

34± ACRE LAND PARCEL

200 Sheep Davis Road, Concord, NH



AERIAL SITE VIEW

34±

TOTAL ACRES

IN

ZONING

2023

ZBA APPROVED

1,315'

FRONTAGE ON ROUTE 106

INVESTMENT HIGHLIGHTS

- Institutional-scale, contiguous parcel with 1,315' of frontage on Route 106 supporting single-user, phased, or subdivided development
- 2023 ZBA approved concrete manufacturing plant
- Zoned IN — Industrial. Permitted uses include manufacturing, warehousing, distribution, industrial flex, and outdoor storage
- Reclaimed gravel pit with abundant on-site granular material reducing grading and pad-prep cost
- Direct Route 106 frontage with quick access to I-393 and I-93
- Greater Concord area labor draw with 80,000± population within 15 minutes
- Municipal water, sewer, and natural gas reportedly at or near the street
- No NH state sales, income, or inventory tax

5-MILE DEMOGRAPHICS

38,000±

POPULATION

16,000±

HOUSEHOLDS

\$86,676

MEDIAN HH INCOME

Source: U.S. Census Bureau ACS 2024 5-Year Estimates



EXCLUSIVELY LISTED BY

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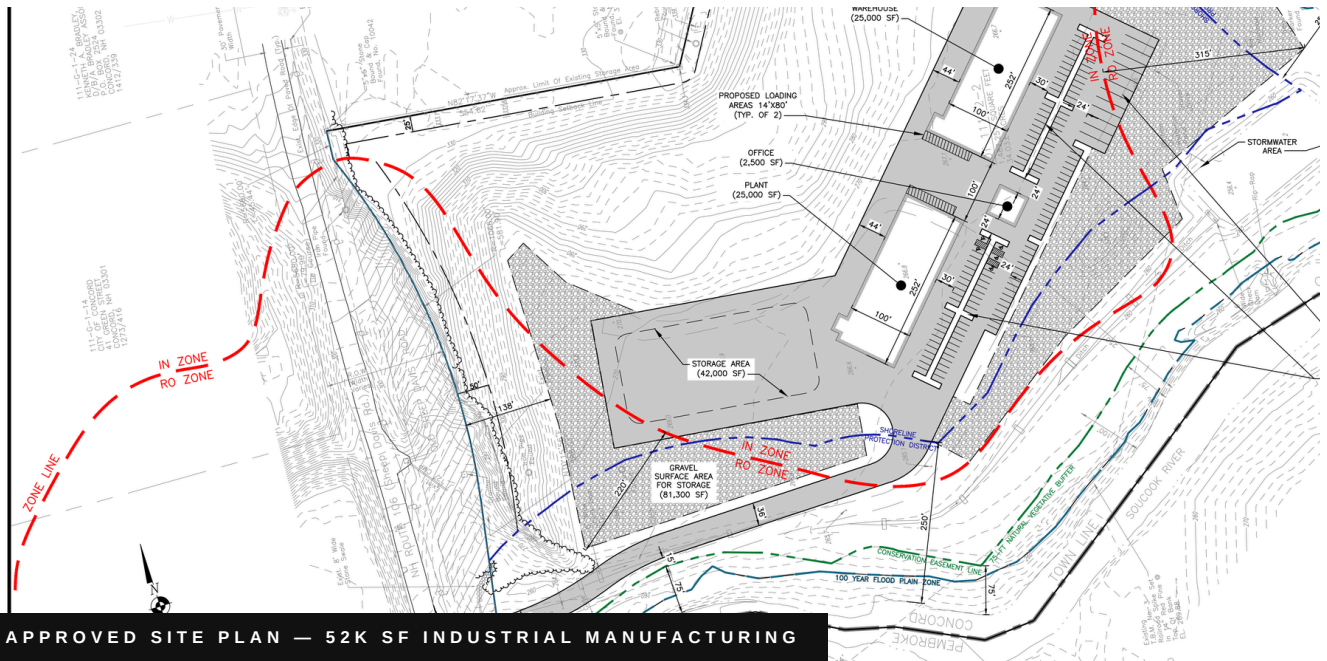
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Conceptual Site Plan & Specifications



ZBA APPROVED SITE PLAN — 52K SF INDUSTRIAL MANUFACTURING

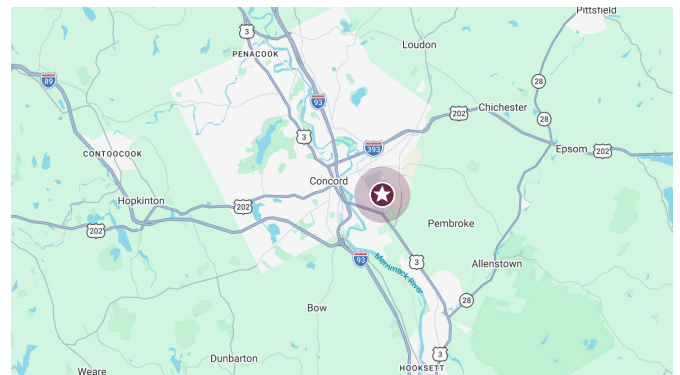
PROPERTY SPECIFICATIONS

Property Type	Industrial Land
Total Acreage	34.03± acres
Lot Area	1,482,257± SF
Tax Map / Lot	76Z / 2
County	Merrimack
Zoning (Mixed)	16.3 AC IN / 17.7 AC RO
Overlays	SP / AP
Frontage	1,315' on Route 106
Site Condition	Reclaimed gravel pit
Water / Sewer	Municipal, within reach
Natural Gas	Reportedly at street

CONCEPTUAL SITE PLAN DETAILS

Proposed Use	Precast Concrete Mfg.
Total Building	52,500 SF
Warehouse / Plant	25,000 / 25,000 SF
Office	2,500 SF
Outdoor Storage	266,400 SF
Parking	144 spaces (13 truck)

REGIONAL MAP



REGIONAL ACCESS

106	Route 106 frontage	on-site
393	I-393	2 mi± / 5 min
I-93	I-93	5 mi± / 10 min
CON	Downtown Concord	4 mi± / 10 min
MHT	Manchester (MHT)	20 mi± / 25 min
BOS	Boston, MA	65 mi± / 75 min

CONTACT US

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