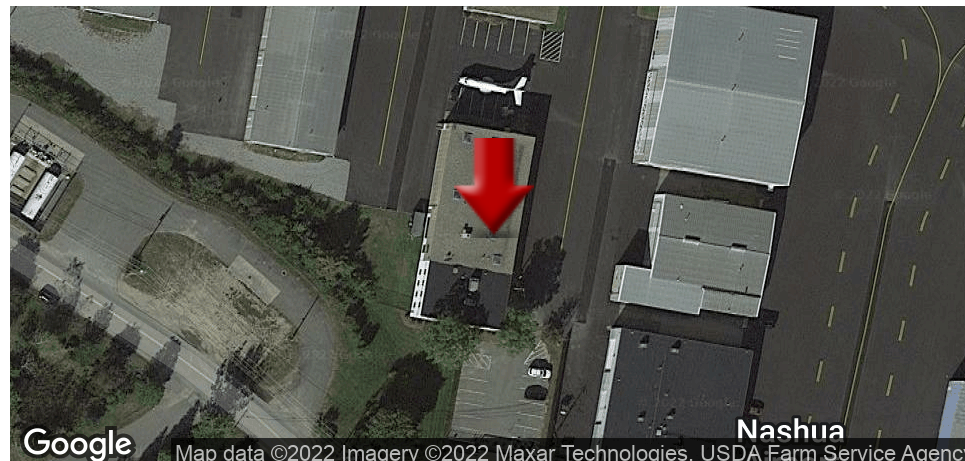


HANGAR SPACE AT NASHUA AIRPORT

99 Perimeter Road, Nashua, NH 03063



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
AVAILABLE SF:	12,840 SF
LEASE RATE:	\$10,000.00 per month (Gross)
LOT SIZE:	0.43 Acres
BUILDING SIZE:	12,840
RENOVATED:	2000
ZONING:	Airport Industrial
PRICE / SF:	\$85.67

PROPERTY OVERVIEW

This hangar at Nashua Airport is available for sale or lease. Conveniently located at Nashua Airport territory, it's perfect for a range of businesses from service based or private plane storage to RD/office users. The hangar has been well maintained and is equipped with two motorized bi-fold doors and built in mezzanine. Though known for aviation related business, Nashua Airport also encompasses several zoned commercial areas that are not directly on the airport. The location provides for easy access to highways, making it a crucial link for business and corporate travelers.

PROPERTY HIGHLIGHTS

- Equipped with two motorized bi-fold doors (14' and 20' high)
- 3-Phase
- Suitable for many businesses, mix of Light Industrial (3,960 Hangar area) with office component and a kitchenette.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,022	16,832	43,772
TOTAL POPULATION	5,262	43,179	112,415
AVERAGE HH INCOME	\$86,250	\$86,959	\$83,442

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LIGHT INDUSTRIAL, AIRPORT HANGAR FOR SALE & LEASE

HANGAR SPACE AT NASHUA AIRPORT

99 Perimeter Road, Nashua, NH 03063



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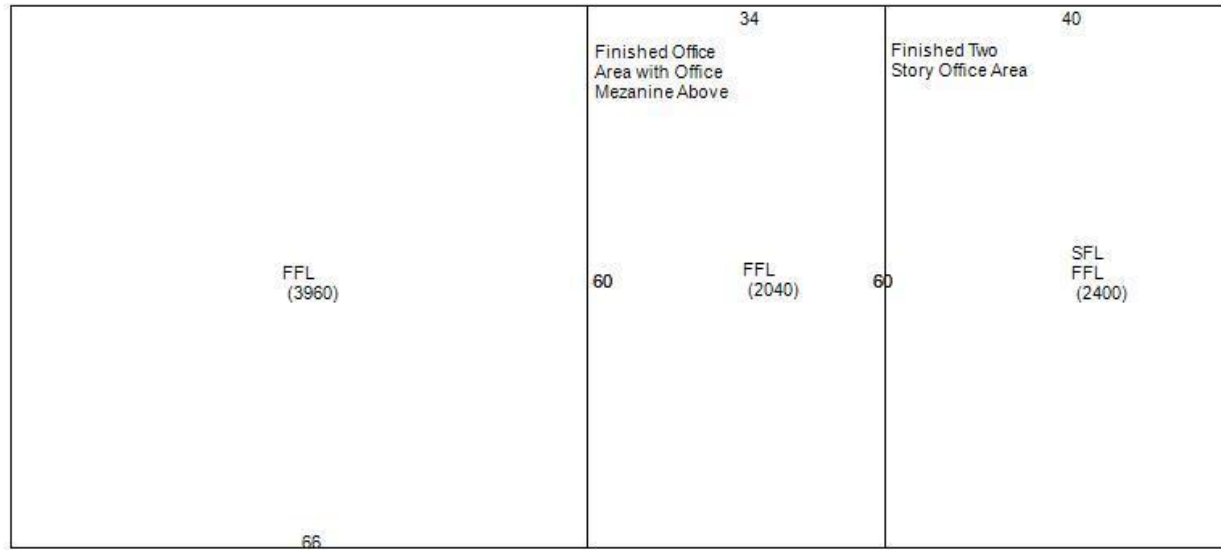
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LAYOUT SKETCH

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HANGAR SPACE AT NASHUA AIRPORT

99 Perimeter Road, Nashua, NH 03063



LOCATION DESCRIPTION

Nashua is a city in southern New Hampshire. As of the 2020 census, it had a population of 91,322, the second-largest in northern New England after nearby Manchester. Along with Manchester, it is a seat of New Hampshire's most populous county, Hillsborough.

Built around the now-departed textile industry, in recent decades Nashua's economy has shifted to the financial services, high tech, and defense industries as part of the economic recovery that started in the 1980s in the Greater Boston region. Major private employers in the city include Nashua Corporation, BAE Systems, and Teradyne. The city also hosts two major regional medical centers, Southern New Hampshire Medical Center and St. Joseph Hospital. The South Nashua commercial district is a major regional shopping destination, lying directly on the Massachusetts border and taking advantage of New Hampshire's lack of sales tax. It is anchored by the Pheasant Lane Mall and numerous smaller shopping centers.

SITE DESCRIPTION

Hanger is located at Nashua Airport, otherwise known as Boire Field - a very active general aviation airport.

CONSTRUCTION DESCRIPTION

100% Sprinklered;

POWER DESCRIPTION

600 AMP, 480 Volt, 3-phase

GAS DESCRIPTION

Gas-fired (propane) overhead radiant heat strip system with ceiling fans and blower system in industrial portion. Office area - gas HVAC.

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HANGAR SPACE AT NASHUA AIRPORT

99 Perimeter Road, Nashua, NH 03063



Building Name	Hangar space at Nashua Airport
Property Type	Light Industrial, Airport Hangar
Property Subtype	Flex Space
Building Size	12,840 SF
Lot Size	0.43 Acres
Year Built	1984
Year Last Renovated	2000
Number of Floors	2
Parking Spaces	23
Roof	Ballasted Rubber Membrane Casing *replaced in December 2012*
Free Standing	Yes
Number of Buildings	1

LOCATION DESCRIPTION

Nashua is a city in southern New Hampshire, United States. As of the 2020 census, it had a population of 91,322,[3] the second-largest in northern New England after nearby Manchester. Along with Manchester, it is a seat of New Hampshire's most populous county, Hillsborough.

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- 3-Phase
- Suitable for many businesses, mix of Light Industrial (3,960 Hangar area) with office component and a kitchenette.

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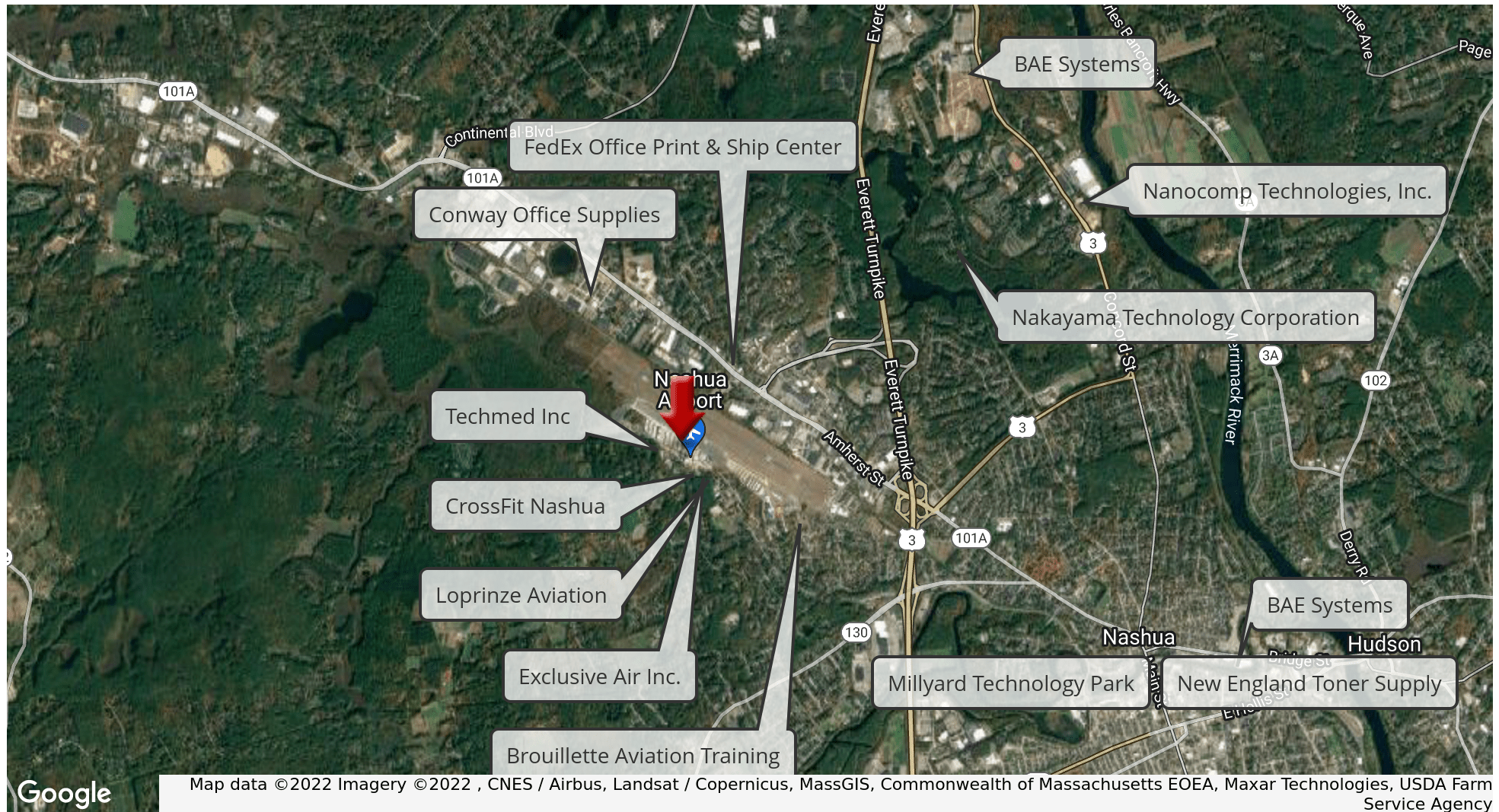
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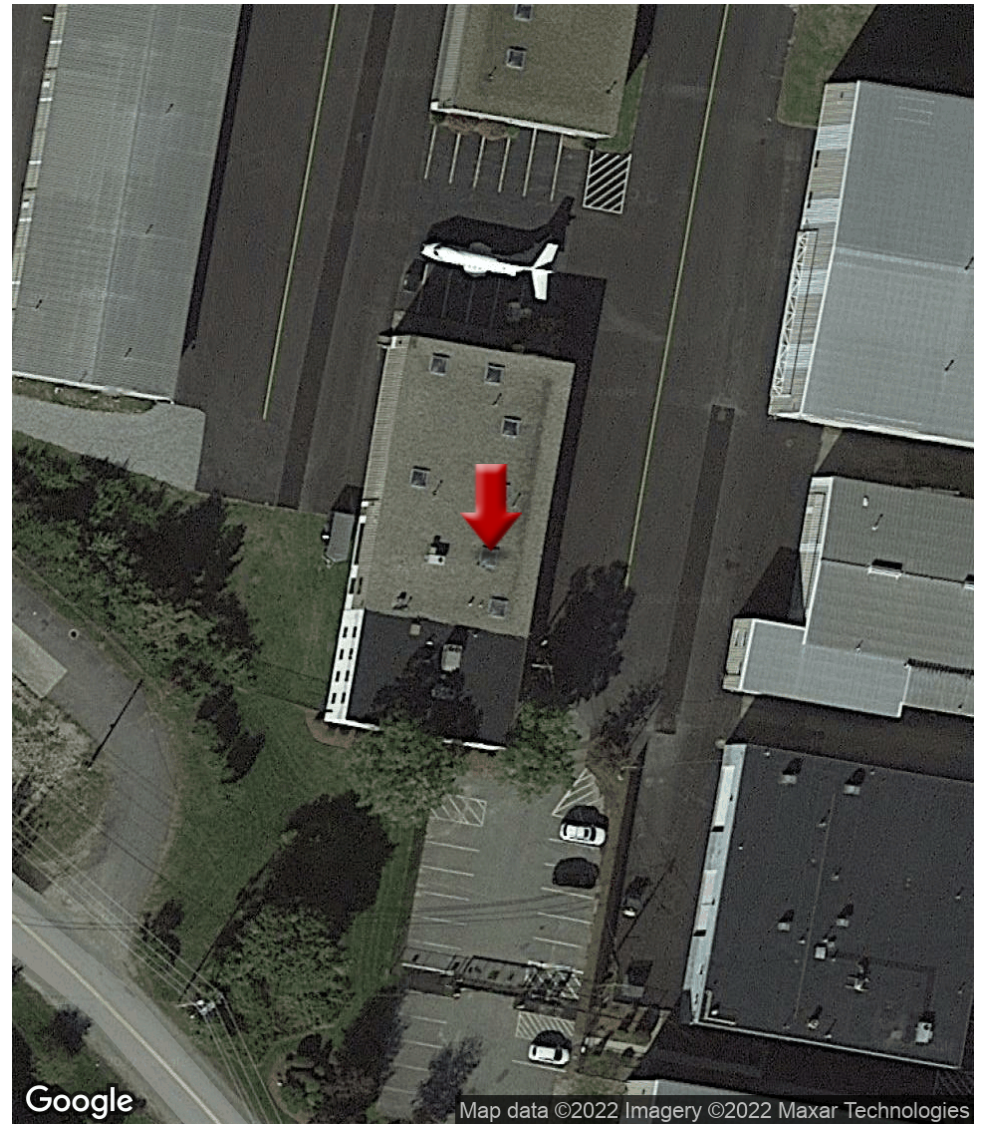
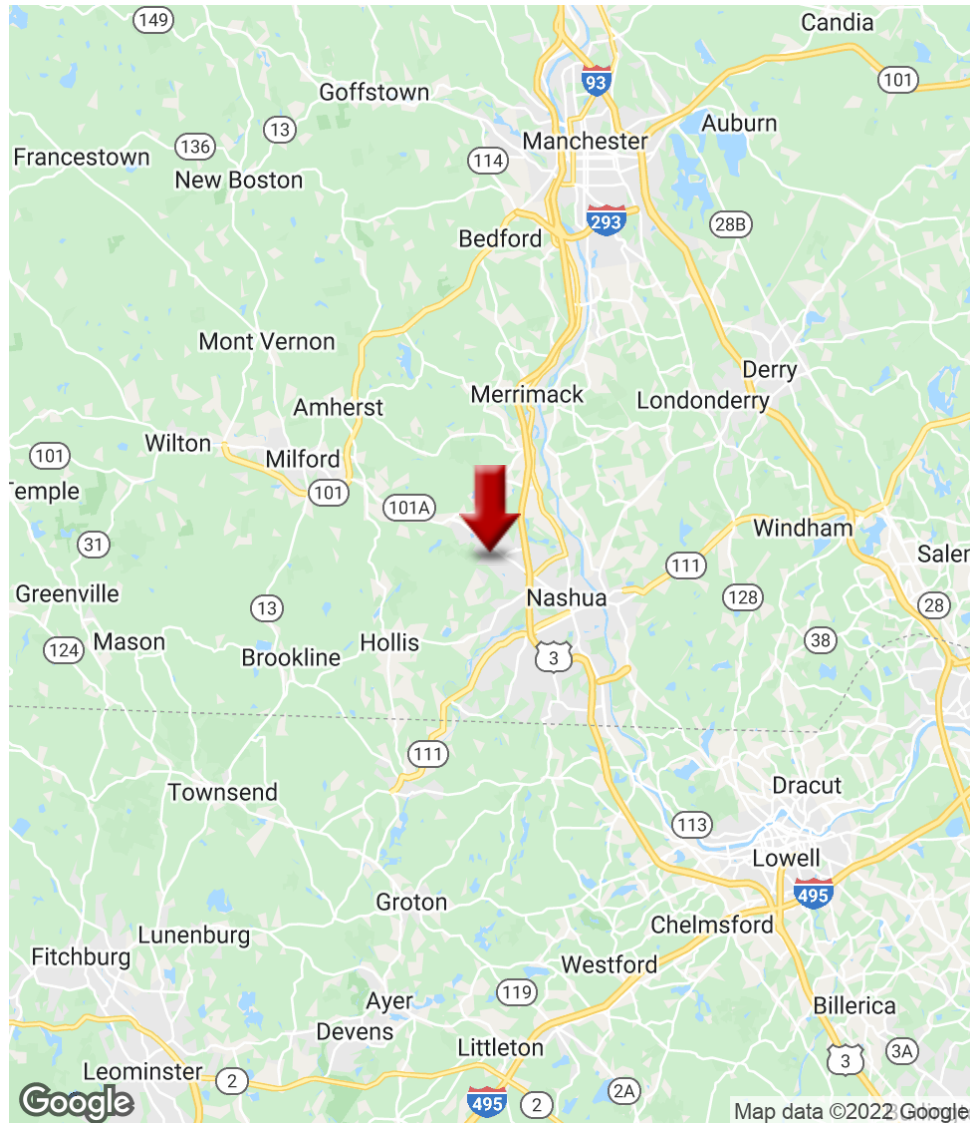
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HANGAR SPACE AT NASHUA AIRPORT

DEMOGRAPHICS

1

POPULATION TRENDS (3).PDF (3)

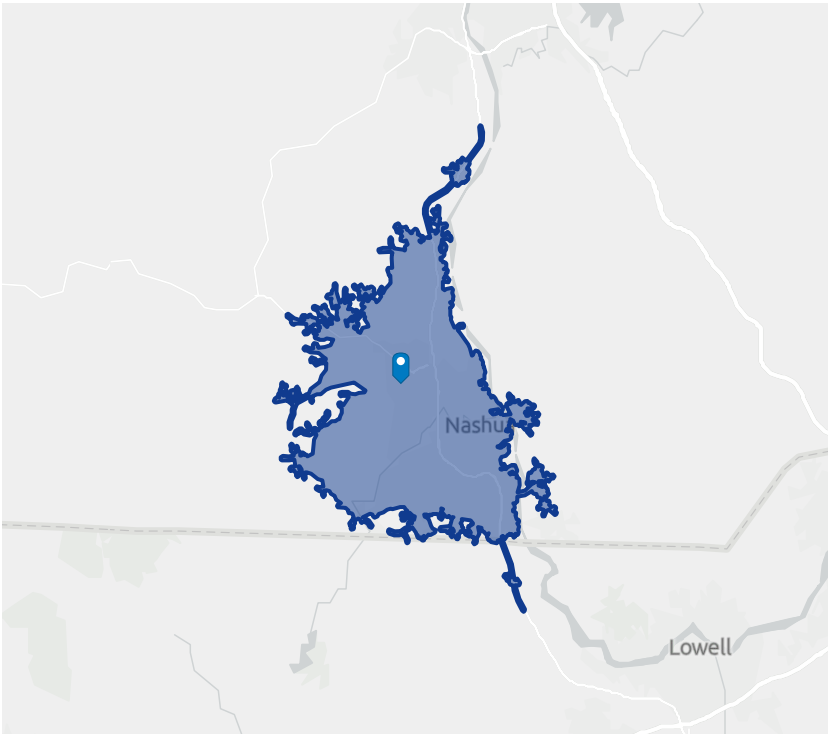
KWC- INDUSTRIAL MARKET SUMMARY (1).PDF (3)

DEMOGRAPHIC SUMMARY (2).PDF (3)

Population Trends

99 Perimeter Rd, Nashua, New Hampshire, 03063 (15 minutes)
99 Perimeter Rd, Nashua, New Hampshire, 03063
Drive time of 15 minutes

Prepared by Esri & Viktoria Alkova
Latitude: 42.78075
Longitude: -71.51894

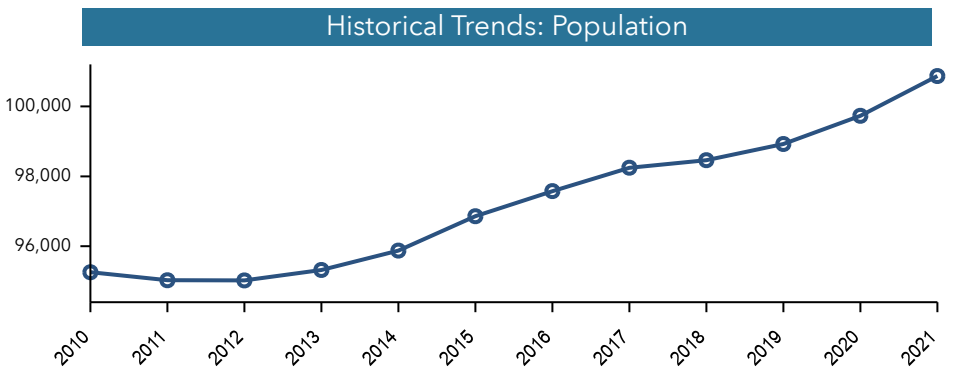


POPULATION TRENDS AND KEY INDICATORS

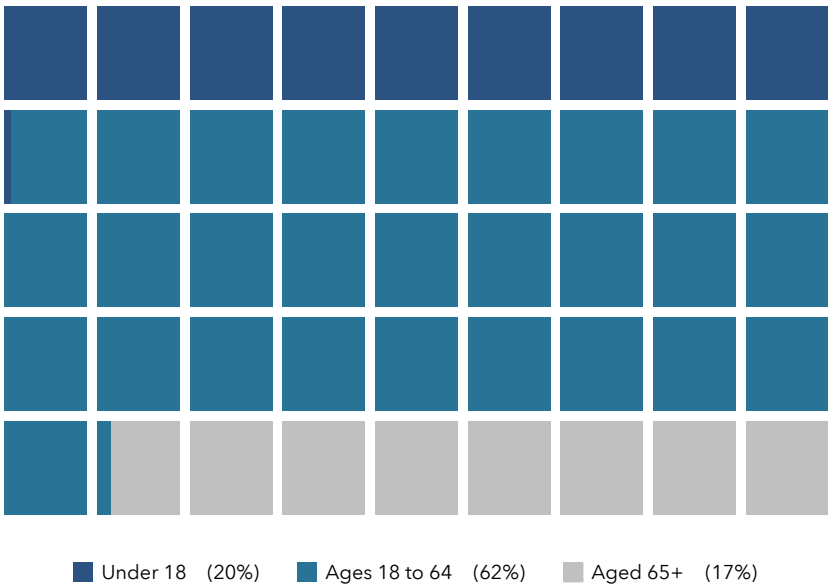
99 Perimeter Rd, Nashua, New Hampshire, 03063

100,867	40,871	2.43	40.7	\$80,033	\$325,384	118	109	51
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

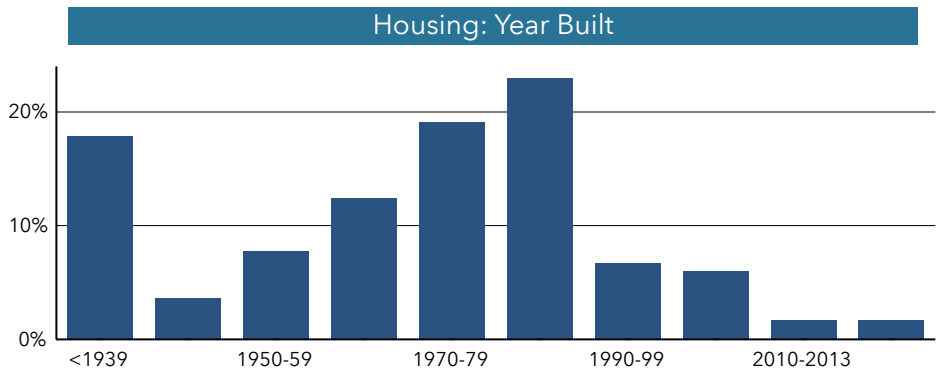
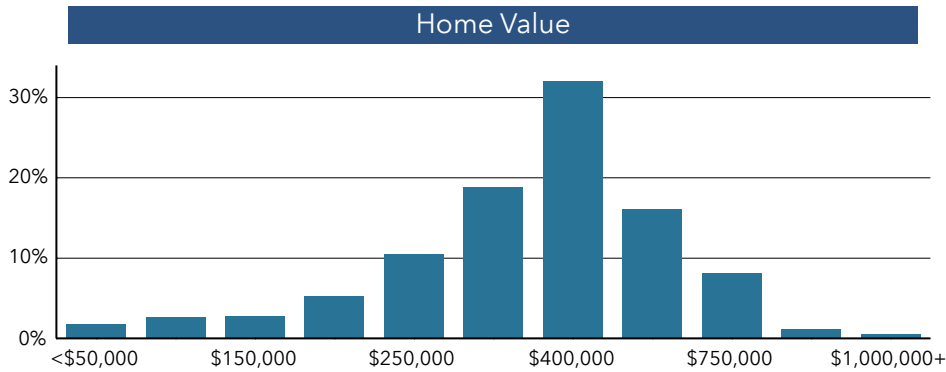
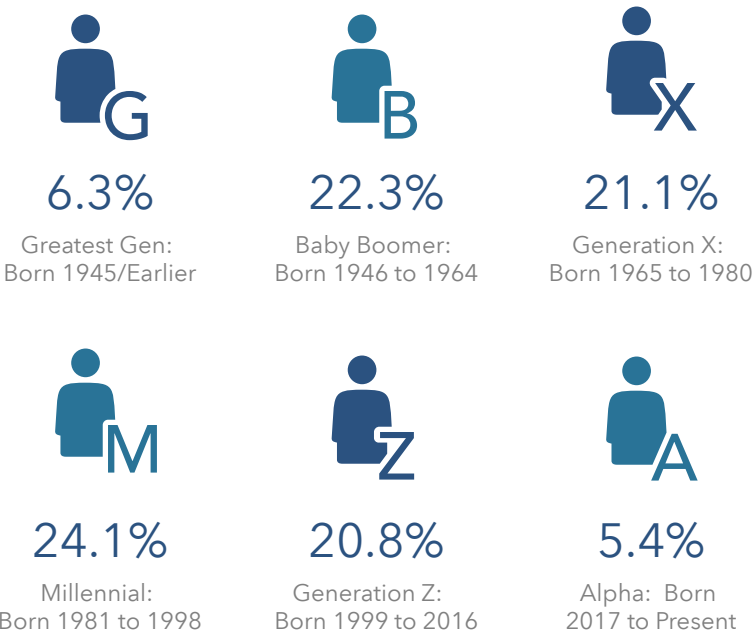
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.
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Source: This infographic contains data provided by Esri, Esri, Esri and Bureau of Labor Statistics, American Community Survey (ACS). The vintage of the data is 2021, 2026, 2021, 2015-2019.

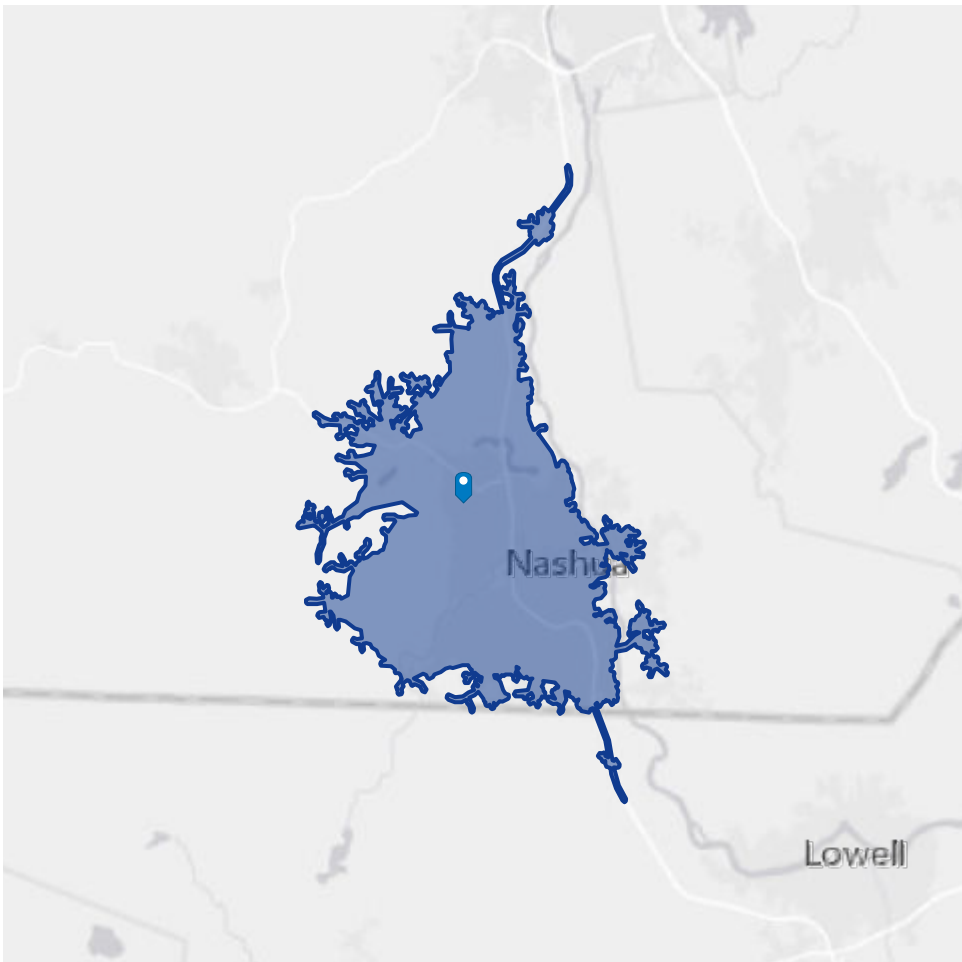
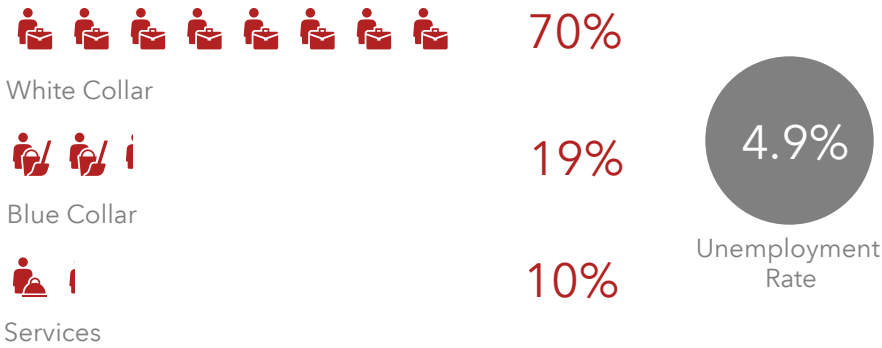
KWC- Industrial Market Summary

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Drive time of 15 minutes

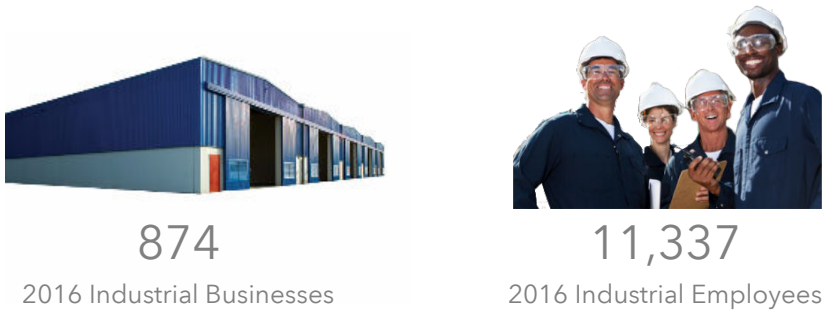
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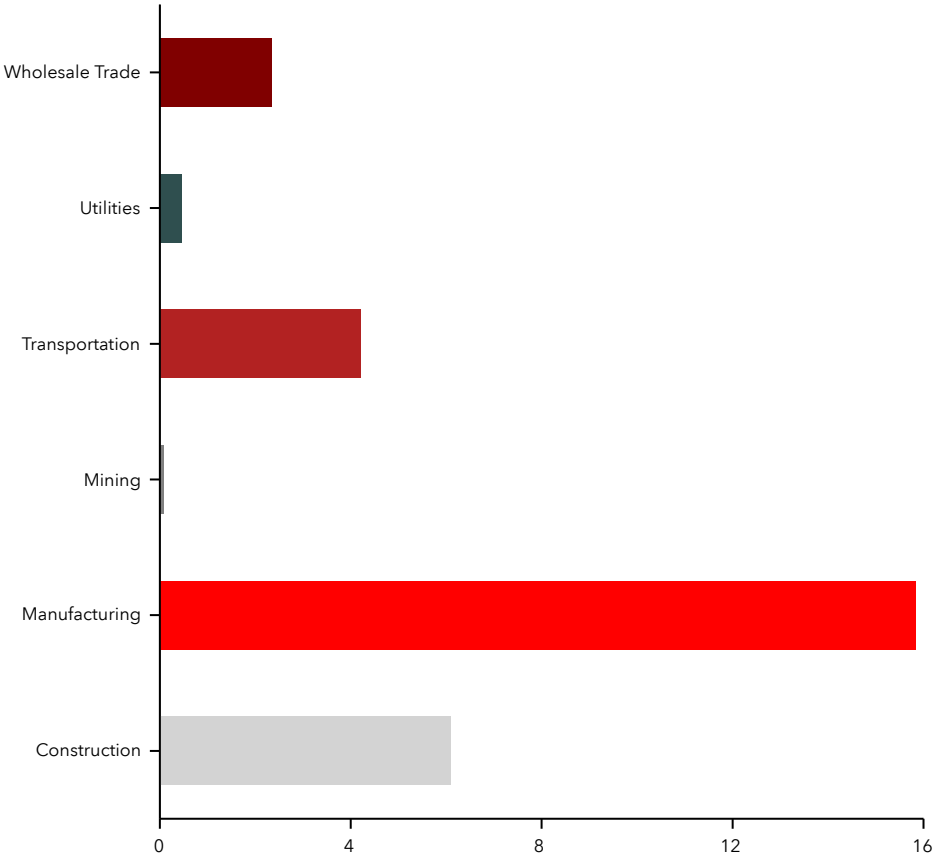
EMPLOYMENT



2016 Industrial Employment



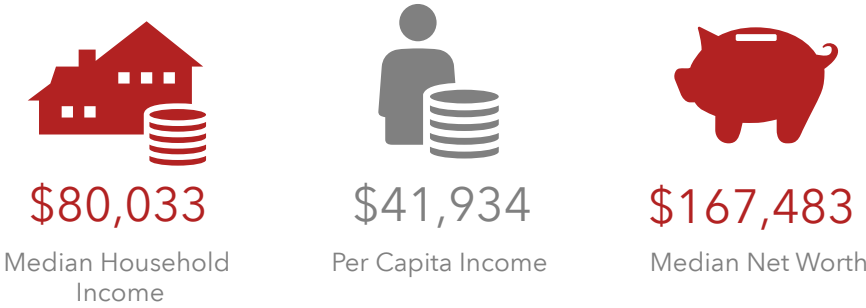
Industrial Businesses by Sector



2016 Employment By Industries



INCOME



Source: This infographic contains data provided by Esri. The vintage of the data is 2021.

Demographic Summary

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Drive time of 15 minutes

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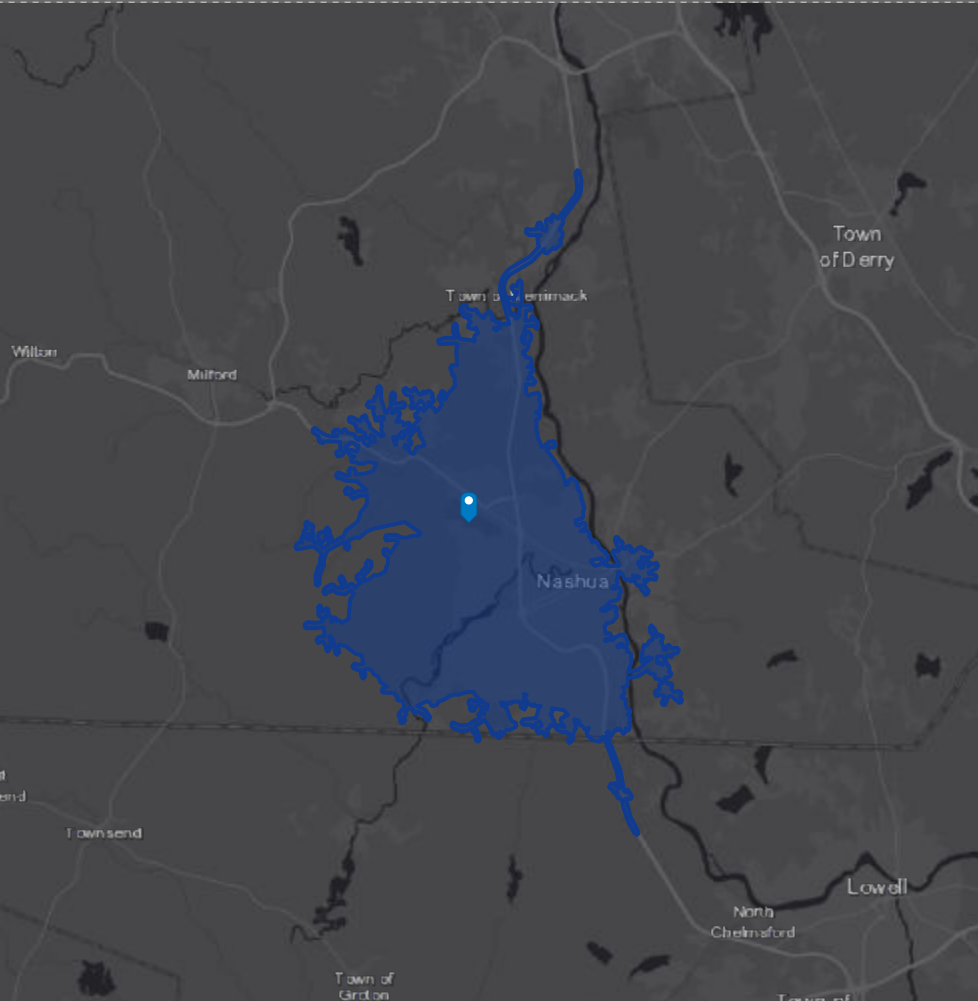
DEMOGRAPHIC SUMMARY

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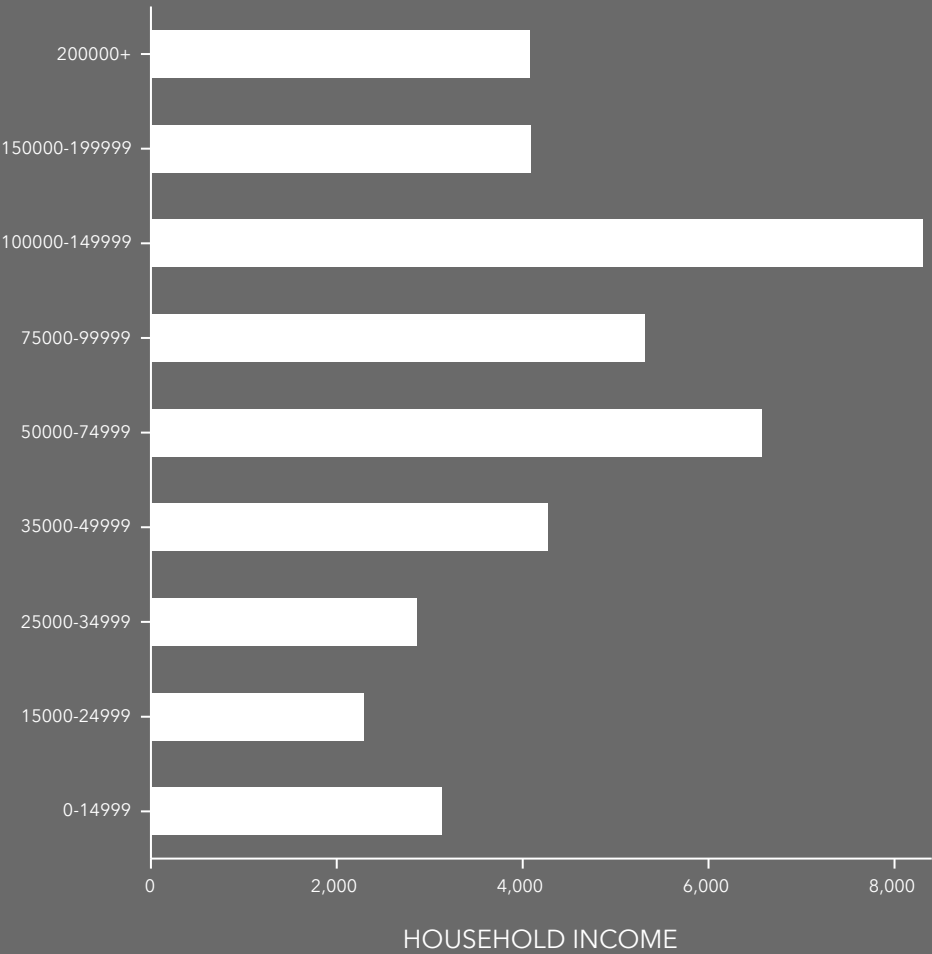


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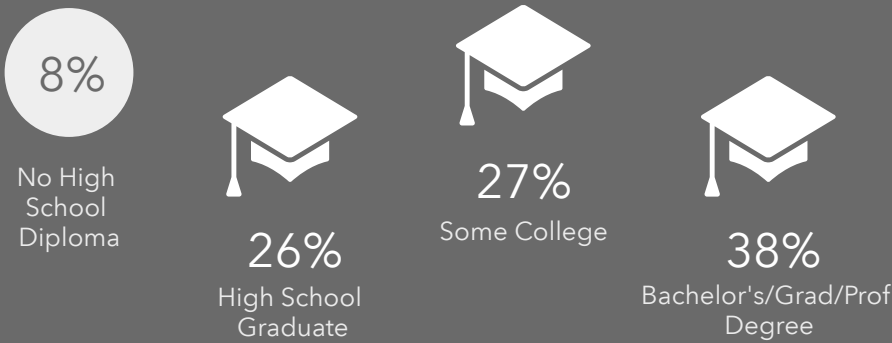
INCOME



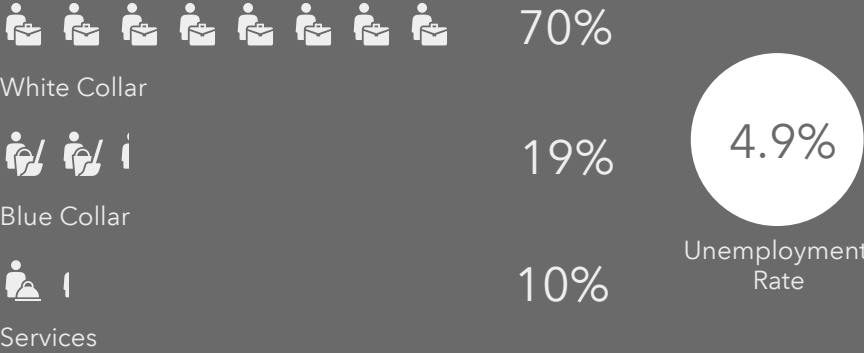
KEY FACTS



EDUCATION



EMPLOYMENT



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