



CELEBRATING
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Patriot Holdings retains The Boulos Co. to lease 40,000 s/f new high-bay industrial/flex facility in Somersworth, NH

October 04, 2024 - Northern New England



Rendering: This is an example only and subject to change.

Somersworth, NH Patriot Holdings has delivered another exciting real estate development as the private equity real estate firm expands its presence in New England. In Somersworth, a three-building industrial park is now available for lease and for sale. This industrial/flex facility has the potential for units starting at 1,600 s/f with a potential for up to 16,000 total s/f across a single building and 40,000 s/f across all three buildings. This opportunity offers a variety of commercial uses with great room for future expansion. With proximity to the Spaulding Tpke. and I-95, this location also offers great access to major roadways nearby.

The class A building offers the below unit specifications:

- Concrete slab flooring
- One 12' x 14' overhead door per unit
- 16'-25' clear heights
- Heating unit
- 200 AMP/three phase power per unit (option to add more power at an additional cost)
- Two parking spaces per 1,600 s/f

Rendering

Rendering

The property has the ability to be customized to tenant needs and offers a superb opportunity to cater to the unique needs of each business inside. With a delivery date of 6-8 months, this is a chance to prepare your business's future and pre-lease the space that works for you.

The project is especially meaningful for Jeremiah Boucher, founder and CEO of Patriot Holdings, who grew up in Hudson, N.H. Boucher said, "Somersworth has a rich history of successful entrepreneurs across blue collar industries. These business leaders have not received the benefit of any purpose-built industrial real estate that can house their business and cater to future growth. We are thrilled to deliver a product that fits the unique needs of this community and continue to expand our portfolio across New England."

* Boundary lines are approximate

Tim Wilkins, general partner and COO of Patriot Holdings said, "We have enjoyed working with the City of Somersworth and its local civil leaders. They continue to be supportive of this project and the positive impact that it will have on the community. In addition, Christian and Kat of The Boulos

Company have represented us very well on this asset. They have a long waiting list of tenants here and are working through move-ins now.”

Christian Stallkamp, senior broker/partner and Katherine Gemmecke, senior associate of The Boulos Company have been retained to lease the property.

Interested parties in acquiring or leasing the asset can reach out to Christian Stallkamp at 603-570-2696 or cstallkamp@boulos.com, or Kat Gemmecke at 603-570-2685 or kgemmecke@boulos.com. In addition, the Patriot Holdings team can be reached through Bernard Clevens, director of asset management, at (321) 271-1927 or bernard@patrioholdings.com.

Patriot Holdings is headquartered in Las Vegas, NV. Founded Jeremiah Boucher in 2007, the firm owns over 100 commercial properties, the majority of which are in New England, and oversees approximately \$350 million in assets under management (AUM). The firm is dedicated to adding value to every project and consistently delivers results with an average IRR of 25% to limited partners.

The Boulos Co. is a commercial real estate firm dedicated to serving owners, investors, and tenants, blending Maine and New Hampshire market knowledge with a global network. Founded by Joseph Boulos in 1975, the firm has grown to include more than 40 Portland, ME., Portsmouth, and Manchester, N.H.-based employees, including our experienced brokerage team and our highly-skilled professional support staff.

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