

Stone Mountain Business Park

Stone Mountain Business Park in Winchester, N.H., has completed Phase 1 of our infrastructure project, and we are now ready to talk with potential manufacturers.

Stone Mountain has 63 acres with several parcels ranging from 1 to 15+ acres. Utilities at the lot property lines include municipal services such as water, sewer, road, 3 Phase power, and high-speed cable.



This strategic area already supports many manufacturing industries and offices close to Interstate 91, the Mass Turnpike, and NH Route 101, providing easy access to Massachusetts, New York, Connecticut, Vermont, and Canada.

New Hampshire is the best state for business friendliness according to CNBC. Stone Mountain, a former gravel quarry, is ready for development. State agencies tell us this is the flattest, most shovel-ready industrial development in the state. USDA, SBA and other financing options are available.

Real estate agents are protected based on customary fees. We project that lots will sell at fair market value, which is roughly \$35,000 to \$45,000 per acre.



The labor pool from New Hampshire, Vermont, and Massachusetts has available skilled talent with strong manufacturing backgrounds. The region offers excellent recreational opportunities and quality of life. Job training grants, Economic Revitalization Tax Credits, and New Market Tax Credits are available.

The New Hampshire advantage includes no personal income tax, no capital gains tax, no estate tax, no sales tax, and now use tax. New Hampshire has the 6th lowest overall taxes in the U.S.

Our consultants identified several industries appropriate for a rural industrial park in southwestern New Hampshire. Machinery and fabricated metal manufacturing, optical industries, food and beverage, and arts and related tourism industry clusters show opportunities for growth.



Industry clusters within the region are machinery manufacturing; metal manufacturing; life sciences research, development (R&D) and manufacturing; food and beverage; optical; forestry and wood products; arts; education and knowledge creation; transportation, distribution, and logistics; and advanced textiles and composites.

Tucked in the lush New England countryside and conveniently located in the I-91 corridor, Winchester is a hidden gem that binds together the economies of three states and the powerful metropolises of Boston, New York, and Montreal. The assets of the greater region reflect the unique experience of New England's rich culture. Colonial towns, architecture, and

farms formed the society that powered the industrial revolution. The Ashuelot River (canoeing, kayaking, fishing), Pisgah State Park (hiking, camping), rail trails (snowmobiling, biking, hiking), Forest Lake, and nearby



Mount Monadnock, one of the most climbed mountains in the world, provide year-round outdoor recreation. Strong civic engagement characterizes the region.

If you have an interest, or know anyone who might, please contact the Winchester Economic Development Corporation chairman, Mark Tigan, at WINECONDEV@GMAIL.COM. Our web site is WINCHESTEREDC.ORG.