$0.83	\$31,879	5.8%	\$0.86
Snow / Landscape	\$21,003	4.0%	\$0.56	\$21,633	3.9%	\$0.58
Cleaning	\$11,924	2.3%	\$0.32	\$12,282	2.2%	\$0.33
Security	\$2,415	0.5%	\$0.06	\$2,487	0.4%	\$0.07
Management Fee	\$26,199	5.0%	\$0.70	\$27,651	5.0%	\$0.74
<b>Total Operating Expenses</b>	<b>\$228,685</b>	<b>43.6%</b>	<b>\$6.14</b>	<b>\$236,211</b>	<b>42.7%</b>	<b>\$6.34</b>
<b>Net Operating Income (NOI)</b>	<b><u>\$295,294</u></b>		<b><u>\$7.93</u></b>	<b><u>\$316,799</u></b>		<b><u>\$8.50</u></b>

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# TENANT SUMMARY

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# LEASE ABSTRACT



**REXEL USA** IS THE AMERICAN SUBSIDIARY OF REXEL GROUP, A GLOBAL LEADER IN THE PROFESSIONAL DISTRIBUTION OF ELECTRICAL SUPPLIES, LIGHTING, ENERGY MANAGEMENT, AND AUTOMATION PRODUCTS. OPERATING HUNDREDS OF BRANCHES ACROSS THE UNITED STATES, REXEL SERVES ELECTRICAL CONTRACTORS, INDUSTRIAL FACILITIES, AND COMMERCIAL END USERS WITH PRODUCTS RANGING FROM WIRE AND CABLE TO SWITCHGEAR, LIGHTING FIXTURES, AND CONNECTED BUILDING SOLUTIONS. THE COMPANY IS HEADQUARTERED IN DALLAS, TEXAS, AND IS PART OF A PARIS-BASED PARENT COMPANY THAT OPERATES IN OVER 20 COUNTRIES WITH ANNUAL REVENUES EXCEEDING \$20 BILLION GLOBALLY.

- PUBLICLY TRADED ON THE PARIS STOCK EXCHANGE (TICKER: RXL)
- 27,000+ EMPLOYEES WORLDWIDE
- 1,950 POINTS OF SALE ACROSS 19 COUNTRIES
- MARKET CAP OF APPROXIMATELY \$11.4 BILLION

WEBSITE: [WWW.REXELUSA.COM](http://WWW.REXELUSA.COM)

## Tenant Summary

<b>Tenant Name</b>	Rexel USA, Inc
<b>Tenant Industry</b>	Wholesale Electrical Distribution
<b>Building Share Percentage</b>	40%
<b>Roof &amp; Structure</b>	Landlord
<b>Square Footage</b>	18,393 SF
<b>Initial Lease Term</b>	5 Years
<b>Monthly Rent (March 2026)</b>	\$11,839.85
<b>Annual Rent (March 2026)</b>	\$142,078.20
<b>Rent Escalator</b>	3% Annually
<b>Lease Type</b>	NNN
<b>Rent/SF</b>	\$7.96/SF
<b>Lease Start Date</b>	02/03/2012
<b>Lease Expiration Date</b>	03/31/2029

<b>Rent Schedule</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>	<b>Rent Increases</b>
<b>4/1/2025 - 3/31/2026</b>	\$137,947.56	\$11,495.63	+3.0%
<b>4/1/2026 - 3/31/2027</b>	\$142,078.20	\$11,839.85	+3.0%
<b>4/1/2027 - 3/31/2028</b>	\$146,348.57	\$12,195.71	+3.0%
<b>4/1/2028 - 3/31/2029</b>	\$150,739.02	\$12,561.59	+3.0%

\*IN ADDITION TO THE BASE RENT SCHEDULE ABOVE, TENANT IS RESPONSIBLE FOR A MONTHLY TI REIMBURSEMENT PAYMENT OF \$2,213.75, PAYABLE AS ADDITIONAL RENT OVER 84 MONTHLY INSTALLMENTS, NOT TO EXCEED \$185,955.00

# LEASE ABSTRACTS



**LOGO LOC, INC.** IS A MANCHESTER, NH-BASED BRANDED APPAREL AND PROMOTIONAL PRODUCTS COMPANY FOUNDED IN 1992. THE COMPANY PROVIDES CUSTOM SCREEN PRINTING, EMBROIDERY, AND PROMOTIONAL MERCHANDISE WITH IN-HOUSE DESIGN AND PRODUCTION CAPABILITIES, SERVING CORPORATE CLIENTS NATIONWIDE. ITS PRODUCT LINES INCLUDE CORPORATE UNIFORMS, BRANDED GOLFWEAR, AND ECO-FRIENDLY APPAREL FROM NAMES LIKE NIKE, GREG NORMAN, AND IZOD.

## Tenant Overview

<b>Tenant Name</b>	LogoLoc, Inc
<b>Tenant Industry</b>	Promotional Products & Branded Apparel
<b>Building Share Percentage</b>	29%
<b>Rent/SF</b>	\$8.80/SF
<b>Square Footage</b>	15,867 SF
<b>Monthly Rent</b>	\$11,629.55
<b>Annual Rent</b>	\$139,555.37
<b>Rent Escalator</b>	3% Annual
<b>Lease Type</b>	NNN
<b>Lease Start Date</b>	08/01/2023
<b>Lease Expiration Date</b>	07/31/2028
<b>Renewal Options</b>	(1) Five-Year Option @ 3% Annual



**LIVE 2 IMPRESS** IS A MANCHESTER, NH-BASED PRINT AND GRAPHICS COMPANY LOCATED AT 305 MASSABESIC STREET. THE COMPANY SPECIALIZES IN VEHICLE WRAPS, COMMERCIAL SIGNAGE, BANNERS, BUSINESS CARDS, FLYERS, LAMINATED MAGNETS, REAL ESTATE SIGNS, AND CUSTOM APPAREL. LIVE 2 IMPRESS ALSO OFFERS PAINT PROTECTION FILM AND WINDOW TINTING SERVICES.

## Tenant Overview

<b>Tenant Name</b>	Live 2 Impress Designs, LLC
<b>Tenant Industry</b>	Commercial Printing & Vehicle Graphics
<b>Building Share Percentage</b>	4%
<b>Rent/SF</b>	\$9.02/SF
<b>Square Footage</b>	1,900 SF
<b>Monthly Rent</b>	\$1,427.80
<b>Annual Rent</b>	\$17,134.56
<b>Rent Escalator</b>	3% Annual
<b>Lease Type</b>	NNN
<b>Lease Start Date</b>	03/01/2025
<b>Lease Expiration Date</b>	02/28/2028
<b>Renewal Options</b>	N/A



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# PROPERTY **LOCATION**

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Marcus & Millichap

# CORPORATE NEIGHBORS



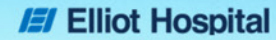
The City of  
Manchester, NH



305  
MASSABESIC  
STREET



SNHU



Elliot Hospital



BRADY·SULLIVAN  
PROPERTIES

# BUILDING ACCESSIBILITY

305 MASSABESIC STREET

DRIVE  
TIMES



4 MINUTES



7 MINUTES

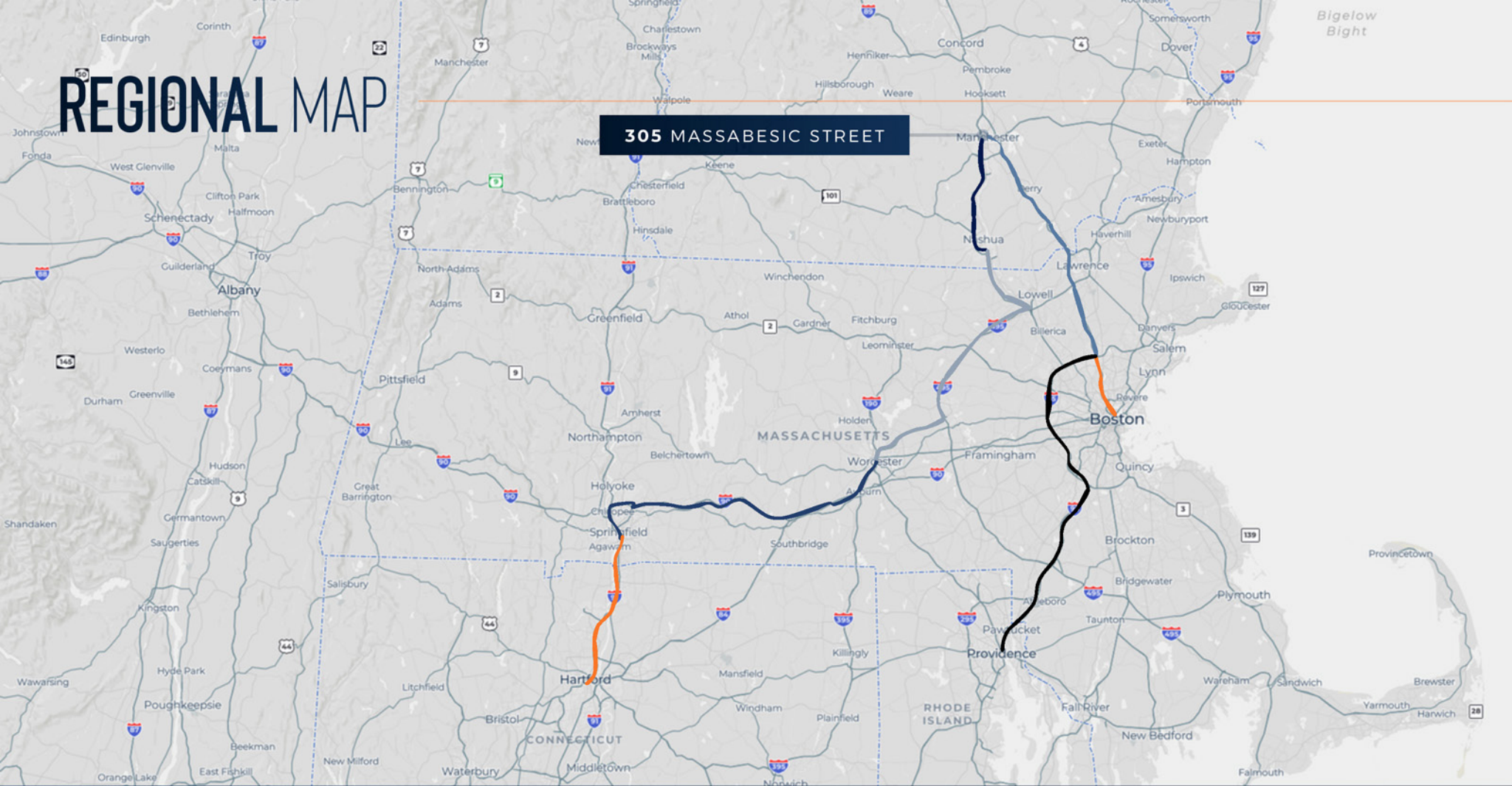


7 MINUTES



6 MINUTES

# REGIONAL MAP



## TRAVEL DISTANCES

**BOSTON**

54 MILES

**WOBURN**

46 MILES

**MANCHESTER**

0.1 MILES

**NASHUA**

20 MILES

**WORCESTER**

73 MILES

**SPRINGFIELD**

125 MILES

**PROVIDENCE**

100 MILES

**HARTFORD**

134 MILES

# MANCHESTER, NH DEMOGRAPHICS

116,386



MANCHESTER  
POPULATION  
IN 2026

3.69%



1-YEAR  
EMPLOYMENT  
GROWTH

25,566



EMPLOYED  
POPULATION

\$336,300



MEDIAN  
PROPERTY  
VALUE IN  
MANCHESTER

\$77,415



MEDIAN  
HOUSEHOLD  
INCOME

2.25%



MEDIAN  
HOUSE HOLD  
INCOME YOY  
GROWTH

49.30%



HOME  
OWNERSHIP  
RATE

1,587



REGISTERED  
BUSINESS IN  
MANCHESTER

36.0



MANCHESTER  
MEDIAN AGE



# 305 MASSABESIC STREET

MANCHESTER, NEW HAMPSHIRE

## CAPITAL MARKETS

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BROKER OF RECORD  
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