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\$3.2M UPGRADE FOR N.H. COMMUNITY TECH. COLLEGE North Branch begins renovations for NHCTC at Pease Tradeport

PORTSMOUTH, NH North Branch Construction, Inc. has begun renovations for the New Hampshire Community Technical College at the Pease Tradeport Campus.

The renovations of the four-story building include new rooftop HVAC units and associated ductwork, steel structure, and new roofing.

The \$3.2 million project also includes site construction, concrete, insulation, preformed roof and wall panels, thermoplastic membrane roofing, steel doors and frames, insulated skylights, acoustical



ceiling, paint, fire protection, mechanical and electrical upgrades with a small addition for the new electrical room.

Income Property Edge leases 2,700 s/f at Steinbach's 45 Main St.

PETERBOROUGH, NH Income Property Edge has leased 2,700 s/f of office space to @ Web Site Publicity and Empremar at 45 Main St.

Building owner, Kevin Steinbach was represented in one of the transactions by Michael Morse of The Peterson's.

@Web Site Publicity, led by its founder Susan O'Neil, is a search engine marketing firm.

Empremar is a global ocean transportation company. The Empremar Peterborough office, run by Thomas Labash, is an operations center for contracting ocean transport.

These two new tenants are the 5th and 6th new occupants in the building since Steinbach's purchase in May 2006. The 20,000 s/f Class A building was originally built as the administrative headquarters for the Peterborough Savings Bank in 1987.



FOR SALE **121 ± ACRES**
"Milford Commerce Park" **Milford, NH**

Purchase Price: **\$2,000,000**

Development Opportunity

Conveniently located on Route 101 with access from the Old Wilton Road interchange.

This property, consisting of eight separate tax parcels, is being offered in its entirety.

Map created by NRPC for planning purposes only

- 121 ± Acres
- Town Owned Ind. Land
- TIF District Financing**
- Located on Route 101
- Over 2,000 LF of Frontage
- Zoned Industrial allowing:
 - Warehouse/Distribution
 - Light Mfg & R&D

FOR SALE **RETAIL BUILDING**
88 Broad Street **Nashua, NH**

Price Reduced... *Just off Exit 6, Everett Turnpike/Route 3*

\$595,000

88 Broad Street, Nashua, NH

Excellent location just off Everett Turnpike/Rt 3 and neighboring Exit 6 Welcome Center/Bus Route to Boston

Building: 2,688 ± SF commercial building (former 7 Eleven)
Site: .65 ± acres
Zoning: Highway Business

NEW HAMPSHIRE PROPERTIES

MANCHESTER
Brick Structure over 16,000 sf.
Zoned B-1. (Neighborhood Business)
\$825,000

MANCHESTER
Downtown location 8,640 sf
2-Story Brick building ONLY
\$545,000

MANCHESTER
1.76 acres
Commercial Property over 220' road frontage with great traffic counts, off Exit 6 Candia Road
\$765,000

Contact: Robert E. Bennett
1-800-982-9542 or 603-860-3457
<http://listings.loopnet.com/bennettbrokers@aol.com>



603-882-6000
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