

## IBEW Local Union 104 OSHE Trust Fund & IBEW Local Union 104 Acquire Prime Properties in Epping, NH for \$5 Million

**Epping, New Hampshire, September 14, 2023:** In a significant real estate transaction, two prime lots have been sold to the IBEW Local Union 104 OSHE Trust Fund and IBEW Local Union 104 Building Corporation. The properties, located at Fresh River Road, Lots 5 & 6, were acquired for a combined total of \$5 Million. The seller, Route 125 & Route 101 Investments, was represented by [Christian Stallkamp](#) and [Katherine Gemmecke](#) of The Boulos Company, while the buyers were represented by Rick Bartley of Norlund Associates.

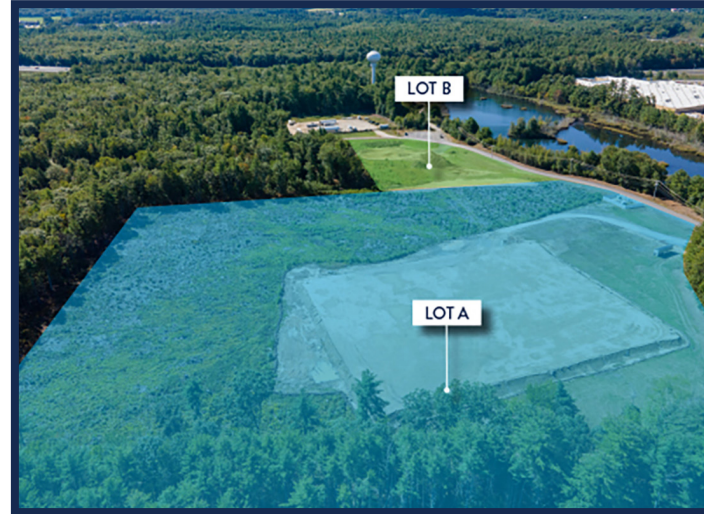
The two lots totaled 22.4± acres with permits in place for a 107,000± SF industrial facility with expansion potential for another 24,000± SF. The seller, a significant developer in the region, worked on the site over time by bringing in utilities of water, sewer and power in addition to significant road infrastructure to create a pad-like opportunity for the buyer.

These lots are located an equal distance to the Manchester and Portsmouth markets with lighted access to Route 101, making them convenient and desirable locations for the buyer. The buyer plans to phase into the property by starting with the construction of a 15,000± SF building.

Christian Stallkamp, Senior Broker and Partner with The Boulos Company, said “It was truly a pleasure working with a seller who invested significant efforts in preparing the land for development. We believe the new owners have found the perfect location with room to accommodate expansion in the future.”

### About The Boulos Company:

The Boulos Company is a Maine and New Hampshire commercial real estate firm dedicated to serving owners, investors, and tenants, blending Maine, New Hampshire, and Northern Massachusetts market knowledge with a global network. Founded by Joseph Boulos in 1975, the firm has grown to include more than 43 Portland, Maine, Portsmouth, and Manchester, New Hampshire-based employees. More information is available at [boulos.com](http://boulos.com).



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