



PROPERTY DETAILS

The Boulos Company is pleased to present the investment or owner-occupied opportunity to purchase 334 Calef Highway, a 28,650± SF industrial/office building located in Epping New Hampshire. 14,000± SF office/warehouse, previously occupied by Comcast, available for immediate occupancy.

- ◆ Great fit for investors or an owner-occupied user with added tenant income
- ◆ Conveniently located close to Route 101
- ◆ SALE PRICE: \$2,690,000



FOR SALE | INDUSTRIAL/OFFICE BUILDING

334 CALEF HIGHWAY, EPPING, NEW HAMPSHIRE



PROPERTY SUMMARY

BUILDING SIZE	28,650± SF
EXPANSION POTENTIAL	Potential to add 16,000± SF of high-bay warehouse space to existing footprint
LOT SIZE	4.76± AC
YEAR BUILT	1997
AVAILABLE SPACE	14,000± SF (available immediately)
CURRENT TENANT	Communications Construction Group, LLC (CCG): 14,650± SF
CONSTRUCTION	Metal structural steel/stone masonry
ROOF	Metal
ELECTRICITY	CCG: 600 Amp / 220 V / 3 Phase Vacant: 300 Amp / 220 V / 3 Phase
HEAT	CCG: Propane-fired radiant heat (warehouse); Central HVAC (office) Vacant: 7.5 Ton ground-mounted Rheem package unit and Modine heaters (warehouse); Central HVAC (office)
COOLING	CCG: Central HVAC (office) Vacant: 7.5 Ton ground-mounted Rheem package unit (warehouse); Central HVAC (office)
WATER/SEWER	Public water, private septic Public sewer connection possible
SITE & FLOOR PLANS	Inquire for details
SECURITY SYSTEM (Vacant Unit)	Security cameras in place ready for equipment and hookup with provider.
OVERHEAD DOORS	Two (2)
LOADING DOCK	One (1)
CEILING HEIGHTS	Up to 23'; Clear height of 15' - 19'
BOOK/PAGE	Book 6069, Page 2747
ASSESSOR'S REFERENCE	Map 23, Lot 89
TAXES (ESTIMATED)	\$46,712.38 (2020)
FINANCIALS	Inquire for details
SALE PRICE	\$2,690,000

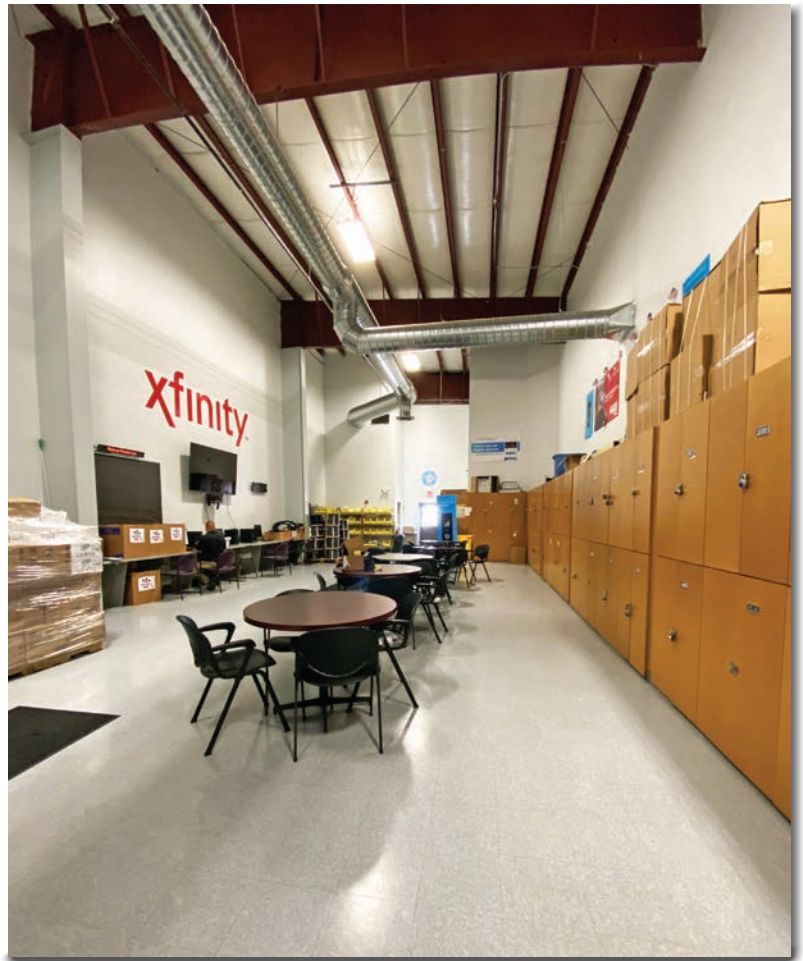


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PHOTO GALLERY



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CONTACT US



CHRISTIAN STALLKAMP
Senior Broker

+1 603.570.2696 D
+1 603.828.3818 C
cstallkamp@boulos.com



KATHERINE GEMMECKE
Associate

+1 603.570.2685 D
+1 603.973.4256 C
kgemmecke@boulos.com

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