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Marcus & Millichap brokers \$2.425m sale of 36,500 s/f warehouse

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Swansey, NH Marcus & Millichap negotiated the sale of a 36,500 s/f industrial warehouse located at 1042-1050 W Swansey Rd., for \$2.425 million.

“By identifying a user for this property, we enabled the seller to achieve top of market pricing,” said Luigi Lessa, senior associate. “With 34-foot clear heights, ample loading docks, and additional development land, this is truly a best-in-market asset. The building’s quality attracted this user to the site.”

Lessa, Harrison Klein, and Mattias Edenkrans, investment specialists in Marcus & Millichap’s Boston office, exclusively marketed the property on behalf of the seller, a private investor and procured the buyer, a private owner occupant.

“This is our second sale in western New Hampshire, a unique market that many owners underestimate. Limited industrial supply has resulted in low vacancy rates for this market, which serves Vermont, New Hampshire, and western Massachusetts,” said Klein, first vice president.

Built in 1994, the property spans 11.57 acres and includes 34-ft. clear heights, 11 loading docks, and newly installed HVAC and LED lighting systems.

The site also has approval for the construction of three additional buildings totaling 90,000 s/f. Located 4.8 miles from Keene, and over 11 miles from the Massachusetts border, the property provides access to regional markets via major routes, including NH Rtes. 10 and 12.

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