

General Information

*Property address:335 Nashua Street (Route 101A), Milford, NH 03055

- * Property Type: Office, service, retail.
- Access and Directions to property: From Route 101A W/Amherst Street headed West from Nashua: Head past Route 101 exchange, past Laurel Street and Wheeler Street. Property is on corner of Route 101A and Tonella Road
- Full description of Lot or Property: Milford, NH - Office/service retail unit for rent / lease with very prominent visibility on Route 101A. Second floor unit with direct first floor entry. Unit has five offices / conference room(s). Front room area can be reception area. New carpet/flooring. Private restroom. Large parking areas at entrance and rear of property. It is located next to popular retail strip center with much exposure and visibility for signage and business location. Utilities INCLUDED in base rent. Individual offices can be leased, too. Approximately \$650-\$700 +/- each.
- * Lot #: Mpa 30, Lot 53
- * Pricing: \$1,700 per month INCLUDING utilities (Gross lease); individual offices: \$550 to \$700 / mth.

Site Data

- * Lot Size: .34 Acres
- * Frontage: Primary Road: 136' (Nashua Street (Route 101A)) Secondary Road: 267' (Tonella Road)
- * Square Footage of Structure(s): 5,328 SF +/- Unit Size: 1,332 +/- SF
- * Number of Floors: Unit is on second floor.
- * Sewage: Municipal
- * Gas: Propane Natural Unit 2 - Owner pays for fuel/heat.
- * Water: Well Municipal
- Number of Bathrooms: One private restroom.
- Basement: Finished- -
- Included: Furniture: If any exists, neither the condition or functionality is represented by Owner. Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
Other: _____
- Parking Spaces: 14 spaces +/-
- * Number of docks: _____ Door height: _____ NA
- * Number of drive-in doors: _____ Door height: _____ NA
- * Communications network: (DSL, cable, phone line only, etc.) High-Speed is assumed. Tenant/Buyer to verify with their preferred provider.
- * Zoning: LIMITED COMMERCIAL-BUSINESS "LCB" DISTRICT (1988) Permitted Uses: Check with Town for up-to-date zoning uses. For example only: INTENT: The intent of the Limited Commercial-Business District is to provide areas for those business activities which are compatible with surrounding residential neighborhoods. 5.07.1 ACCEPTABLE USES A. Offices B. Health service facilities (2011) C. Schools D. Bed and breakfast E. Churches or Houses of Worship (2011) F. Funeral homes G. Single-family dwellings and their accessory uses and structures, with their respective related conditions set forth in the Residence "A" District H. Two-family and multi-family dwellings and their accessory uses and structures, with their related conditions set forth in the Residence "B" District I. Deleted (2019) J. Telecommunication facilities (2000) K. Deleted (2015) L. Farm roadside stands (2010) M. Day care facilities (2011) N. Hospice house (2011) O. Utilities, public or private (2011) P. Dwelling, Mixed-use (2012) Q. Solar Collection Systems in accordance with Section 7.11.0 (2019) 5.07.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009) A. Special Exception 1. Deleted (2011) 2. Family day care homes 3. Recreational facility, not-for-profit (1997) 4. Reduced front, side and rear setbacks 5. Building and structure height greater than allowed in 5.07.7:A and 5.07.7:B (2005) 6. Accessory Dwelling Units (2008)
- * Signage: Space available on main street sign.
- * Traffic count report: closest number: 12,427 where: Corner of Nashua Street and Mont Vernon Street

Building Construction

- * Age of Building(s): Tax card indicates 1900, but this is likely just the Assessing office's default when not known.
- * Type of Construction: Wood.
- * Ceiling Height: Drop ceiling. Approximately 7.5' Varied

- *∇ Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Vinyl
- *∇ Floors (Carpeted, concrete, tile, etc.) Carpet, vinyl/tile
- *❖ Roof (Tile, Asphalt shingle, slate, etc.): Asphalt Shingle
- *❖ Lighting: Varied

Building Services

- *❖ Heat Source (Fuel)/Heat Type: Natural Gas / Unit has own thermostat Single Boiler
- *❖ Air Conditioning Source/Type: Window units
- *∇ Handicapped Access: Unit is on second floor. No elevator.
- *∇ Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
- *∇ Sprinklers: Wet Dry None: X
- *❖ Electrical Service: _____
- Additional Features: Trash, heat, electric are included in base rent.

Additional Information

- *∇ NNN amount: NONE NA Nets include:
 Association Fees: NA
- *❖ Taxes: Landlord pays RE taxes per year. For year:
- *❖ Deed: Book: 8870 Page: 0562 Date: 06-28-2016 Additional: None - N/A Not available:
- ❖ Area:
 - Other businesses: Attorney on first floor
 - Transportation: Located on Route 101A
 - Local improvements: _____
 - Other area notables: _____

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