

0 Optical Ave.

Keene Technology & Innovation Partnership | KEENE, NH

+Up to 100,000 SF available (built-to-suit)

+Zoned Industrial Park -

- Clinic, R&D, Mfg., Data Center, Light Ind.
- Office (allowed by Special Exception)

+Lease rates starting at \$10/sf +CAM

+Energy-efficient and sustainable design

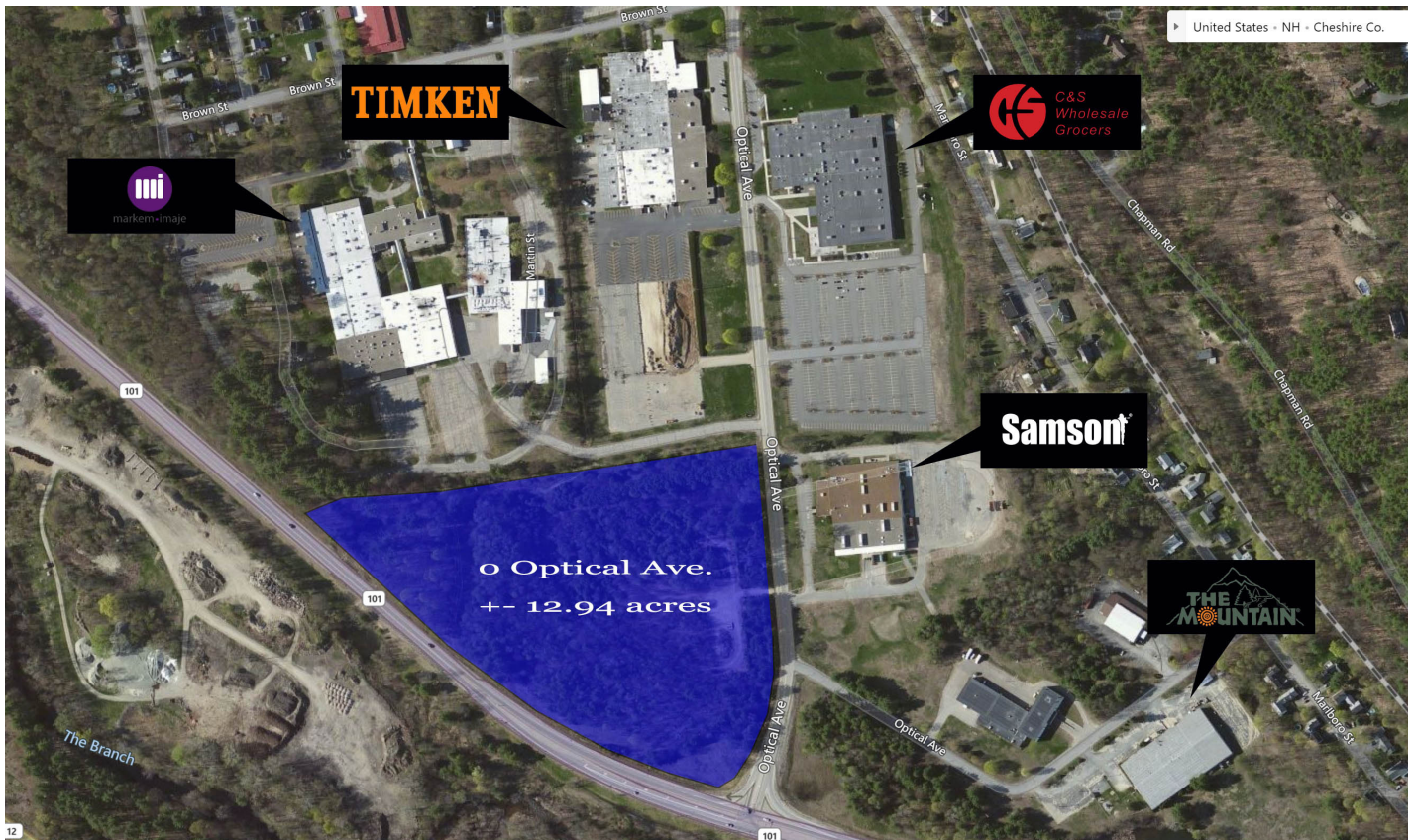
+High bay (24') construction

+Loading docks

+City utilities, 3-phase power, fiber-ready

+Easy access to major trucking routes

+Co-location with workforce training initiatives



0 Optical Ave.

Keene Technology & Innovation Partnership | KEENE, NH



Choose **KEENE**:

Key Distances:

- +Interstate 91 - 16.5 mi.
- +Boston - 84 mi.
- +Hartford - 97 mi.
- +Albany - 101 mi.
- +Providence - 101 mi.
- +Montpelier - 115 mi.
- +New York - 205 mi.

Local Amenities:

- +Full service airport
- +Three colleges
- +Entrepreneurial hotspot
- +Top U.S. family destination
- +Thriving arts community
- +Excellent local medical facilities
- +Diverse outdoor activities

The **NEW HAMPSHIRE** Advantage:

- +Talent attraction assistance
- +No sales or income tax
- +Customized job training grants
- +Low business taxes
- +State financing programs
- +Business friendly city and state

The Keene Technology and Innovation Partnership (KTIP) will provide 100,000 square feet of flexible energy-efficient space to meet the needs of growing companies and workforce development initiatives in southwest New Hampshire. The park will be located on the 12.94-acre parcel at the corner of Rte. 101 and Optical Avenue in Keene, known locally as the old drive-in property. This location provides excellent visibility and access to Rte. 101, one of Keene's primary thruways.

Park tenants will benefit from colocating with key regional players in business incubation, workforce development, and training initiatives.

PARTNER ORGANIZATIONS



Dartmouth
GEISEL SCHOOL OF
MEDICINE



New Hampshire
INBRE



New Hampshire Business Finance Authority



For more confidential information, contact:

MEDC
Cody Morrison, Executive Director
codym@monadnockedc.org
(603) 313-3800