



Offering Memorandum



1 Youngs Lane

NEWMARKET, NH 03857

PRESENTED BY:

SCOTT FRANKLIN

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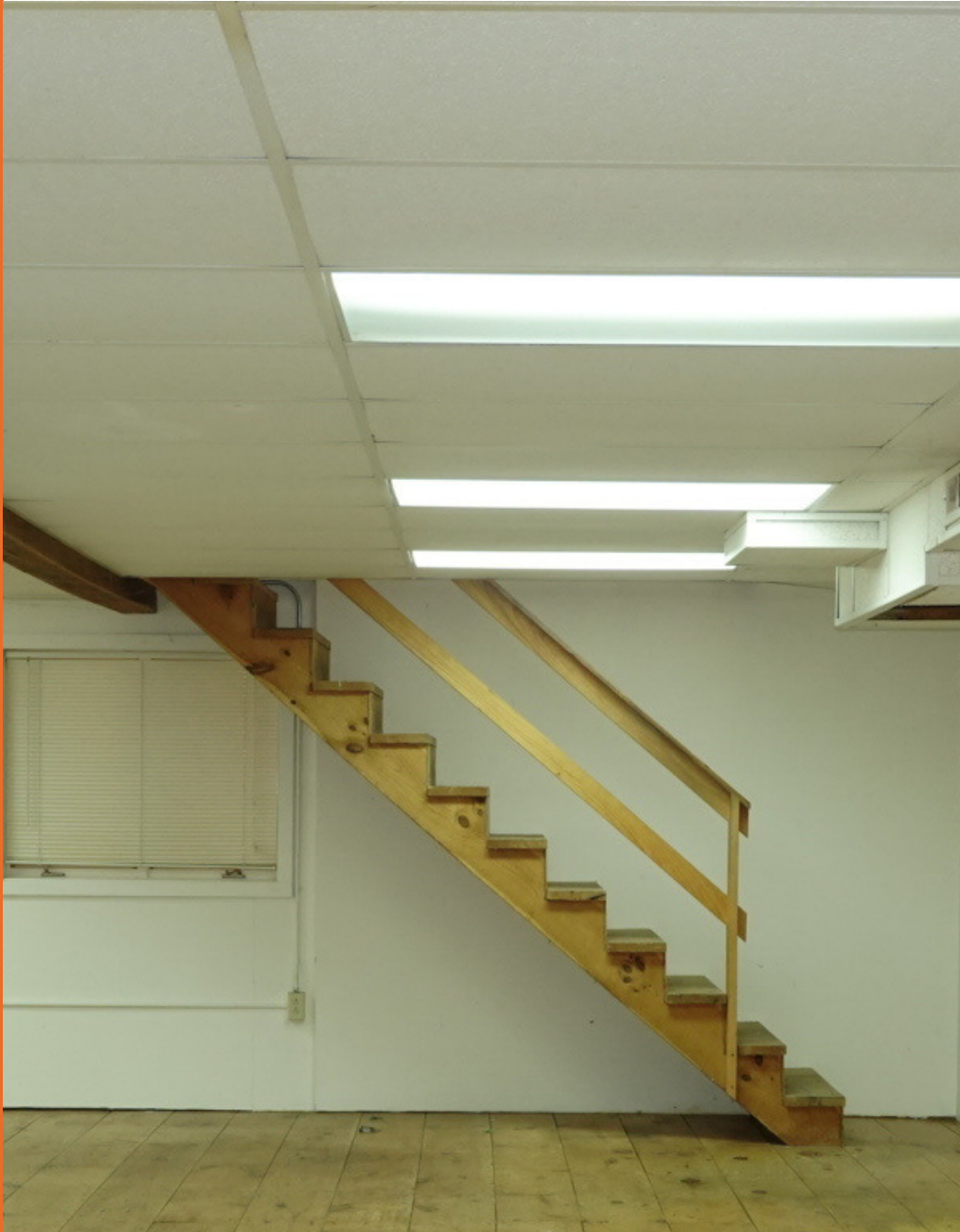
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NH #081653

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Property Information

PROPERTY SUMMARY

1 YOUNGS LANE

NEWMARKET, NH 03857

OFFERING SUMMARY	
SALE PRICE:	\$650,000
BUILDING SIZE:	3,100 SF
AVAILABLE SF:	3,100 SF
LOT SIZE:	43,560 SF
PRICE / SF:	\$209.68

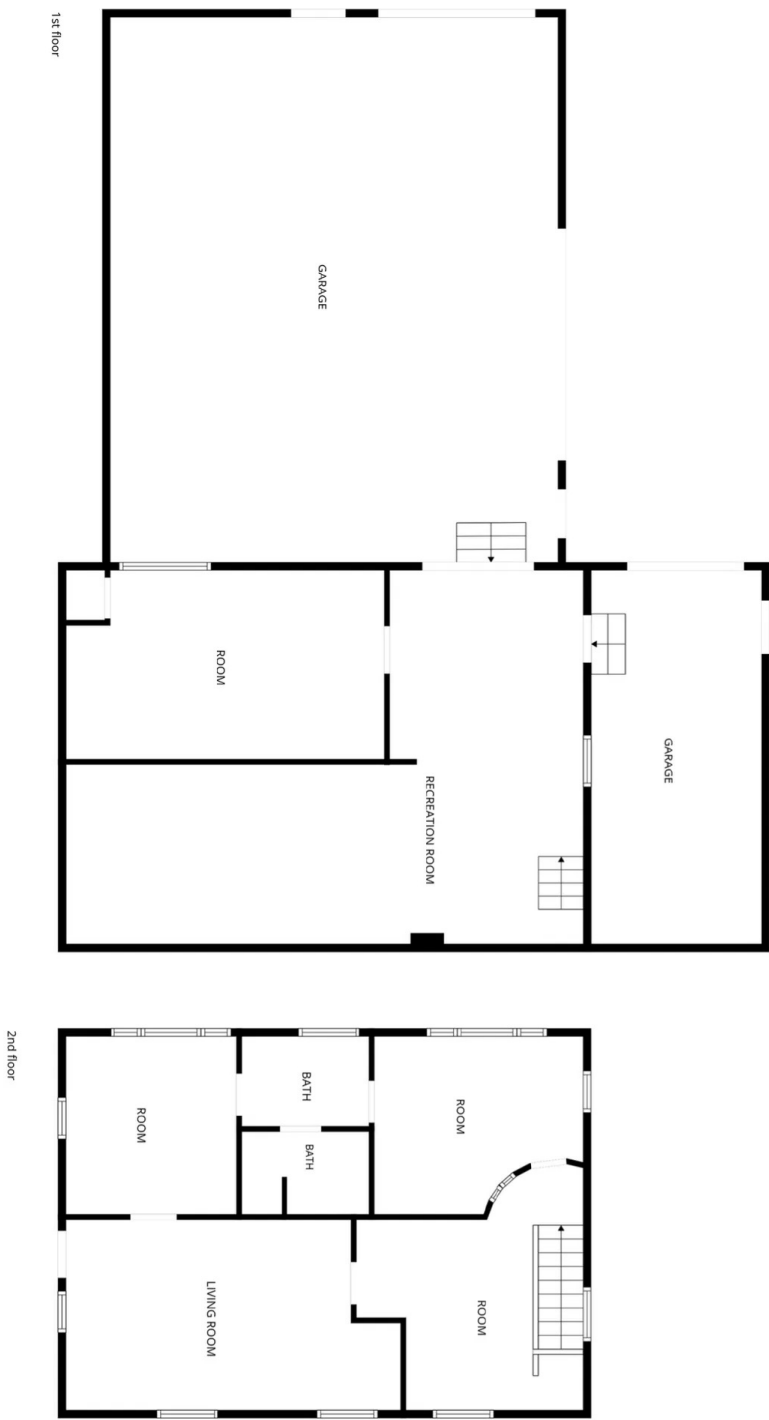
PROPERTY SUMMARY

Position your business for long-term growth with this rare owner-user industrial/flex opportunity in Newmarket, NH. Located just off Route 108, 1 Young Lane offers a highly functional combination of warehouse, office, and storage space ideal for contractors, service companies, light manufacturers, distributors, and other owner-occupants seeking to invest in their future rather than lease.

The property features three overhead doors, 3-phase power, two levels of office space, ADA accessibility, and an additional on-site storage shed, creating a versatile environment for a wide range of business operations. Employees and customers benefit from convenient access to downtown Newmarket via a nearby walking trail, while owners enjoy the flexibility and equity-building advantages of owning their own facility in one of the Seacoast's most desirable markets.

Whether you're looking to consolidate operations, expand your business, or eliminate rising lease costs, 1 Young Lane presents a unique opportunity to secure a well-located industrial asset with functionality rarely found in properties of this size.



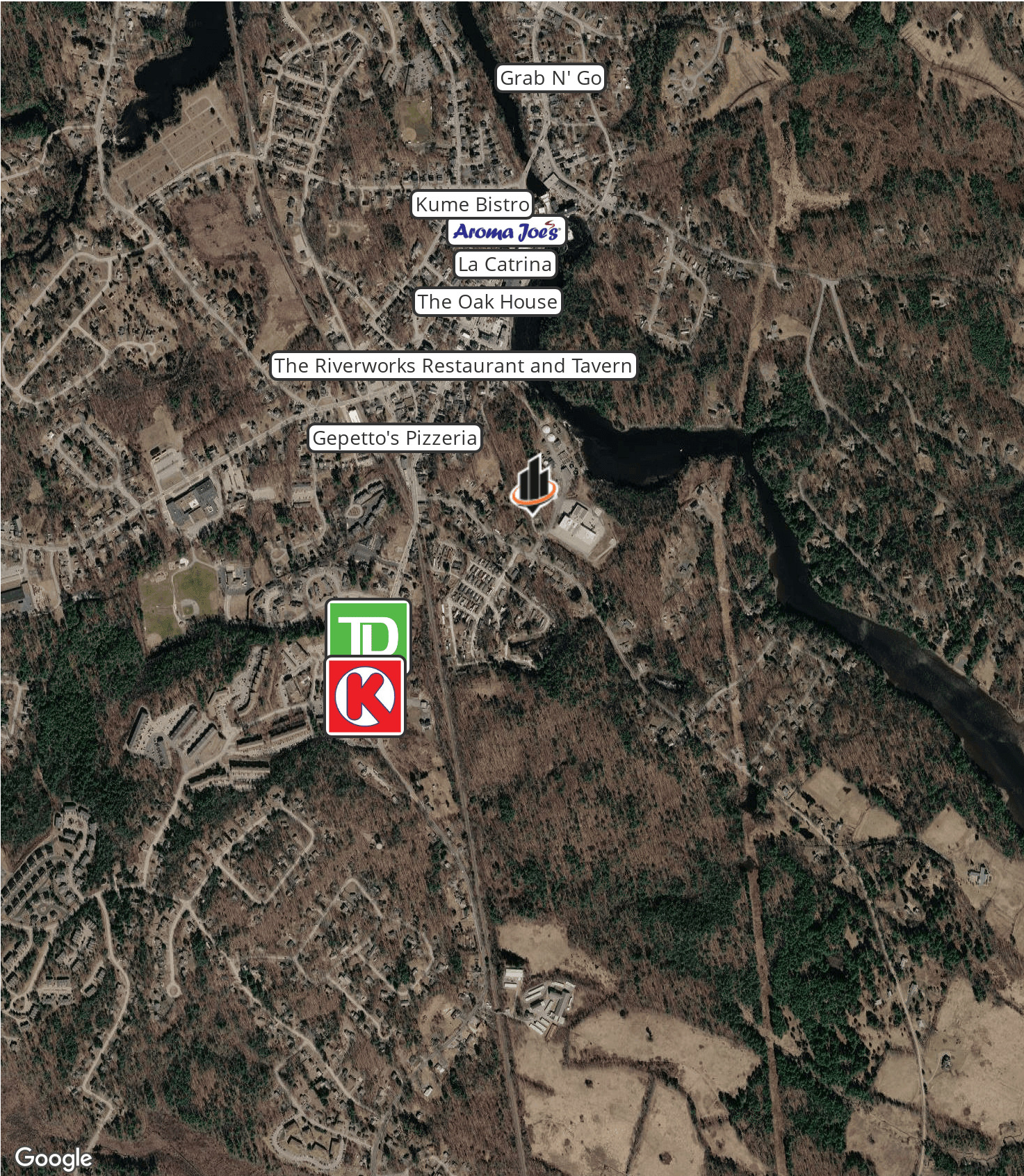


LEGEND

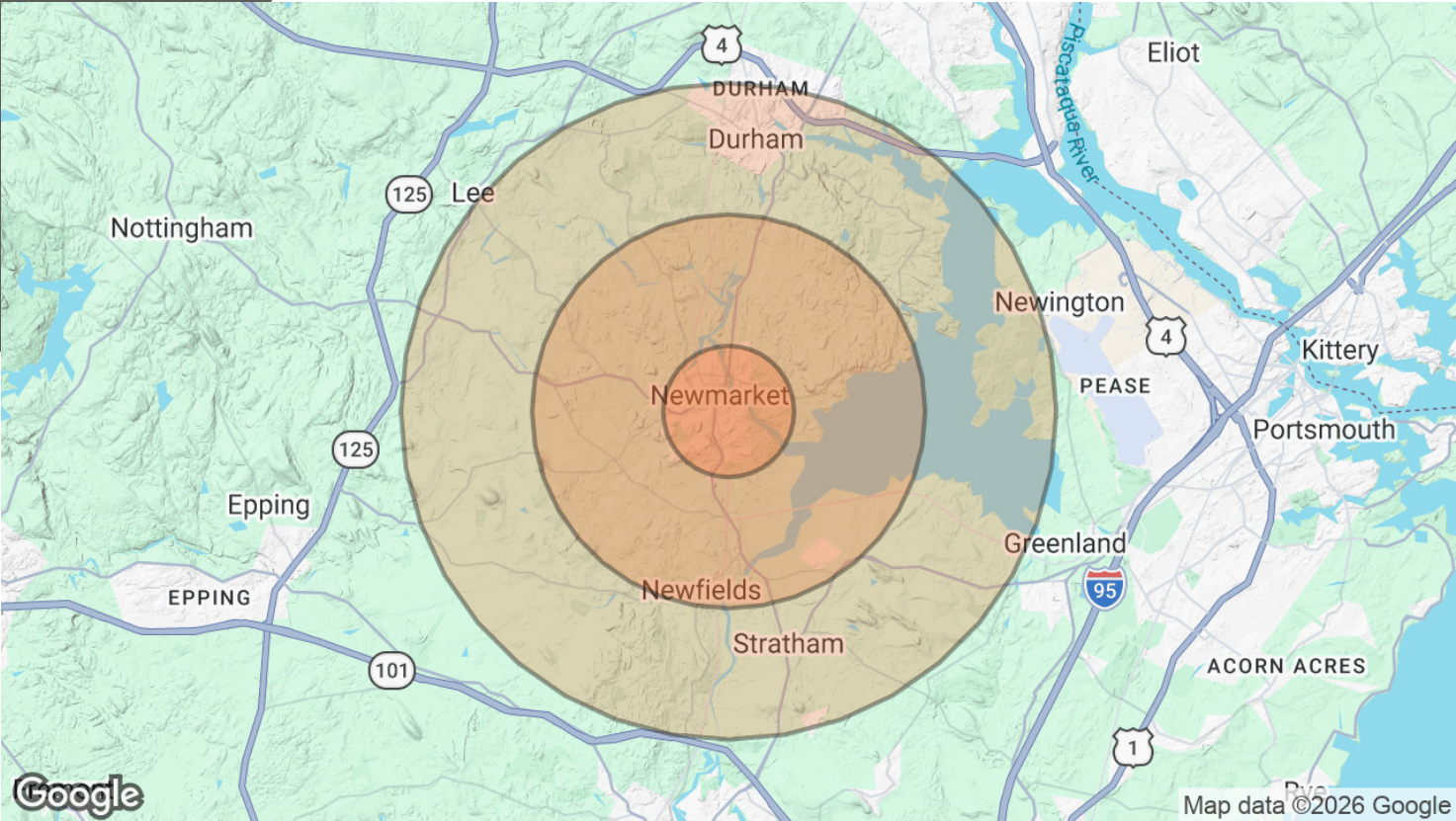
ADDITIONAL PHOTOS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,860	12,725	33,180
AVERAGE AGE	37.5	42.0	39.3
AVERAGE AGE (MALE)	34.9	40.5	38.8
AVERAGE AGE (FEMALE)	40.0	44.3	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,379	5,455	11,439
# OF PERSONS PER HH	2.0	2.3	2.9
AVERAGE HH INCOME	\$97,951	\$131,152	\$146,076
AVERAGE HOUSE VALUE	\$385,122	\$493,578	\$530,250

2023 American Community Survey (ACS)



About SVN

The SVN Difference

The SVN® Brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition. Nearly four decades later, that unique approach remains our key differentiator.

SVN was built on the belief that proactively cooperating and collaborating with the entire commercial real estate community is the right thing to do for our clients - and the **best way to ensure maximum value** for a property. When a client chooses SVN, they mobilize the entire SVN organization and its **trusted network of relationships** to act on their behalf.

We **share data, knowledge, and opportunities** across the brokerage community through our Shared Value Network®, giving our offices and Advisors **access to more deals, greater visibility, and unmatched earning potential**. SVN is proud to be the only Employee-Owned Public Benefit Corporation in commercial real estate. Our mission is to **drive strong business performance** while making a **positive, lasting impact** - for our clients, our colleagues, our communities, and the industry as a whole.

This belief in a Shared Value Network® is what forms the foundation of the SVN Difference.





Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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