

±101 ACRES | DEVELOPMENT OPPORTUNITY

SHIRKING ROAD EPPING, NH

±101.84 ACRES

101

Lot lines are approximate and for illustration purposes.



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AJB
BROKERAGE, LLC



309,769
Population



132,169
Total Housing
Units



\$93,756
Median
Household
Income



41.4%
of the Population
Have a Bachelor's
Degree or Higher

MARKET OVERVIEW

ECONOMIC STRENGTH

Southern New Hampshire's economy remains strong, with an unemployment rate of 2.0%, the second lowest in the nation. The unemployment rate has improved 140 basis points year over year, which is 150 basis points below the national rate and well below pre-pandemic levels. Employment is up 1.6% year over year and is predicted to continue increasing in the next 12 months. Manufacturing job growth is up 2.5% year over year, while the trade, transportation and utilities sector slightly decreased, decreasing 0.4% year over year.

ROBUST DEMAND DRIVES MARKET ACTIVITY

Southern New Hampshire's industrial market continues to break records during the third quarter of 2022 after posting strong market fundamentals during the first two quarters. The robust demand led to vacancy rates falling 200 basis points year over year to a record low of 2.6%, which is 370 basis points lower than the market's three year peak in quarter 1 of 2021. Five out of eight of Southern New Hampshire's submarkets recorded vacancy rates below 2.0%. Bedford recorded an inventory vacancy rate of 0.1% - the tightest in the market. Southern New Hampshire recorded its sixth consecutive quarter of net absorption gains with third quarter's 125,100 square feet of positive net absorption boosting year to date gains to almost 797,000 square feet.

LANDLORD FAVORABLE MARKET

Supply remains scarce due to tight market conditions as unprecedented demand has forced industrial users to compete for all available inventory. This market imbalance has put upward pressure on rents resulting in a market that favors landlords and rents that continue to soar. The overall average asking rent surpassed the \$11.00 mark for the first time in history and hit a record high for the fourth consecutive quarter, rising to \$11.03 per square foot. The market remained active as more than \$287 million was transacted just during the third quarter.

Developers attempt to keep pace with the unabated demand as construction activity rises across Southern New Hampshire. Currently, 1.2 million square feet of construction is underway across five projects, all but one of which are being constructed on a speculative basis. The market has seen a rise in pre-leasing activity in under-construction assets. Occupiers' preferences include higher clear heights and highly amenitized properties.

INVESTMENT HIGHLIGHTS



ACTIVE MARKET

The property is positioned just off Route 101 in Epping, New Hampshire. The Southern New Hampshire Industrial market is one of the most active markets in New England with an average vacancy rate of 2.6% and record high asking rents for the fourth consecutive quarter averaging \$11.03 PSF.



PROVEN NEARBY DEVELOPMENTS

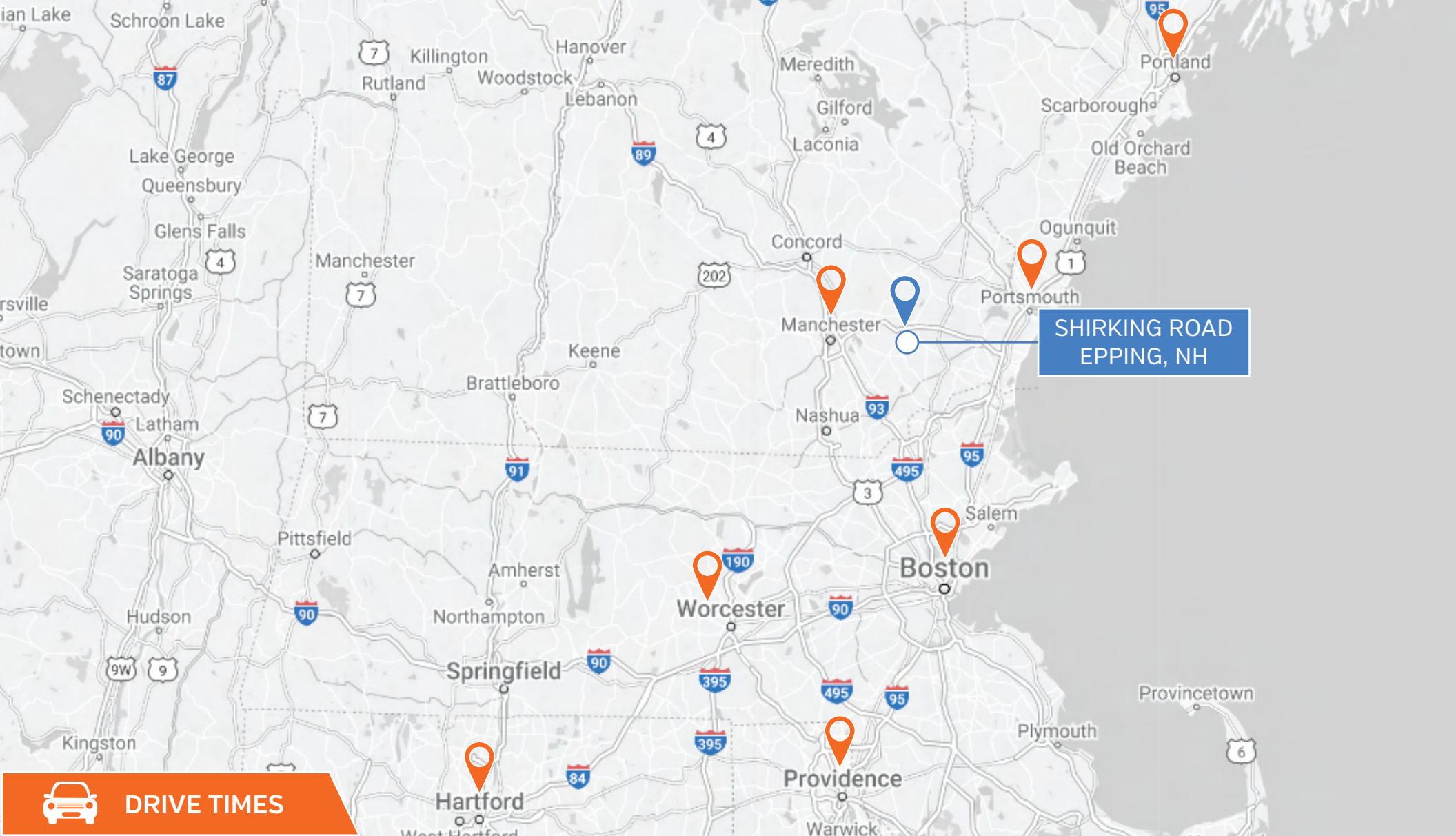
The site is located in a rapidly growing industrial market, just two exits east from a 1.1 million SF Walmart distribution center. Demand in the market is fueling construction activity, with many large scale projects in the pipeline and an estimated 1.15 million SF currently under construction. A proposed 541,684 SF Class A warehouse in Raymond was just brought to market one exit west of the site. Another large project was proposed in Nottingham which would bring approximately 193,000 SF of Class A warehouse inventory to market.



CENTRAL LOCATION

The site is highly accessible, located less than a mile off of Route 101, and just a 17 minute drive to Route I-95 and 18 minutes to I-93. The site is centrally located on Route 101 which connects the two major interstates providing convenient access to points both North and South.





25 MIN

MANCHESTER, NH

30 MIN

PORTSMOUTH, NH

1 HOUR

BOSTON, MA

1.1 HOURS

PORTLAND, ME

1.5 HOURS

WORCESTER, MA

2 HOURS

PROVIDENCE, RI

2.3 HOURS

HARTFORD, CT

Walmart
Distribution Center



±101.84 ACRES

101

SEACOAST

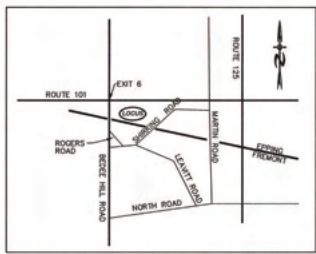
SPORTS CLUB

NEARBY AMENITIES

LOWE'S **DUNKIN'** 
CVS **ALLTOWN** 
 **Hannaford** 
Applebee's **Buxton OIL**
TSC TRACTOR SUPPLY CO

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SITE PLAN



LOCATION MAP
NTS

WETLAND NOTES

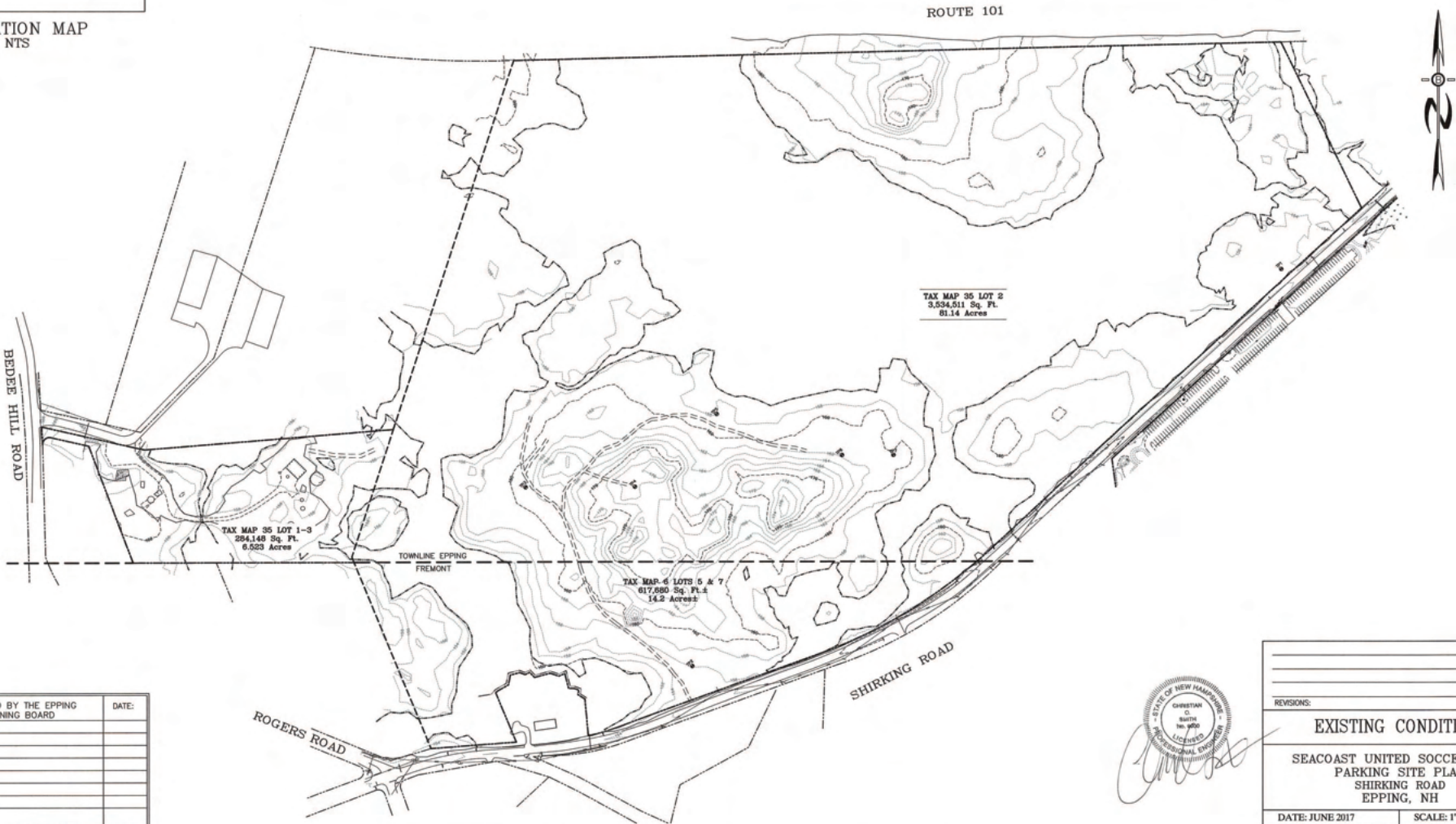
1. WETLANDS WERE DELINEATED BY GOWE ENVIRONMENTAL SERVICES (G.E.S.), IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.
2. DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY G.E.S. UTILIZING THE CRITERIA OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2 NEWFOC WETLANDS WORK GROUP (JULY 1993).
3. DOMINANCE OF WETLANDS VEGETATION WAS ASSESSED BY G.E.S. UTILIZING THE NATIONAL LIST OF PLANT SPECIES FOR NEW HAMPSHIRE DATED MAY 1996.
4. WETLANDS WERE CLASSIFIED BY G.E.S. ACCORDING TO THE CLASSIFICATION OF WETLANDS AND DEEP WATER HABITATS OF THE UNITED STATES (USFWS, 1972).

NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-080-SAFE (1-888-344-7233).
2. PROJECT DATUM: NAVD 88

PREPARED FOR:
SEACOAST UNITED REALTY TRUST
C/O PAUL WILLIS, FOUNDER
P.O. BOX 770
HAMPTON, NH 03843

BEALS ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863



APPROVED BY THE EPPING PLANNING BOARD	DATE:
RECORDING AGENT:	



REVISIONS:	DATE:
EXISTING CONDITIONS	
SEACOAST UNITED SOCCER CLUB PARKING SITE PLAN SHIRKING ROAD EPPING, NH	
DATE: JUNE 2017	SCALE: 1"=150'
PROJ. NO: NH-826	SHEET NO. 1 OF 05

Plan may have been updated or changed since date of print. Subject to errors and omissions.

PARCEL MAP



Plan may have been updated or changed since date of print. Subject to errors and omissions.

ZONING SCHEDULE OF USES FOR THE INDUSTRIAL/COMMERCIAL ZONE.

INDUSTRIAL PERMITTED PRINCIPAL USES

- | | | |
|--|--|--|
| 1. Manufacturing and Assembly Plants.
****(Remove the word "Light") | 2. Research and Development Laboratories. | 3. Office Buildings |
| 5. Distribution Plants. | 6. Wholesale Businesses. | 7. Storage, Packing, or Treatment of articles of merchandise from previously prepared materials. |
| 7. Storage, Packing, or Treatment of articles of merchandise from previously prepared materials. | 8. Radio/TV Stations and Transmitters. | 9. Municipal Buildings. **** |
| 10. Banks. **** | 11. Flexible Use Development by Conditional Use Permit (3/10/98) | 12. Kennels (2016) |
13. Gasoline Station and Service Stations in the following area:
Aside from #12 below, Gasoline and Service Stations may only be located in an area bounded as follows: on the North-the B&M Railroad (Fremont Branch) right-of-way, on the East-1500' in from the center of Beede Road or to the depth whichever is greater, on the South-Fremont town line, on the West Beede Road. This area is partly within the West Epping Business referenced at Article II 3.3 #21. (3/18/97) (Amended Epping Town Meeting 2007).

PERMITTED ACCESSORY USES

- | | | |
|--|------------------------|---------------------------------------|
| 1. Customary Accessory Uses incidental to a Permitted Use. | 2. Essential Services. | 3. Expansion of a non-conforming use. |
|--|------------------------|---------------------------------------|
4. Self-Storage & Warehouses for the enclosed storage of goods. (adopted 3/9/99)

COMMERCIAL PERMITTED USES

- | | | |
|----------------------------------|--|--|
| 1. Retail and Personal Services. | 2. Professional Offices. | 3. Wholesale Establishments. |
| 4. Motels. | 5. Health Care Facilities. | 6. Shopping Malls and Plazas. |
| 7. Restaurants. | 8. Radio/TV Stations and Transmitters. | 9. Municipal Buildings.**** |
| 10. Banks. **** | 11. Indoor Recreation | 12. Flexible Use Development by Conditional Use Permit (3/10/98) |
13. Self-Storage & Warehouses for the enclosed storage of goods (adopted 3/9/99)
14. Gasoline Station and Service Stations in the following area:
(Aside from #12 above, parcels or sites where a Gasoline or Service Station is located may only be located in an area bounded as follows: on the North-Mast Road, on the East and West a line 1300' in from the centerline of Route 27 or to the property line, whichever is greater, on the South-Epping / Brentwood town line. (3/18/97) (Amended Epping Town Meeting 2007)

PERMITTED ACCESSORY USES

- | | |
|--|---------------------------------------|
| 1. Customary Accessory Uses Incidental to a Permitted Use. | 2. Expansion of a non-conforming lot. |
|--|---------------------------------------|

**** Adopted by Town on March 14, 1995.



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NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: _____

Licensee

Date

(Name of Real Estate Brokerage Firm)

_____ Consumer has declined to sign this form.

(Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.