

Everything You Need Is Here



People choose Keene for their **business**, their **family**, their **pleasure**, their *lifetime*.



Central **Location** in New England
Full Service **Airport**
Three **Colleges**
Entrepreneurial Hotspot
Safe Place to Live & Raise a Family
Top U.S. **Family** Destination
Quality **Community** Services
Thriving **Arts** Community
Excellent Local **Medical Facilities**
Modern **Public Safety** Facilities
Diverse **Recreational** Options
County Hub of Cheshire County



Current Listings

Commercial, industrial and retail sites are available from downtown to multi-acre properties including vacant properties and development sites.



Keene Airport (EEN)

Serving all types of aircraft on 1,000 acres with primary (6,200 ft) and cross-wind (4,000 ft) runways. Development space is available.



Community Revitalization Tax Relief Incentive

Keene has adopted NH 79-E which can delay the impact of property tax increases resulting from property rehabilitation.



Economic Revitalization Zones

Three Economic Revitalization Zones avail tax credits for development projects that improve infrastructure and create jobs.



Opportunity Zone

Keene's Opportunity Zone defers certain taxes on investments in the community. There is vacant acreage in this zone one mile from the airport and downtown.



Free Trade Zone

Eliminate formal customs procedures and payment of duties on foreign merchandise that does not enter customs territory for domestic consumption.



Tax Increment Financing

Multiple Tax Increment Finance (TIF) Districts allow for the direct application of property tax revenue to infrastructure improvement expenses such as roads and utilities necessary to serve businesses located in the districts.



Monadnock Economic Development Corp.

MEDC makes loans to growing businesses and develops or redevelops buildings to create jobs. MEDC initiatives receive strong support for community & economic development projects.



Transportation

Keene is located at the crossing of NH routes 9, 10, 12 and 101, and is convenient to Interstates 91, 93 and 89.



Development Process

Keene is updating its development code to ensure a streamlined experience.

Call us for available properties and site selection opportunities. Current options include **multi-use, retail, industrial and acreage including shovel-ready properties**. Sign up for our email list at **ChooseKeene.com** to receive development packets and additional information.



Dillant Hopkins Airport Free Trade Zone

The Keene Dillant Hopkins Airport is a mile from downtown and less than one hour by air to all major commercial centers in the Northeast. We have hangars and development space to accommodate your operations. Take advantage of the Free Trade Zone.



Sustainability, Resilience and Innovation

A long standing commitment to ownership and responsibility for our future are what draw people and businesses to our resourceful community and what distinguishes Keene among communities nationwide.



Our Businesses are Growing

There are numerous development investments presently underway in Keene including a rural senior living community, public library expansion, redevelopment of large historic buildings downtown, manufacturing expansion projects, retail and small business development as well as new, large-scale residential buildings.



Our People Matter

Our Cal Ripken Allstar team made it to the World Series in 2017. We are darn proud. Ask us about our State Champion hockey team, and our Water Science Fair student champs. Keene is a special place.



Culture Counts

Keene is the county hub serving arts, culture and recreation to the greater region. People love our shops, trails, parks, galleries, theaters, history, restaurants, festivals, night life...



Incredible Downtown

One of the first things our visitors notice is our beautiful and lively downtown where our wide sidewalks, outdoor cafes, parks, historical architecture and four-lane street have won national awards.



INCENTIVES

Keene Dillant Hopkins Airport (EEN) is less than an hour by air from all the major commercial centers in the Northeast. The airport is located in the heart of the Monadnock region where an abundance of outdoor recreation, skiing and art venues exist. Keene is known for its exceptional quality of life.



Free Trade Zone

The FTZ eliminates formal customs procedures and payment of duties on foreign merchandise that does not enter customs territory for domestic consumption. Domestic goods moved into the zone for export are considered exported for the purpose of excise tax rebates and drawback. Keene businesses can take advantage of this federal incentive.

Opportunity Zone

Keene has a new **Opportunity Zone** (federal) that was created to encourage development by allowing investors to defer certain taxes on investments in the community. There is vacant acreage in this zone that is adjacent to Routes 12 and 101 and only a mile from the airport (south), downtown (north), and multiple new multi-unit residential developments.

Tax Incentives

Keene has adopted the **Community Revitalization Tax Relief Incentive** (NH 79-E) which delays the impact of property tax increases resulting from property rehabilitation. We also have three **Economic Revitalization Zones** which offer short term business tax credits for projects that improve infrastructure and create jobs in designated areas.

More Incentives

NH Research and Development Tax Credit

(Revenue.nh.gov) for research and development wages

NH Job Training Fund

(NHJobTrainingFund.org) 50/50 cash match up to \$100,000 for specialized employee training

Historic Tax Credits

(nps.gov/tps) for the rehabilitation of historic structures and buildings built before 1936

Business Resources

Monadnock Economic Development Corporation

(Monadnock-Development.org) makes loans to growing businesses and develops/redevelops buildings to help create new jobs. MEDC initiatives and those of client businesses have received strong support to accomplish important community and economic development projects in Keene.

Hannah Grimes Center for Entrepreneurship

(HannahGrimes.com) provides affordable access to professional programs and resources.

Tax Increment Financing

The City of Keene successfully utilizes multiple **Tax Increment Finance (TIF) Districts** for the direct application of incremental property tax revenue resulting from new construction, expansion or property renovation to public infrastructure improvements such as roads, parking or utilities necessary to serve businesses located in the designated districts.



KEENEAIRPORT.com

Keene Dillant Hopkins Airport (EEN) is less than an hour by air from all the major commercial centers in the Northeast. The airport is located in the heart of the Monadnock region where an abundance of outdoor recreation, skiing and art venues exist. Keene is known for its exceptional quality of life.



Business Services

We will have land transportation waiting (& running) for you when you land. You get professional regional airport services with economical prices. Our non-towered airport allows you to get to your destination quicker. Charter flights can help maximize your time and can get you closer to your ultimate destination via the more than 5,000 public airports in the U.S. We are two miles from downtown Keene and have 27 restaurants within a 2-mile radius including **The Flight Deck** onsite.

Hangar Options

The airport has a shovel-ready, permitted site prepared for your jet hangar construction. Additional sites are available. 42 foot clear span hangars with electric bi-fold doors and concrete floors are available for lease. Monthly lease rates from \$270 per month, all inclusive. Call the airport at (603) 357-9835 or email Med@ChooseKeene.com.

Free Trade Zone

Keene's FTZ eliminates formal customs procedures and payment of duties on foreign merchandise that does not enter customs territory for domestic consumption. Domestic goods moved into the zone for export are considered exported for the purpose of excise tax rebates and drawback. Keene businesses are taking advantage of this federal program, and the Keene Airport provides ample opportunity to take advantage of this incentive.

Full Service FBO

FBO services are provided by **Monadnock Aviation** 24/7/365. Both jet-A aviation and 100 low lead fuels, catering, de-icing, aeronautical charts, engine oil & engine pre-heats are offered plus complete airframe and powerplant maintenance, flight instruction, aircraft rental & storage. Ground handling services for aircraft operators, executives and guests are also available. The maintenance facility specializes in repair, maintenance & corrosion protection.

Development Opportunities

There is room for your business at our landside corporate park and room for airside manufacturing & transport facilities with direct runway access. **Over 30 acres** of business development land available. **Adjacent Southwest NH Enterprise Zone** has 200 acres available for development. Tax credits and financing opportunities are available. **Easy access to transportation** - 30 minutes from interstate and rail.

Our Runways

The airport's primary 6,200-ft runway is equipped with an instrument landing system. We operate an automated weather observation system. Both crosswind runways are in excellent condition. We have modern snow removal equipment and de-icing systems, and runways are maintained to FAA regulations to remain open and ready for all air traffic. Our 24x7 responsive runway maintenance schedule can be tailored to individual flights & aircraft. Sea planes can also be accommodated on nearby Wilson Pond.



WORKFORCE

59% of the 75,774 residents of Cheshire County are in the 20-65 age range, the median age in Keene is 34 years, and 93% of adults across the county are high school graduates. *(nhes.nh.gov, census.gov)*

Keene State College

Employers utilize KSC for job-related courses and workshops, and KSC also develops custom training for local business needs as well as for career advancement goals. KSC is actively developing close partnerships with companies in the region.

River Valley Community College

The Community College System of New Hampshire has seven colleges across the state, and all are accredited by the New England Association of Schools and Colleges. RVCC in Keene has an active business and Industry Training Center that caters to local business needs. RVCC receives grant funding for industry training through the NH Job Training Grant Fund.

Antioch University

AUNE offers graduate programs in education, environmental studies, management, counseling & therapy and clinical psychology with an emphasis on sustainability.

Cheshire Career Center

The CCC serves high school students throughout the region. Disciplines include accounting, advanced manufacturing, business, computer science, construction, health science, pre-engineering, and more.

Keene Community Education

KCE is the adult education division of the Keene School District and offers a broad variety of training including electrical, plumbing and machining trades. KCE provides a variety of academic, vocational and enrichment classes and apprenticeships that are essential to providing the local work force with the skills and qualifications necessary to meet business and industry employment needs.



Photos by William Wrobel
Courtesy of Keene State College



HOUSING

- There are 30,743 households across Cheshire County including 10,110 housing units in Keene. (nhes.nh.gov, census.gov)
- The median single family home sale price in Keene in 2017 was \$185,000 for 972 units sold at an average 84 DOM.
- The median rent for a 2-bedroom unit in Cheshire County is \$1,063 which is about 15% lower than the New Hampshire state average. (nhhousingdata.nhhfa.org)

As the county seat, Keene has diverse housing options for your employees.

In addition to existing **rental options**, there are two large, modern, multi-unit residential buildings in development right in downtown Keene. The buildings will offer over 200 residential apartments and condos within short walking distance of Keene's many amenities including shopping, healthcare, night life, bike trails, parks and many recreation options.

The current **single family housing** market provides a wide range of opportunities from the affordable to the luxurious. This is particularly the case at present as there are many single family housing options soon to be made available by a shift amongst senior home owners who are planning to sell their homes and move into new, modern senior living communities here in Keene.

"There is a robust surge of positive energy in the real estate market in Keene, New Hampshire. Having come out of the economic downturn nearly 10 years ago, Keene is experiencing strong activity, buyers are entering the market and home sellers are realizing gains again. Having grown up in Keene, leaving and then returning to raise a family, I fully understand the draw to this community. There is a perfect balance of people moving to the area, relocating, young buyers, retirees that keeps Keene's well-oiled real estate engine moving. Good employment opportunities, vibrant arts & entertainment and strong educational offerings make Keene the 'heart of New England'. The strong real estate market in the area in 2018 suggests this positive review will continue for years to come."

- **Joshua Greenwald**, President, Monadnock Region Board of Realtors



EDUCATION

Keene has excellent schools at all levels for your business and for your employees' families.

Colleges and Universities

Keene is fortunate to have three higher learning institutions in addition to others across the region.

Keene State College – Keene.edu

River Valley Community College – RiverValley.edu

Antioch New England University – Antioch.edu

Each of these valuable organizations has established business partnerships to align career development programs with workforce demand.

K-12 Schools

Keene School District – Keene.k12.nh.us – has four public elementary schools as well as a public middle school and high school which serve both Keene and nearby towns.

Additional schooling options include Saint Joseph Regional School, Monadnock Waldorf School, Trinity Christian School and Monadnock Community Connections (MC2) as well as additional private school options across the region. Numerous seasoned daycare and preschool programs are also available.

Career Training

The Cheshire Career Center – CheshireCareerCenter.org – enrolls about 700 high school juniors and seniors annually in one of fifteen career track programs.

Keene Community Education – KeeneCommunityEd.org – offers academic and vocational training to the greater community.

Keene State College – Keene.edu/academics/conted – offers a continuing education program.



CULTURE

People Stay Here

Libraries

Keene Public Library
Keene State College Mason Library
Keene has strong community support for its modern libraries which provide a wide array of programming for the community including clubs, movie nights, online learning, discussion groups, workshops and more. Expansion projects are underway to modernize both library facilities to support a spirit of learning, creativity, collaboration, and community.

Beautiful Downtown

Our historic downtown is uniquely beautiful with multiple parks, shops, hotels, restaurants and entertainment. It provides a perfect location for numerous annual festivals and activities such as the Art Walk, Music Festival and Clarence DeMar Marathon. View the Monadnock Region Profile Relocation Guide at tinyurl.com/yby97flb for a comprehensive guide to Keene and the Monadnock region.

Entertainment Options

Keene's entertainment amenities draw locals and tourists of all ages year round. Enjoy concerts on the common, theaters, galleries, breweries, festivals, sports leagues, clubs, local farm dinners, hiking, biking, the Swamp Bats NECBL summer baseball games, art and history tours, horse-drawn sap gathering competitions... or take a casual stroll and see the many sights. Check out DiscoverMonadnock.com for more info.

Active Arts Community

Arts and culture are always on the move here. We are fortunate to have multiple performing arts venues and galleries as well as an active arts community. These programs are providing important opportunities for children to learn and play and feed their creative potential, and they are availing resources to professional and aspiring musicians, visual artists and the creative culture in general. Check out MonadnockArtsAlive.org, MachinaArts.org, and MOCO.org.

Parks, Trails, Clubs

Keene is well known for its recreational options. Outdoor amenities distinguish Keene nationwide with biking and running clubs, youth soccer and baseball programs, softball tournaments, tennis lessons, extensive trail systems, and much more. Indoor facilities accommodate archery, basketball programs, hockey, senior walking clubs, etc. Visit KeeneParks.com for more info on the many options available to your employees and family members.

Excellent Partnerships

Keene has a history of community groups coming together to make amazing things happen, such as extensions of the bike/walking trails and bridges, a Regional Center for Advanced Manufacturing, a Healthcare Sector Partnership, Healthy Monadnock, new and renovated playgrounds, park improvements, movies in the park, and more. We have a spirit of place that makes people and businesses happy to call Keene "home".



COMMUNITY

What Sets Us Apart

Community Services

The City provides modern community services and amenities including a system of parks, balanced environmental stewardship & diverse programming to inspire and support active lifestyles for all ages. Amenities include a new ice arena, developed trail system, multiple parks, athletic fields and facilities, numerous youth and adult athletic leagues, and programming specifically designed to meet the needs of the community such as summer playground groups, senior walking clubs and after-school programs.

Arts & Entertainment

Keene is host to many events. The Colonial Theater on Main Street is a hub for diverse performing arts and cinema. Machina Arts is launching popular programs including "Five at the Hive" to build strong network opportunities in the professional and creative communities. There are many community arts events and programs, such as summer "Concerts on the Common" at the iconic downtown gazebo and the annual Monadnock International Film Festival.

Downtown Keene

Keene's award winning, picturesque downtown is a popular destination for both locals and visitors and home to numerous community festivals throughout the year. It is characterized by a wide variety of locally owned restaurants and coffee shops, theaters, shops, boutiques, performing arts venues, parks and businesses, and is easily accessible by foot and bicycle via the popular and extensive rail trail system. Our signature Central Square is busy with activities for all ages year-round.

Healthcare

Keene is home to Cheshire Medical Center Dartmouth-Hitchcock Keene (CMC/DHK), a modern 169-bed regional hospital and clinic with cancer care, rehabilitation, women's health and sports medicine as well as over 125 medical practice providers via a partnership with the Dartmouth-Hitchcock Medical Center (DHMC), the sole academic medical center in NH. CMC/DHK is the founder of "Healthy Monadnock". There are also multiple walk-in clinics in town.

Shopping

Keene is host to several large national retailers to complement its successful buy-local movement. Our downtown offers boutiques, numerous specialty shops and a farmer's market that contribute to Keene's attraction to locals and tourists alike. Shopping plazas conveniently located near our highways and byways house a diverse and healthy balance of local and national retailers such as Walmart, Kohls, JC Penney, Home Depot, Target, Michaels, etc.

Safety

Keene is known as a safe place to live and one of the nation's top communities to raise a family. Keene has a low crime rate with modern Police and Fire Department facilities and services including a new Police Station in 2006 and Fire Station in 2014. There are multiple dispatch services in town serving the city, county and greater region.

