



56 DAVIDSON DR

FARMINGTON, NH

FOR SALE OR LEASE | 61,972 SF INDUSTRIAL WAREHOUSE ON 10 ACRES

JAMES STUBBLEBINE 617.592.3388
MICAH STUBBLEBINE 978.265.8101
MATTY DROUILLARD 425.691.7881
DAVID STUBBLEBINE 617.592.3391

james@stubblebinecompany.com
micah@stubblebinecompany.com
matty@stubblebinecompany.com
david@stubblebinecompany.com



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Sale or Lease: 61,972 SF Industrial Warehouse on 10 Acres

PROPERTY HIGHLIGHTS

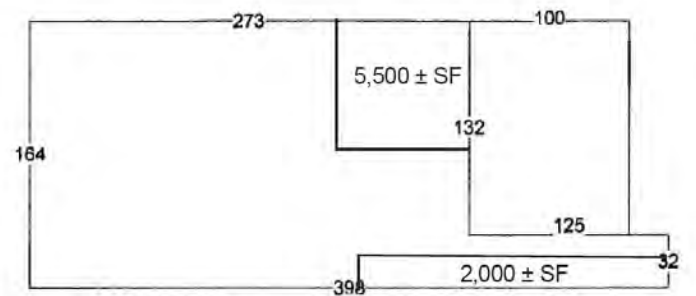
- Monument Signage
- Situated just off of Route 11
- 32' Clear
- Heavy Power

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	522	2,752	6,367
Total Population	1,104	6,428	14,505
Average HH Income	\$52,715	\$69,502	\$78,480

OFFERING SUMMARY

Available SF:	61,972 SF
Building Size:	61,972 SF
Lot Size:	10 Acres
Zoning:	Industrial Business (IB)
Clear Height:	32'
Columns:	25'w x 60'd
Loading:	Three (3) Docks Three (3) Drive-Ins
Levelers:	Two (2)
Power:	1,000 amps 120 - 480v 3p Heavy
R.E. Taxes:	\$21,644
Lease Rate:	\$6.95/SF NNN
Sale Price:	\$4,200,000

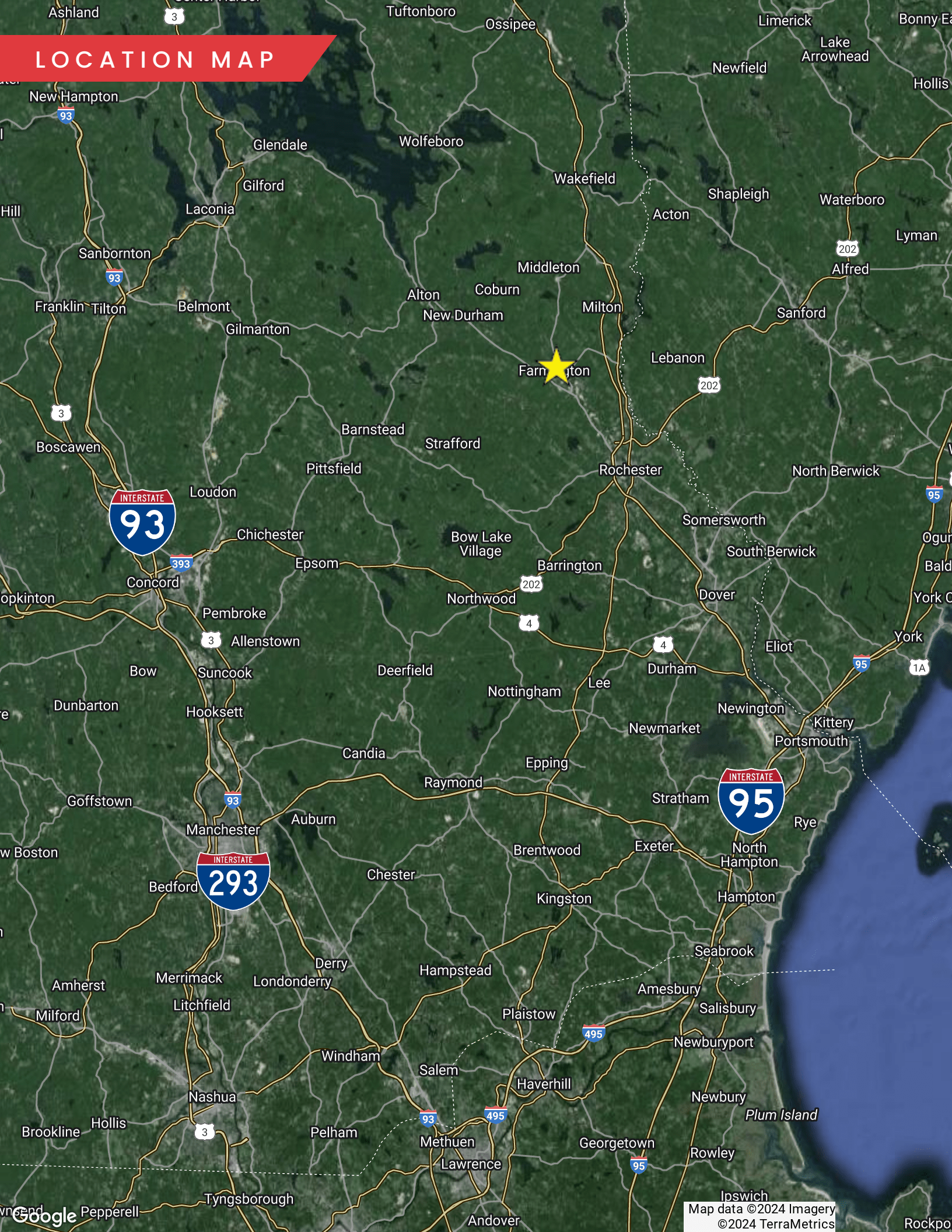
LOADING







LOCATION MAP



56 DAVIDSON DR

FARMINGTON, NH

FOR SALE OR LEASE | 61,972 SF INDUSTRIAL WAREHOUSE ON 10 ACRES

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

MATTY DROUILLARD

425.691.7881

matty@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL