

OFFERING BRIEF

Lot 1, 0 Plaza Heights, West Lebanon NH

9.85 Acres Light Industrial Land



9.85 acres to be delivered cut & regraded +/-14' below current elevation

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9.85 Acres Light Industrial Land

Lebanon Municipal Aripport



Provisions International
Wholesale purveyor of fine specialty foods for over thirty-five years.

nationalgrid

Plaza Heights Road



9.85 acres



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Dartmouth College
with graduate schools of
Engineering, Business, and Medicine

DHMC
2 MSF
super-regional
hospital

Centerra
1 MSF mixed use
business Park
(BioTech/High Tech)

Heater-Etna Road
+/-800,000 SF
of Lt Industrial
(Bio Tech/High-Tech)

Airport Business Pk & Plaza Hts
+/-660,000 SF (Bio Tech/High Tech
with another 350,000 SF
(Bio Tech User) In pipeline



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9.85 acres



Lebanon
Municipal
Airport



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Included in total 9.85 acres is a 3.27 acres Open Space requirement (hatched)

9.85 acres
Lt Industrial Zoning



Plaza Heights Road
(Private)



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Wholesale purveyor of fine specialty foods for over thirty-five years.

Plaza Heights Road is serviced by City water & sewer, but the road itself is privately maintained by landowners on Plaza Heights Road through an annual maintenance fee for plowing, mowing, and insurance. Prorata share of road maintenance fee for Year End 2023 was \$4,435.61 Road maintenance agreement available upon request.

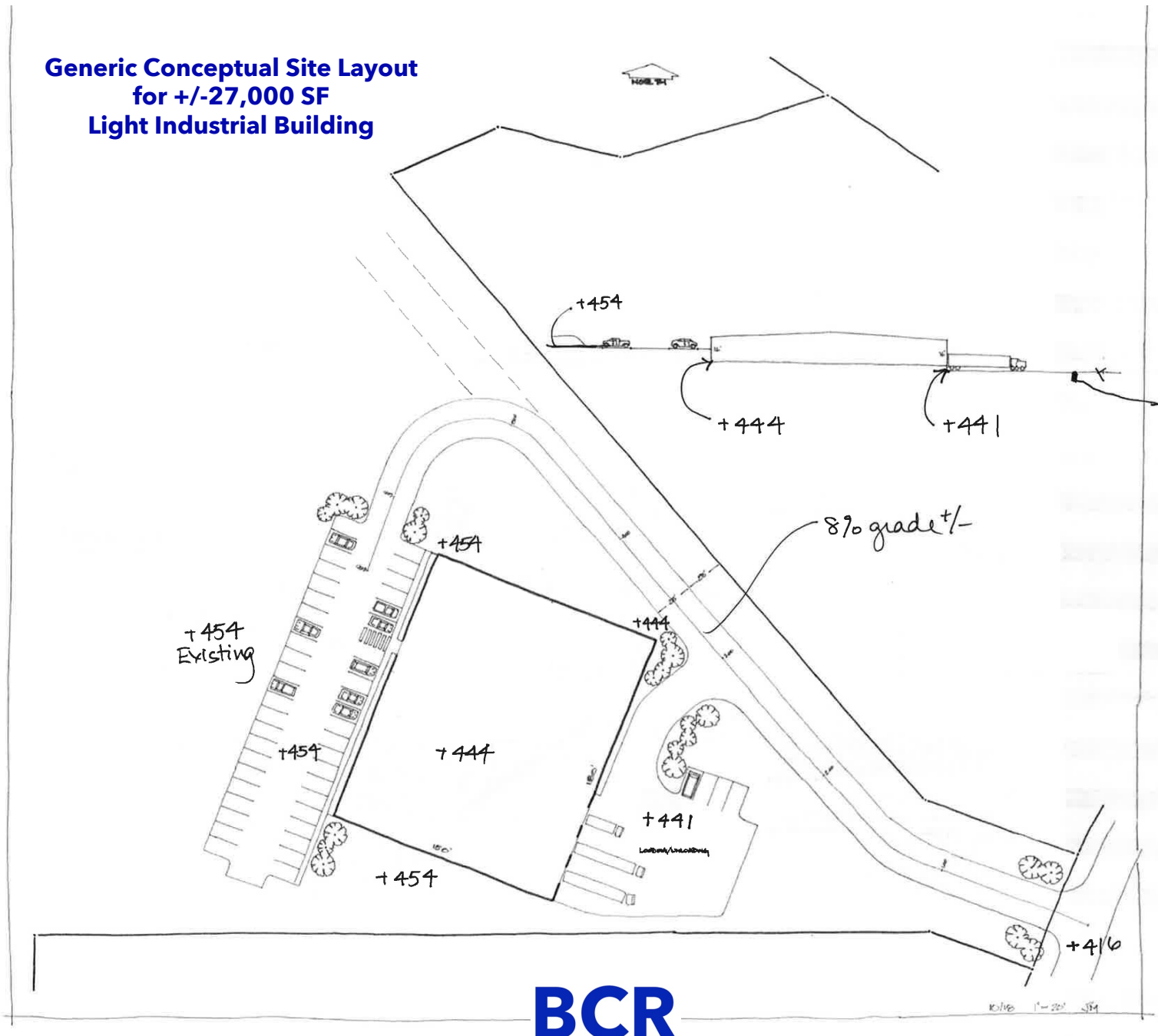


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Generic Conceptual Site Layout
for +/-27,000 SF
Light Industrial Building



BCR
Brown Commercial Realty

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SECTION 303 LIGHT INDUSTRIAL DISTRICT (IND-L)

303.1 Purpose.

The purpose of the IND-L District is to provide land in appropriate locations for the establishment of manufacturing plants and other businesses of a similar nature, which improve employment opportunities and strengthen the economic base of the city. Such activities should not adversely affect the natural environment, adjacent residential areas or community facilities. A variety of manufacturing, distribution and service industries, and certain limited support activities are allowed in the district. However, in order to preserve appropriate land for such uses, residential uses and many types of commercial uses, such as retailing and *personal services*, are not allowed.

303.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Commercial/Non-Residential</u> 1. Airport 2. <i>Bus terminal</i> 3. <i>Essential service</i> 4. <i>Equipment and machinery sales, rental and service</i> 5. <i>Group day care facility</i> per Section 604 6. <i>Health club</i> 7. <i>Light industry</i> 8. <i>Local government use</i> 9. <i>Outdoor storage</i> per Section 303.4 (less than 20%) 10. Plumbing, electrical or carpentry shop 11. Publishing/printing 12. Research laboratory 13. <i>Renewable energy system</i> per Section 612 14. <i>Retail product pickup</i> 15. Retail showroom per Section 303.5 (less than 10%) 16. Trucking terminal 17. <i>Warehouse</i> <u>Planned Developments</u> 18. Industrial PUD per Section 501 19. <i>Planned business park</i> per Section 508	<u>Commercial/Non-Residential</u> 1. <i>Care and treatment of animals</i> 2. <i>Contractor's yard</i> 3. <i>Educational facility</i> , college/university 4. <i>Educational facility, vocational school</i> <u>Uses by Conditional Use Permit</u> (see Section 302.4) <u>Commercial/Non-Residential</u> 1. Car wash 2. <i>Inpatient rehabilitation facility</i> 3. <i>Office</i> 4. <i>Outdoor storage</i> per Section 303.4 (more than 20%) 5. Retail showroom per Section 303.5 (between 10-20%)

303.3 Table of Area, Dimensions and Coverage.

Minimum <i>Lot</i> Requirements					Maximum Limitations	
Area	<i>Frontage</i>	Front Yard	Side Yard	Rear Yard	Building Coverage	Height
2 acres	200'	40'	20'	20'	50%	65' See Section 303.7

303.4 Outdoor Storage.

Outdoor storage shall be permitted as an *accessory use* to a permitted use if it occupies an area of 20 percent or less of the footprint area of the *principal building*. Otherwise, outdoor storage shall require a *conditional use* permit from the Planning Board pursuant to Section 302.4. The 20% limitation shall not apply to *contractor's yards* and *equipment and machinery sales, rental and service*. All outdoor storage, including outdoor storage for a *contractor's yard* and *equipment and machinery sales, rental and service*, shall be appropriately screened from view from abutting *parcels* and shall not occupy required yard areas.

303.5 Retail Showrooms.

Showrooms and on-premise sales may be allowed as part of a *warehouse* or distribution facility if it occupies an area of 10 percent or less of the footprint area of the *principal building*. Otherwise, showrooms and on-premise sales shall require a *conditional use* permit from the Planning Board pursuant to Section 302.4 provided that: (1) such showrooms occupy no more than 20 percent of the floor area occupied by the *warehouse* or distribution facility; and (2) the goods being displayed are the same as those being stored/ distributed on the premises; and (3) all other requirements of Section 302.4 are met.

303.7 Special Height Restrictions.

On *parcels* adjacent to residential districts the height limitation of the adjacent residential district shall apply; but, on such *parcels*, *building height* may be increased above the residential limitation by one (1) foot for each two (2) feet that the *building* is set back from the required *setback line(s)* on sides of the *lot* adjacent to the residential district. However, in no case shall the height exceed 65 feet.

OFFERING BRIEF
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ECONOMICS

Price: \$1,500,000

9.85 Acre parcel to be delivered cut and regraded to lower elevation by +/-14'.

2023 RE Taxes (2023) = \$21,538.79
2023 Road Maintenance Fee = \$4,435.61.

Sources:

Information in this brochure is privileged and confidential and is for the sole use of the direct registered recipient. This information is not for distribution of any kind. Information provided in this brochure has been obtained from sources believed reliable, including the property owner, the City of Lebanon , and other local sources. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the reader's responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property or the market. It is strongly recommended that all prospective buyers independently confirm all market, financial, environmental, engineering, and other matters related to this property.





NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2701

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) _____

(Licensees Initials) _____ Consumer has declined to sign this form.

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

BCR is engaged to represent the Seller. BCR's only Client for this offering is the Seller

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.