



## BUSINESS HIGHLIGHTS

# Expansion and Growth

### GROWING BUSINESSES

- Red River Computer Company
- National Field Representatives
- Canam Bridges
- New Hampshire Industries
- North Country Smokehouse

*“Claremont is working to meet the demands of business. When we expanded, everything was a breeze. The city was receptive and their centralized processes made it easy.”*

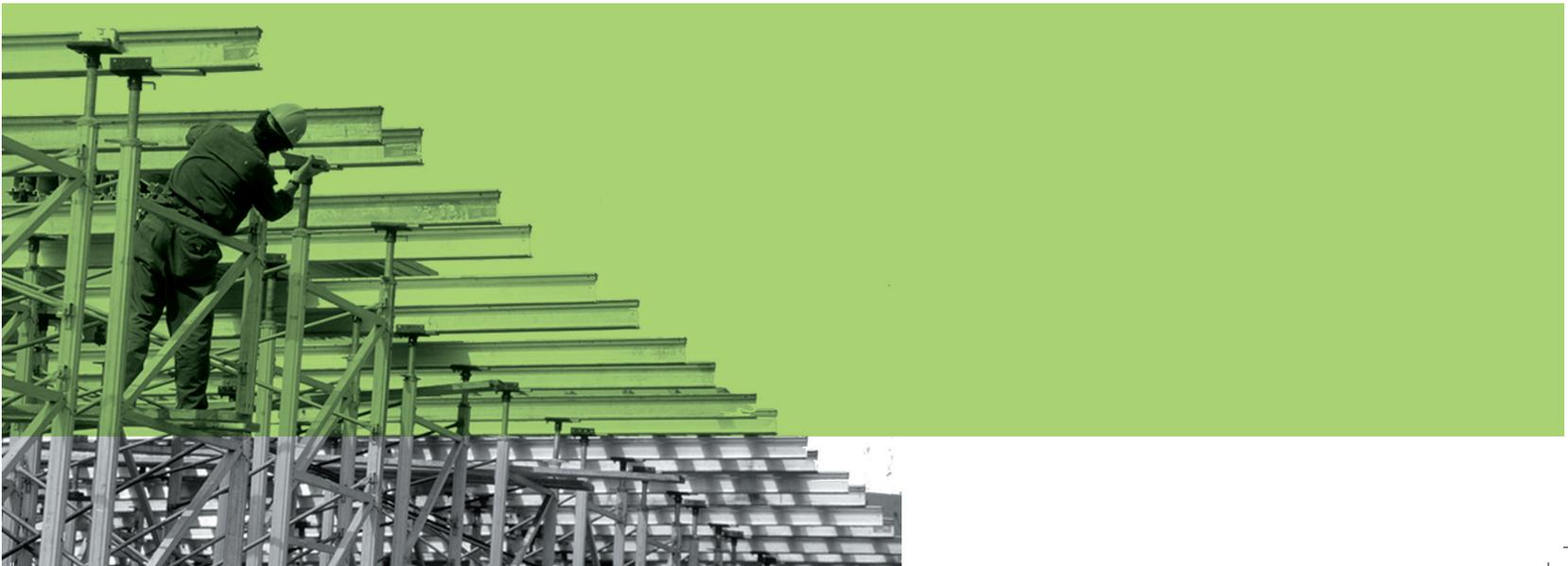
Mike Satzow  
North Country Smokehouse

New construction projects are under way in Claremont, continuing a growth trend for this community of 13,300 in western New Hampshire. While some of that growth has occurred in the industrial parks and other commercially zoned properties, adaptive reuse of historical buildings in the City Center also continue to provide new opportunities.

North Country Smokehouse recently constructed a new 62,000 square foot building on three merged lots in the Syd Clarke Industrial Park. Nine parcels remain in Syd Clarke Industrial Park. Water and sewer lines have been pulled through the park and the city has ample capacity in both. Three phase power is readily available in the industrial districts.

Another 11,000 square feet of adaptive reuse at the “Sawtooth Mill” is now home to Claremont MakerSpace. The former forge for Sullivan Machine has become a collaboration of makers, with a mission to “encourage creativity, innovation, and entrepreneurship in the Greater Upper Valley Region.” All three areas are designated economic revitalization zones. Claremont, NH as well as Sullivan County and Grafton County, are federally designated HUBZones. The River Road census tract is also an Opportunity Zone. For more information, visit <http://www.claremonthh.com>.

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[www.claremonthh.com](http://www.claremonthh.com)

## CLAREMONT'S TRANSPORTATION SYSTEM

### You can get there from here

#### TRAVEL DISTANCES

A short trip anywhere:

- Boston, MA – 120 miles
- Burlington, VT – 113 miles
- Hartford, CT – 131 miles
- Montreal, CAN – 206 miles
- New York, NY – 248 miles
- Springfield, MA – 105 miles

A good transportation network and a strong infrastructure system make Claremont a true land of opportunity for companies looking to locate or expand in New Hampshire.

The Claremont Municipal Airport features a new 60 x 80 ft. hangar, a new terminal building under construction, general aviation services, including a 3,100-foot runway and 24-hour fuel. Interstate 91 is located just a few miles from Claremont, allowing companies to easily truck goods to major markets in Montreal, Hartford or New York.

Shipping cargo by freight train is also an attractive option. Claremont has two freight rail stations, Claremont & Claremont Junction. Carload pick-up & delivery service is typically provided by New England Central RR (NECR), a G&W Co. and, under certain conditions, by Pan Am Southern Railway (PAS), a PanAm Co. Industrial sites adjacent to the railroad are available & NECR's Industrial Development team provides industrial spur track engineering layout services at no charge. Claremont is the only western New Hampshire community where people can board an Amtrak passenger train for points South and North.

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## FINANCIAL PROGRAMS

- NH Business Finance Authority (BFA)
- Capital Regional Development Council Loan Programs (CRDC)
- State of New Hampshire Economic Revitalization Zones (ERZ)
- Claremont Development Authority Community Investment Program Revolving Loan Fund

***“Claremont is ready, willing, and able to help you get located, find financing, and do everything necessary to make your plans happen.”***

Brian Stowell, President  
Crown Point Cabinetry

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## FINANCING OPPORTUNITIES

# Making the dream a reality

Claremont recognizes that access to capital is one of the most important issues concerning businesses today. The Planning and Development office will help to facilitate financial packages for eligible businesses relocating to or expanding in Claremont. These financing opportunities may assist Claremont businesses in expansion, the purchase of equipment, and in creating new jobs.

The City has also designated a large section of River Road, including the two city industrial parks, Syd Clarke Park and Ashley's Landing, and the private Riverbend Industrial Park as ERZ (Economic Revitalization Zones). Four other ERZ's have been designated in Claremont including the City Center, Airport Area, and industrial properties on Sullivan St. and a part of Washington St. Businesses in those areas may be eligible to apply for business tax credits from the state.

The federal New Market Tax Credit program is available in all three of the city census tracts, and the River Road census tract is a designated Opportunity Zone. Claremont is also designated as a Historically Underutilized Business Zone (HUBZone).

Please contact the Planning and Development office for further information on any of these financial programs.





**CLAREMONT'S INFRASTRUCTURE**

**We built it, so you'll come**

**STREETS AND ROADS:**

Centerline miles of maintained roads:  
 Paved: 126 miles  
 Gravel: 20 miles

**UTILITIES:**

**Water Treatment Capacity:** 2.2 MGD  
 Current Use: 1.2 MGD  
 Miles of Distribution System: 80  
 Number of Pump Stations: 2  
 Number of Storage Tanks: 2

**Waste Water Treatment Capacity:** 3.9 MGD  
 Current Use: 1.1 MGD  
 Miles of Collection System: 70  
 Number of Pump Stations: 7

	Water	Sewer
Number of Residential Services:	3572	2715
Number of Commercial Services:	30	30
Number of Industrial Services:	1	1

Claremont Transfer Facility:  
 350 tons of recycling per year which includes cardboard, co-mingled, paper, glass, electronics, tires and scrap metal.

In addition to abundant land and low prices, a solid investment in infrastructure and transportation has made Claremont a true land of opportunity for companies looking to locate or expand in New Hampshire. From new commercial lots with water, sewer, and 3-phase power to its municipal airport and freight train service, Claremont is on the leading edge of business development.

Here are just a few of the capital investments the city has recently invested in:

- Roads & Drainage: \$3.9 M
- Equipment Replacement: \$1.1 M
- Upgrade Sewer Pump Systems: \$7.5 M

**Intersection and Roadway Reconstruction:**

- Draper's Corner: \$2.5 M completed
- North and Main Streets: \$4.5 M construction 2019
- Upper Main Street Reconstruction: \$3.0 M construction 2018

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## DEVELOPMENT OPPORTUNITIES

# Syd Clarke Park

### All Syd Clarke Industrial Park lots offer:

- Roads
- Public Water
- Sewer
- Three-phase Power

Please call 603-542-7008 or e-mail [newbiz@claremontnh.com](mailto:newbiz@claremontnh.com) for more information.

Syd Clarke Industrial Park offers businesses a quality location in which to grow and prosper with easy access to shipping by truck, rail or air. With sites from 2 to 20 acres, the 13 lot Syd Clarke Industrial Park has a size, price, and location to suit your company needs located in a New Market and Opportunity Zone. Several lots are highly visible on River Road and Grissom Lane; others offer quiet workspace and views. Utilities include water, sewer, 3-phase power and underground conduit.

#### LOTS CURRENTLY AVAILABLE:

Lot 1	12.27 acres	SOLD!
Lot 2	5.18 acres	SOLD!
Lot 3	5.17 acres	SOLD!
Lot 4	3.47 acres	SOLD!
Lot 5	4.45 acres	
Lot 6	3.86 acres	
Lot 7	3.03 acres	
Lot 8	2.75 acres	
Lot 9	2.08 acres	
Lot 10	6.58 acres	
Lot 11	3.56 acres	
Lot 12	12.64 acres	
Lot 13	19.56 acres	

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## DEVELOPMENT OPPORTUNITIES

# Ashley's Landing

Ashley's Landing is a premier six lot commercial subdivision along the Connecticut River in Claremont. Several smaller lots are still available. Ashley's Landing is owned by the Claremont Development Authority and is sited on Route 12A just minutes to I-91. Utilities include water, sewer, 3-phase power and below surface power lines in a New Market and Opportunity Zone.

Please call 603-542-7008 or e-mail [newbiz@claremonthh.com](mailto:newbiz@claremonthh.com) for more information.

### LOTS CURRENTLY AVAILABLE:

Lot 1	1.49 acres
Lot 2	2.2 acres
Lot 5	3.4 acres

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## CLAREMONT HOUSING & LABOR

### Ready when you are

Population: 13,355\*

#### INCOME

Per Capita Income: \$23,690

Median Household Income: \$45,859

Average Weekly Wage: \$1,091

#### HOUSING:\*\*

Single Family Units: 3,391

Multi-Family Units: 2,435

Median Gross Rent: \$795

Median Home Value: \$137,100

Property Tax Rate (per \$1,000): \$40.26

#### SERVICES

Police Department: Full-time

Fire Department: Full-time

Nearest Hospital: Valley Regional,  
Claremont

#### CITY HALL

Open Monday through Friday 8AM to  
5PM.

58 Opera House Square

Claremont, New Hampshire 03743-2677

Telephone: 603-542-7026

County Name: Sullivan

\* US Census, 2010

\*\*Data collected by NHES-ELMI in 2016

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An analysis of housing needs in the Upper Valley area labor market in 2012 re-emphasized affordable housing costs in Claremont. While costs are rising, prices and rents remain low in comparison to other Upper Valley towns. The average sale price of a home in Claremont was \$137,300 in 2016 - in Hanover and Lebanon, pricing is often two to three times higher.

Claremont has something to offer manufacturers and other businesses that few other locations can match; a base of highly trained workers.

River Valley Community College students in over 30 Associate Degree and Certificate programs gain the highly specialized skills and knowledge necessary to confidently and successfully enter the job market in the in demand fields of Nursing, Allied Health, Business and Accounting, Massage Therapy, IT Technology, Early Childhood, Criminal Justice, Liberal Arts, and more.

The College also provides economic development and continuing education activities to meet the needs of business, industry, and government, while enhancing the lives of employees and community residents.

The 2017-2018 school year marked the 25th anniversary of the Sugar River Valley Regional Technical Center (SRVRTC). Currently five Career & Technical Education programs are offered: Accounting, Building Trades, Culinary Arts, Machine Tool, Plumbing/HVAC, and Project Lead the Way providing an introduction to engineering & engineering technology.





## COMMUNITY INFORMATION

# Everything you want to know and more

### The New Hampshire Advantage

- The third lowest crime rate in the nation (197.6 crimes per 100K population)
- The second lowest unemployment rate (2.6 in 2017)
- The lowest poverty rate (9.2%)
- Fifth in per-capita personal income (\$34,691)
- Seventh in median household income (\$66,532)
- Fourth in percentage of our population with a B.A. degree or more (35.4%)

Hike, bike, canoe, fish, ski and golf...life doesn't begin and end with the workday. Opportunities abound for passive or active recreation in Claremont. Launch your canoe from the boat launch on the Connecticut River, or take a leisurely hike on the miles of hiking trails in the city park system. Volunteer-run Arrowhead Recreation Area offers skiing and tubing, as well as snowboarding. The Monadnock sports complex is easily accessible for runners of all ages and talents. Claremont Country Club provides a nice setting with a challenging 9-hole course that is open to the public 7 days a week during season.

You might finish your day with an evening at the legendary 1897 Opera House, one of the best examples of Italian Renaissance architecture in the state, or take in a movie at the local cinema.

As part of its Weekly Racing Series, the Twin State Speedway has excitement every Friday night when the engines get started.

Or just find a quiet spot on the Sugar River and drop your line in the water.

It's all here in Claremont.

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