

Selling by Private Treaty



Capital Recovery Group, LLC



www.perryvidex.com (609) 267-1600



BUILDING HIGHLIGHTS

- Situated in New Hampshire's "North Country" Amid the Largest Forestry Area in New England
- 11-1/2 Acres on Upper Ammonoosuc River
- 22'-28' Ceiling Heights
- 5,000± Sq. Ft. Office
- (18) Loading Docks, (2) Train Docks, (2) Ground Level Docks
- Wood Chip Loading/Handling
- Rail Siding
- Well Maintained
- On-Site Waste Water Treatment System
- Active Rail Spur

POTENTIAL USES

- Biomass Co-Gen Facility
- Wood Pellet Manufacturing
- Furniture Manufacturing
- Warehouse/Distribution
- Call Center
- Incubator Space
- High Demand Steam Manufacturing and Processing

ECONOMIC INCENTIVES

- Extensive State and Municipal Economic Development Incentives
- Highly Trained, Motivated Local Work Force
- "Green Technology" Research and Manufacturing Potential
- For Sale or Lease
- Possible Owner Financing Available
- Dam and Water Rights on River

EXCELLENT DEVELOPMENT OPPORTUNITY!



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