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Taylor and Bouzianis of Coastal Land & Commercial Group broker sale of 18,888 s/f flex-ind'l./office for \$1.8 million

October 03, 2025 - Northern New England



363 Pickering Road - Rochester, NH

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Rochester, NH Coastal Land & Commercial Group negotiated the \$1.8 million sale of 363 Pickering Rd., a flex-industrial/office building totaling 18,888 s/f.

The transaction was handled by Whitney Taylor and Mark Bouzianis.

Whitney Taylor

Mark Bouzianis

The property is near the intersection of Rtes.16 and 125, offering accessibility in New Hampshire's Seacoast region. This type of flex-industrial space rarely becomes available in the market, making the sale particularly significant for the commercial real estate sector.

The multi-level building features a versatile layout. The first level includes 9,900 s/f of industrial-flex space with two drive-in doors. The upper level offers 8,950 s/f of office, featuring four private offices, a lobby and reception area, and open space for cubicles. The property comes with a long-term tenant lease, ensuring immediate income stability for the new owner.

"Some deals are as satisfying as they are challenging, and a legacy industrial building in Rochester, NH, was exactly that," said Taylor. "The property was ideal for an investor, and our focus as the listing agent team was on finding the right fit. Through targeted outreach, we secured a 1031 exchange investor whose vision aligned with the property. Seeing all the pieces come together and knowing both seller and buyer got exactly what they needed was incredibly rewarding."

Taylor has maintained her real estate license since 2003, building a reputation as a personable and skilled sales professional renowned for her communication abilities and negotiation.

Bouzianisis an experienced real estate owner with a deep history in the industry and passionate about all things real estate. As a former hotel owner, his strong entrepreneurship and expertise in real estate development, hotel management, financing, brokerage, asset management, and debt restructuring are a great asset to his clients.

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