

**716-718 Riverwood Dr.**  
PEMBROKE, NEW HAMPSHIRE

**FOR SALE/LEASE**  
2.05 - 7.0± ACRES

**WILLIAM  
& REEVES**  
COMMERCIAL REAL ESTATE



## 720 RIVERWOOD DRIVE: FOR SALE - VACANT LAND 5.0 ACRES



**DEANE NAVAROLI**  
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This information has been secured from sources William and Reeves believes to be reliable, however, makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Purchaser/Tenant must verify the investment and property information and bears all risk of any inaccuracies.

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PEMBROKE, NEW HAMPSHIRE

**FOR Sale/LEASE**  
2.05 - 7.05± ACRES

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## PROPERTY DESCRIPTION

William & Reeves is pleased to offer 716-718 & 720 Riverwood Drive for sale or lease. The property includes a 14,528 SF building with a combination of warehouse, showroom and office space. The warehouse and showroom are easily accessed via drive-in overhead doors or a loading dock. The building is constructed on a 2.05± acre parcel of land (716-718 Riverwood Drive).

This property can be purchased with the adjacent 5.0AC± land parcel at 720 Riverwood Drive for a combined 7.05 Acres±.



**Owner:**

Riverwood Drive, LLC

**Total Building Size:**

14,528

5,928 - LEASED Showroom

8,600 - AVAILABLE

**Year Constructed:**

2009

**Acres:**

±2.05

**Loading:**

Dock: 1

Drive-in Doors: 5

**Construction:**

Vinyl Siding

**Finished Ceiling Height:**

9'± (Showroom)

**Clear Height:**

16' (Warehouse)

**Zoning:**

C1 - Commercial/Light Industrial

**Life Safety:**

Wet Sprinkler

**Utilities:**

**Water/Sewer:** Municipal

**Electric:** Eversource

**Gas:** Natural Gas / Liberty

**Parking Spaces:**

29±

**Potential Uses:**

Automotive Sales & Truck Services

Wholesale Distribution

Commercial Greenhouse

Retail Establishments

Day Care



**OFFERING PRICE: \$1,010,000**

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## PROPERTY DESCRIPTION

William & Reeves is pleased to offer for sale 720 Riverwood Drive. 720 Riverwood Drive is a flat, wooded, 5-acre parcel of land located at the top of Riverwood Drive off of Sheep Davis Road (Route 106) Pembroke, NH. The property can be developed into a number of allowed uses within the C-1 zone.

The conceptual development plan maximizes the site with a plan to develop two (2) industrial buildings containing a total of 35,000 ± square feet.

There is municipal water, sewer and three-phase power along Riverwood Drive.

720 Riverwood Drive presents an exciting opportunity for a buyer or developer to custom build for its own use, build for a user or to create an investment opportunity by building net leased commercial/industrial space.

This land parcel can be purchased with the adjacent Building and land at 716-718 Riverwood Drive (2.05± and 14,528 SF Building).

**Owner:**

Riverwood Drive, LLC

**Water:**

At Riverwood Drive

**Acres:**

±5.0

**Sewer:**

At Riverwood Drive

**Highway Access:**

3.6 miles to Interstate 93

5.6 miles to Interstate 89

3.5 miles to Interstate 393/202

**\*Conceptual Buildings:**

Building 1 - ±15,000 Sq Ft

Building 2 - ±20,000 Sq Ft

**Power:**

At Riverwood Drive

**\*Parking Spaces:**

±103

**\*Conceptual Loading Docks:**

Building 1 - 4

Building 2 - 5

**Zoning:**

C1 - Commercial/Light Industrial

**Potential Uses:**

Commercial Greenhouse

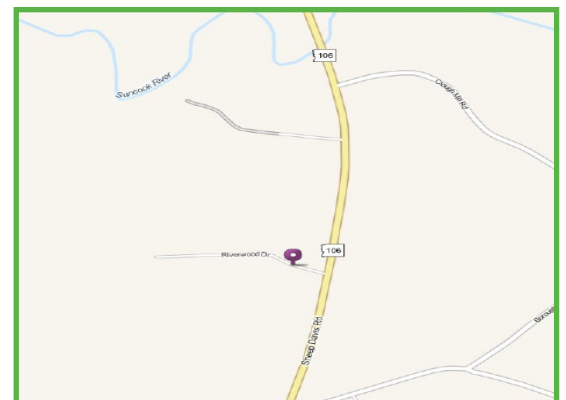
Retail Establishments

Automotive Sales & Truck Services

Wholesale Distribution

Day Care

**\*= Conceptual Plan**



**OFFERING PRICE: \$350,000**

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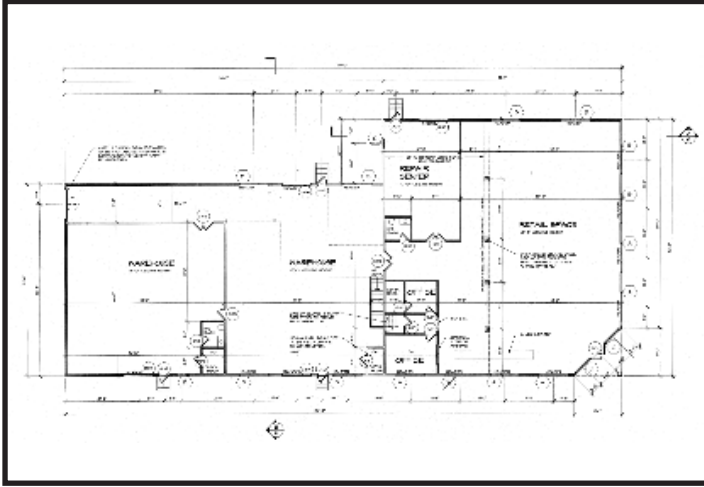
**718-720 Riverwood Dr.**  
PEMBROKE, NEW HAMPSHIRE

**FOR SALE**  
2.05 - 7.05± ACRES

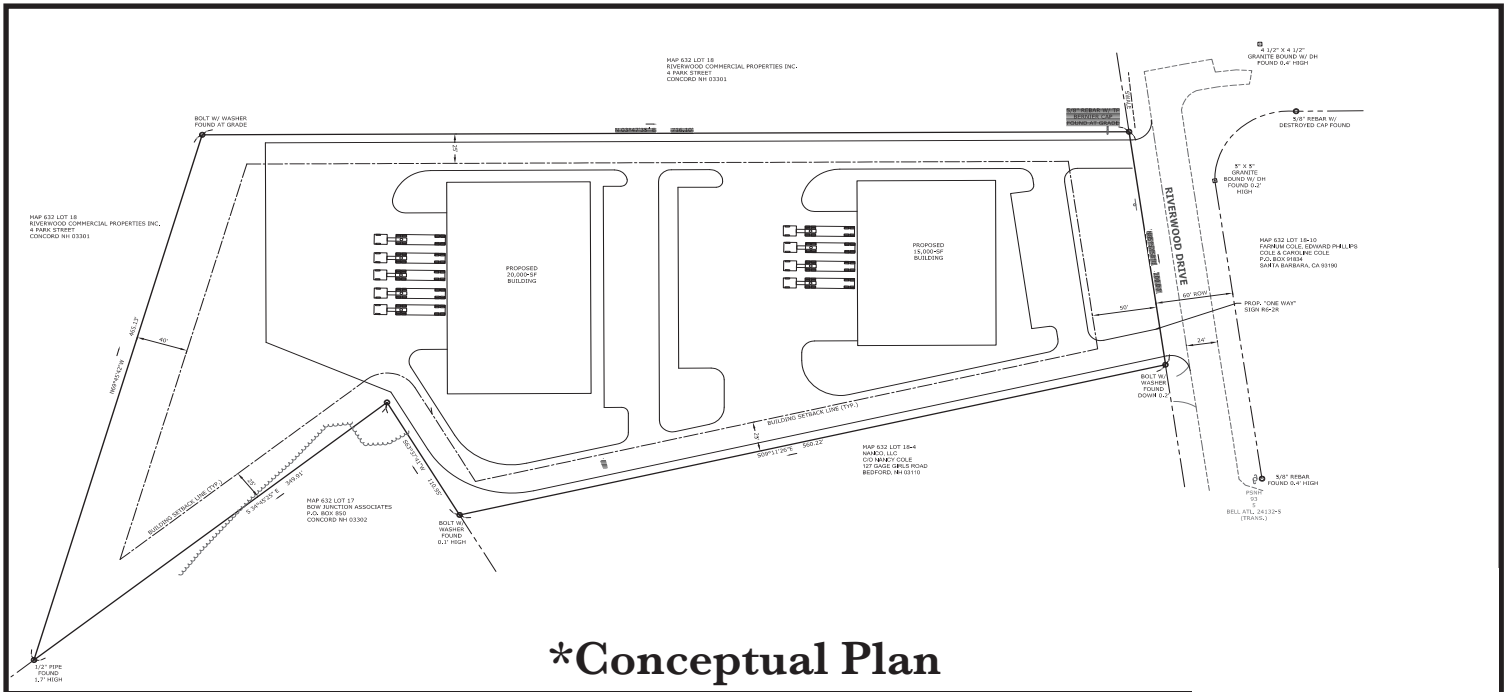
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**OFFERING PRICE: \$1,275,000 COMBINED**

## 716-718 RIVERWOOD DRIVE - FLOOR PLAN AND AERIAL



## 720 RIVERWOOD DRIVE - CONCEPTUAL PLAN



**\*Conceptual Plan**

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