

50 Route 111 (5 Ledge Road), Windham, NH

~For Lease~

- Office/Retail/Industrial Space
- Highly visible location with road frontage on both Route 111 and Ledge Road.
- Easy access to I-93, Exit 3
- Ample Parking
- Street Signage on Route 111 (Haverhill Road)
- Flexible Floor Plans

Prudential Verani Commercial Services is pleased to announce the availability of space for lease at 50 Route 111 (5 Ledge Road) in Windham, NH.

This multi-tenant 3,217 SF facility is located directly on Route 111 in Windham and within minutes to Exit 3 on I-93.

The facility also has access and parking on both Route 111 as well as Ledge Road.

Scott Reiff
603-845-2199
800-9VERANI x 2199
E-mail:Scott.Reiff@Verani.com



50 Route 111 (Haverhill Road) as well as 5 Ledge Road, Windham, NH 03087.

- * Property Type: Office/ Retail/Industrial
- Access and Directions to property: Take I-93 Exit 3 (Route 111 Salem/Windham); Right onto Route 111/Indian Rock Rd. for 2.2 miles. Turn right onto Ledge Rd.; 5 Ledge Rd is on the left.
- Full description of Lot or Property: Multi-tenant facility located directly on Route 111 in Windham. This location on major State route and located very close to Exit 3 is hard to find. The facility has access and parking on Route 111 as well as Ledge road.
- Lot #: 11-150
- * Pricing: See individual units.

Site Data

- * Lot Size: 1.2 acres
- * Frontage: Primary Road: 432 Secondary Road: _____
- * Square Footage of Structure(s): 3217 Unit Size: _____
- ▽* Number of Floors: 3
- * Sewage: Private
- Gas: Propane Natural _____
- * Water: Well Municipal _____
- ▽ Number of Bathrooms: See unit details
- ▽ Basement: - _____
- Included: Furniture: If any exists, neither the condition or functionality is represented by Landlord.

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: Common use of parking area.
- * Number of docks: _____ Door height: _____ NA
- * Number of drive-in doors: _____ Door height: _____ NA
- * Communications network: (DSL, cable, phone line only, etc.) high speed internet in building-see individual unit
- * Zoning: LID Permitted Uses: IND OFFICE
- Signage: see individual unit
- * Traffic count report: closest number: 9600 where: NH 111 east of NH 128

Building Construction

- * Age of Building(s): 1925
- ▽ Type of Construction: Wood
- ▽* Ceiling Height: see individual units. Varied
- ▽ Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Vinyl
- ▽ Floors (Carpeted, concrete, tile, etc.) See individual unit details.
- Roof (Tile, Asphalt shingle, slate, etc.): Asphalt shingle
- Lighting: See individual unit details.

Building Services

- * Heat Source (Fuel)/Heat Type: Forced hot air / propane
- Air Conditioning Source/Type: Central
- * Handicapped Access: Located on second floor
- Alarm Service: see individual unit
- ▽ Sprinklers: Wet Dry None: X
- * Electrical Service: See individual unit details.
- Additional Features: _____

Additional Information

* NNN amount: NA - Leases are modified gross Nets include:

Association Fees: NA

* Taxes: Included with rent per year.

* Deed: Book: 5240 Page: 2532 Date: 9/1/2011 Not available:

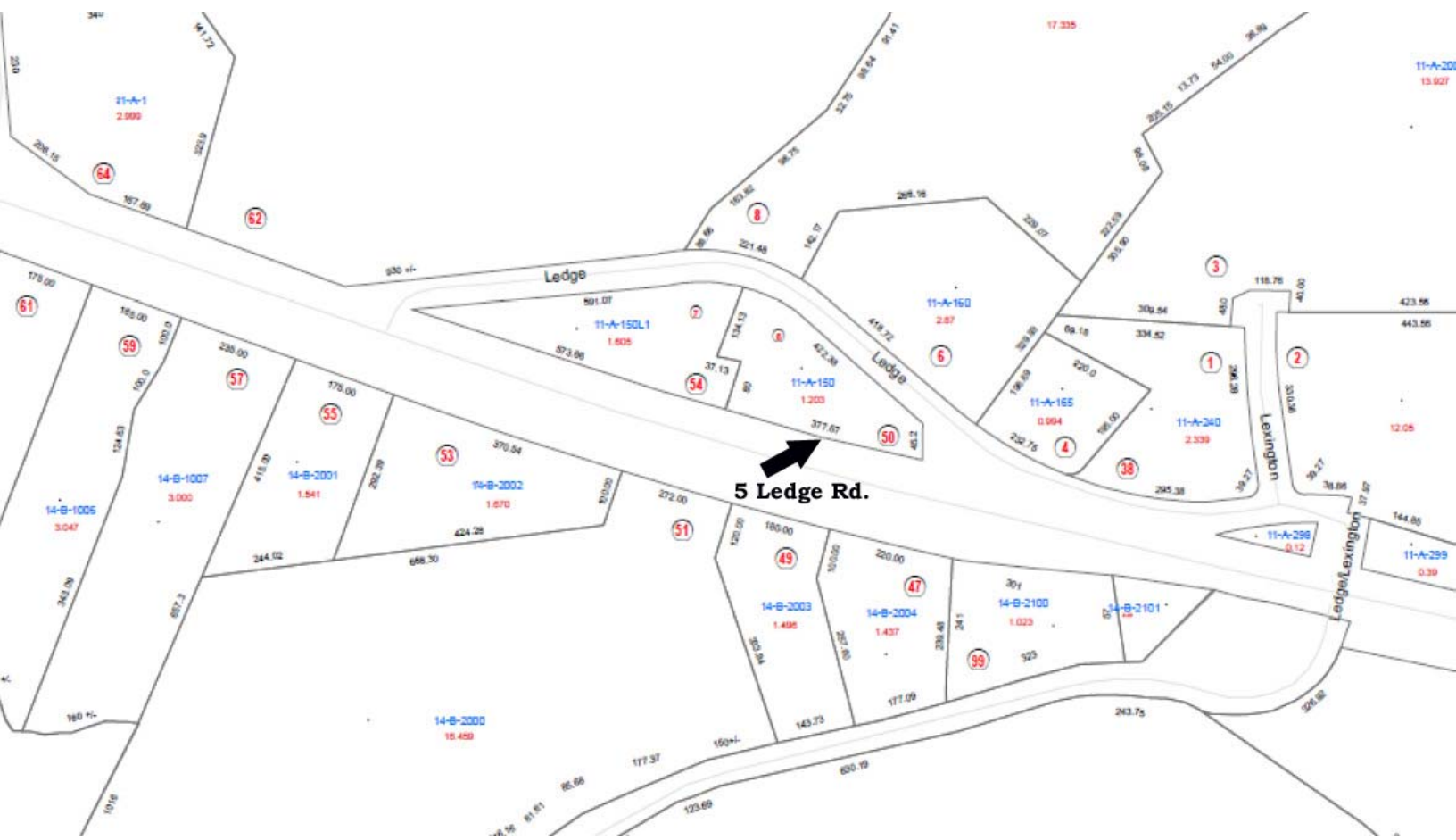
Area:

- o Other businesses: Castleton function facility, Town offices, Windham High School, Kiddie Academy Day Care, Shaw's, CVS.
- o Transportation: Located just off exit 3, I-93 and on Route 111.
- o Local improvements: Various I-93 and Route 111 improvements
- o Other area notables: _____

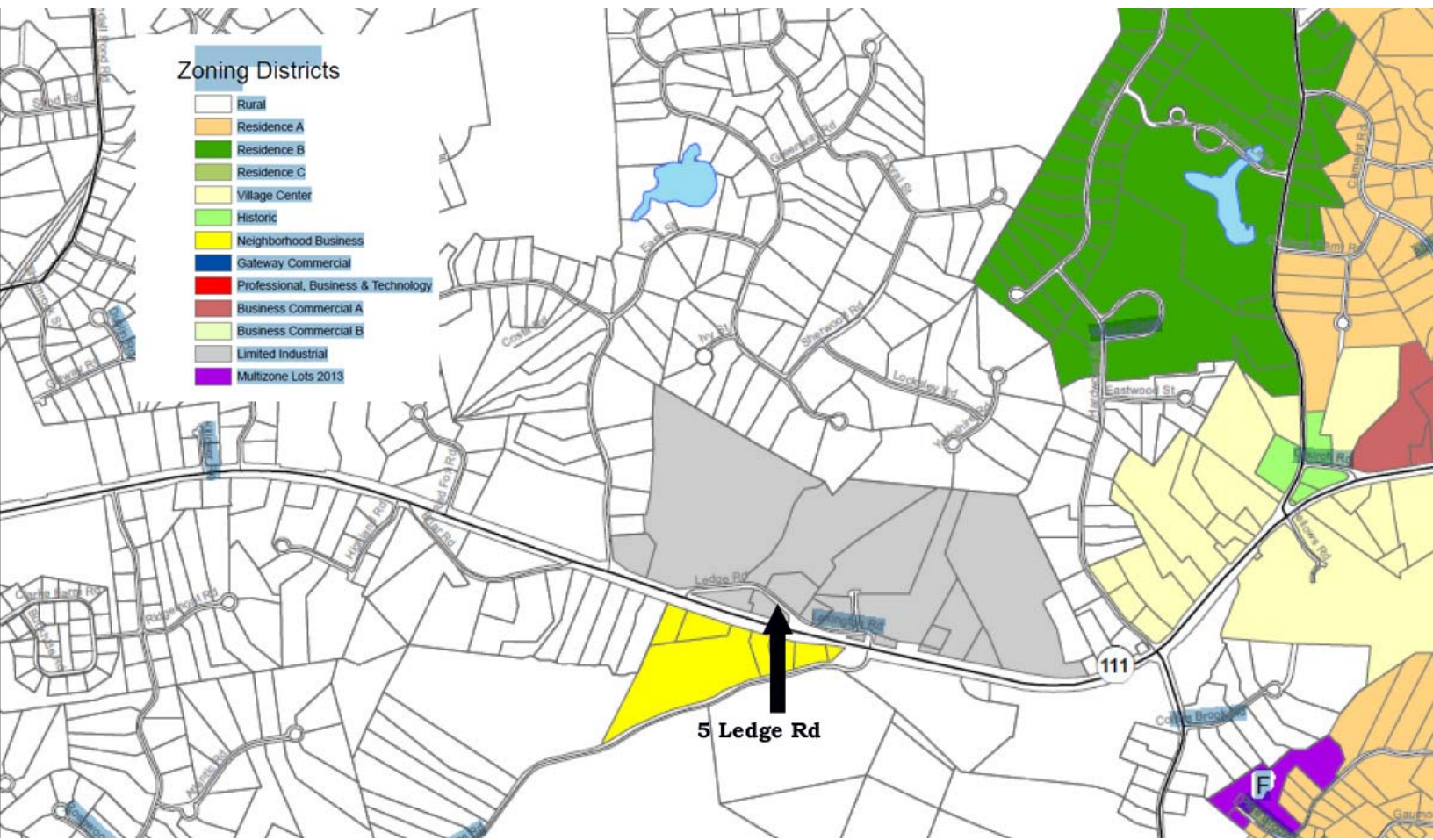
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5 Ledge Rd.



606. Limited Industrial District: The Limited Industrial District is intended for use by research laboratories, office buildings and industries which are compatible with a low-density, rural residential community.

606.1 Uses permitted: upon approval of a Site Plan as required in Windham Site Plan Regulations:

606.1.1 Research laboratories, office buildings or banks.

606.1.2 Manufacturing enterprises, provided that such activities will not be offensive, injurious or noxious because of sewerage and refuse, vibration, smoke or gas, fumes, dust or dirt, odors, danger of combustion or unsightliness.

606.1.3 Building materials warehouses with an accessory sales room of less than 500 square feet, utility structures, contractor's yards, storage warehouses and buildings and wholesale distribution plants, provided that all loading and unloading is done at the rear of the building in covered berths and provided all materials and equipment stored outside are screened from view from public ways or abutting properties in a residence district except that items on display for retail sales need be screened only from properties in a residential district.

606.1.4 Printing or publishing establishments, photographic studios, medical or dental laboratories, subject to the restrictions in Sections 606.1.2 and 606.1.3.

606.1.5 Cafeterias for employees and other normal accessory uses, when contained in the same structure as a permitted use.

606.1.6 An apartment in a principle structure for occupancy by a watchman or caretaker.

606.1.7 Gasoline service stations, garages and repair shops provided that:

606.1.7.1 Repairs shall be limited to minor repairs and adjustments unless conducted in a building.

606.1.7.2 There shall be no storage of motor vehicles, appliances and equipment on the premises other than those in process of repair or awaiting delivery or in an enclosed structure or required in the operation of the service stations, garages or repair shops.

606.1.7.3 Gasoline service stations with fuel storage tanks serving: 1) the general public, or 2) members of a retail membership club, shall not be located within 1,000 feet of a water body used for domestic water supply as measured from the normal high water mark or within 1,000 feet of an Aquifer Protection District.

606.1.8 Passenger depots, terminals and utility structures.

606.1.9 Telephone exchange buildings, radio stations and other utility structures.

606.1.10 Restaurants.

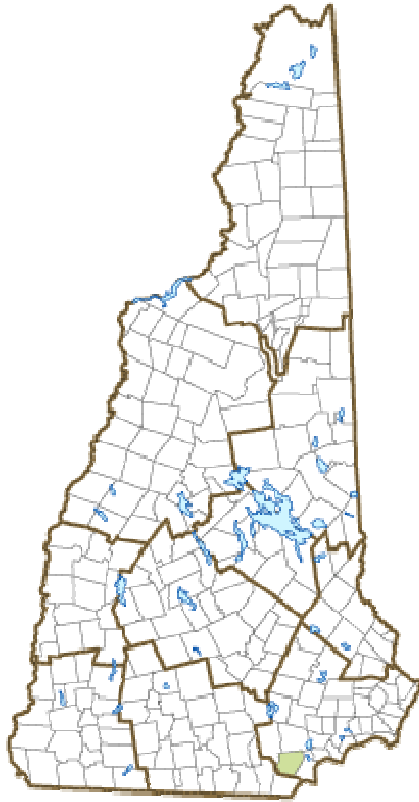
606.1.11 Contractor yards and storage yards.

606.1.12 Firearms shooting ranges, whether indoor or outdoor, shall be allowed only in the Limited Industrial District. No firearms shooting range shall be allowed within 300 feet of any occupied building. Nothing in this section shall prohibit an otherwise allowed building from being constructed within this setback from a pre-existing firearms shooting range.

606.1.13 Health, fitness, and recreational establishments with primarily

Indoor Facilities
Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but Prudential Verani nor Scott Reiff make no representation or warranties, expressed or implied, as to accuracy of the information.

Windham, NH



Community Contact

Town of Windham

David Sullivan, Town Administrator
3 North Lowell Road, PO Box 120
Windham, NH 03087

Telephone

(603) 432-7732

Fax

(603) 965-1234

E-mail

dsullivan@windhamnewhampshire.com

Web Site

www.windhamnewhampshire.com

Municipal Office Hours

Monday through Friday, 8 am - 4 pm

County

Rockingham

Labor Market Area

Nashua NH-MA NECTA Division, NH Portion

Tourism Region

Merrimack Valley

Planning Commission

Rockingham

Regional Development

Regional Economic Development Corp.

Election Districts

US Congress

District 2

Executive Council

District 3

State Senate

District 19

State Representative

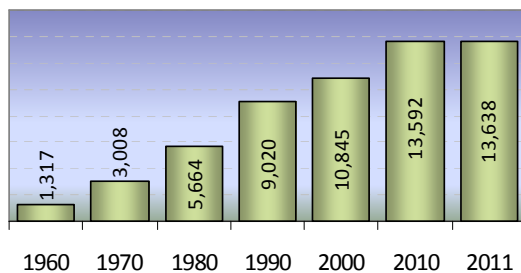
Rockingham County District 7

Incorporated: 1742

Origin: This town was originally a parish of Londonderry, which was settled in 1719. Incorporated in 1741, Windham was the second town designated by Governor Benning Wentworth following the establishment of the New Hampshire-Massachusetts border. It was named for Sir Charles Wyndham, Earl of Egremont and Baron Cockermonth, who was a Member of Parliament and Secretary of State when the Rockingham government favored conciliation with the American colonies. Windham was the birthplace of Samuel Dinsmoor, Governor of New Hampshire from 1831 to 1834.

Villages and Place Names: West Windham, Windham Depot

Population, Year of the First Census Taken: 663 residents in 1790



Population Trends: Population in Windham grew more than 10 times larger, and had the fifth highest percent change. The largest decennial percent change was 128 percent between 1960 and 1970. Population change totaled 12,321 over 51 years, from 1,317 in 1960 to 13,638 in 2011. The 2011 Census estimate for Windham was 13,638 residents, which ranked 20th among New Hampshire's incorporated cities and towns.

Population Density and Land Area, 2010 (US Census Bureau): 507.0 persons per square mile of land area. Windham contains 26.8 square miles of land area and 1.1 square miles of inland water area.



MUNICIPAL SERVICES

Type of Government	Selectmen
Budget: Municipal Appropriations, 2012	\$12,541,690
Budget: School Appropriations, 2012-2013	\$43,591,380
Zoning Ordinance	1954/12
Master Plan	2005
Capital Improvement Plan	Yes
Industrial Plans Reviewed By	Planning Board

Boards and Commissions

Elected:	Selectmen; Planning; Zoning; Library; Cemetery
Appointed:	Conservation; Recreation; Cable; Historic; Economic Development; Local Energy

Public Library **Nesmith****EMERGENCY SERVICES**

Police Department	Full-time
Fire Department	Municipal
Emergency Medical Service	Municipal

Nearest Hospital(s)	Distance	Staffed Beds
Parkland Medical Center, Derry	5 miles	82

UTILITIES

Electric Supplier	PSNH; National Grid
Natural Gas Supplier	None
Water Supplier	Private wells; Pennichuck Water Works

Sanitation	Private septic
Municipal Wastewater Treatment Plant	No
Solid Waste Disposal	
Curbside Trash Pickup	Private
Pay-As-You-Throw Program	No
Recycling Program	Mandatory

Telephone Company	Fairpoint
Cellular Telephone Access	Yes
Cable Television Access	Yes
Public Access Television Station	Yes
High Speed Internet Service:	
Business	Yes
Residential	Yes

PROPERTY TAXES (NH Dept. of Revenue Administration)

2011 Total Tax Rate (per \$1000 of value)	\$23.08
2011 Equalization Ratio	98.6
2011 Full Value Tax Rate (per \$1000 of value)	\$22.57

2011 Percent of Local Assessed Valuation by Property Type	
Residential Land and Buildings	91.6%
Commercial Land and Buildings	7.7%
Public Utilities, Current Use, and Other	0.7%

HOUSING (ACS 2007-2011)

Total Housing Units	4,989
Single-Family Units, Detached or Attached	4,648
Units in Multiple-Family Structures:	
Two to Four Units in Structure	143
Five or More Units in Structure	163
Mobile Homes and Other Housing Units	35

DEMOGRAPHICS

(US Census Bureau)

Total Population	Community	County
2011	13,638	296,207
2010	13,592	295,223
2000	10,845	278,748
1990	9,020	246,744
1980	5,664	190,345
1970	3,008	138,951

Demographics, American Community Survey (ACS) 2007-2011

Population by Gender		
Male	6,578	Female 6,800

Population by Age Group

Under age 5	930
Age 5 to 19	3,152
Age 20 to 34	1,604
Age 35 to 54	4,440
Age 55 to 64	2,016
Age 65 and over	1,236
Median Age	40.8 years

Educational Attainment, population 25 years and over

High school graduate or higher	96.3%
Bachelor's degree or higher	52.8%

INCOME, INFLATION ADJUSTED \$

(ACS 2007-2011)

Per capita income	\$48,336
Median 4-person family income	\$125,984
Median household income	\$117,402

Median Earnings, full-time, year-round workers

Male	\$97,333
Female	\$59,622

Families below the poverty level	0.5%
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LABOR FORCE

(NHES - ELMI)

Annual Average	2001	2011
Civilian labor force	6,405	7,683
Employed	6,119	7,290
Unemployed	286	393
Unemployment rate	4.5%	5.1%

EMPLOYMENT & WAGES

(NHES - ELMI)

Annual Average Covered Employment	2001	2011
Goods Producing Industries		
Average Employment	402	356
Average Weekly Wage	\$ 944	\$ 985
Service Providing Industries		
Average Employment	1,753	2,197
Average Weekly Wage	\$ 764	\$ 767
Total Private Industry		
Average Employment	2,155	2,554
Average Weekly Wage	\$ 797	\$ 797
Government (Federal, State, and Local)		
Average Employment	341	512
Average Weekly Wage	\$ 643	\$ 976
Total, Private Industry plus Government		
Average Employment	2,496	3,065
Average Weekly Wage	\$ 776	\$ 827

n = indicates that data does not meet disclosure standards

EDUCATION AND CHILD CARE

Schools students attend: **Windham operates grades K-12** District: **SAU 28**
 Career Technology Center(s): **Pinkerton Academy, Derry; Salem High School Vocational Center** Region: **17**

Educational Facilities	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	3	1	1	
Grade Levels	P K R 1-5	6-8	9-12	
Total Enrollment	1,335	616	695	

2012 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing) Total Facilities: **10** Total Capacity: **652**

Nearest Community College: **Nashua**
 Nearest Colleges or Universities: **New England; Rivier; Daniel Webster**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Shaw's Supermarket	Supermarket	139	2006
Cyr Lumber	Wood, lumber	80	1984
Windham Terrace Communities	Assisted living facility	60	2000
Warde Supported Residential Care	Assisted living	50-99	
Castleton Banquet & Conference Center	Receptions & conferences	50-99	
George R Cairns & Sons Inc	Construction	50-99	
Fences Unlimited Inc	Fencing	50-99	
AJ Letizio Foods	Meat distribution	40	2000
AP Daily	Woodworking	40	1984
Park Place Lanes	Bowling alley	38	1981

TRANSPORTATION *(distances estimated from city/town hall)*

Road Access	US Routes	
	State Routes	28, 111, 111A, 128
Nearest Interstate, Exit		I-93, Exit 3
	Distance	Local access
Railroad		No
Public Transportation		CART
Nearest Public Use Airport, General Aviation		
Boire Field, Nashua	Runway	5,501 ft. asphalt
Lighted? Yes	Navigation Aids?	Yes
Nearest Airport with Scheduled Service		
Manchester-Boston Regional	Distance	20 miles
Number of Passenger Airlines Serving Airport		4
Driving distance to select cities:		
Manchester, NH		20 miles
Portland, Maine		96 miles
Boston, Mass.		37 miles
New York City, NY		242 miles
Montreal, Quebec		276 miles

COMMUTING TO WORK *(ACS 2007-2011)*

Workers 16 years and over	
Drove alone, car/truck/van	82.5%
Carpooled, car/truck/van	7.4%
Public transportation	0.7%
Walked	0.8%
Other means	0.4%
Worked at home	8.2%
Mean Travel Time to Work	34.3 minutes

Percent of Working Residents: ACS 2007-2011

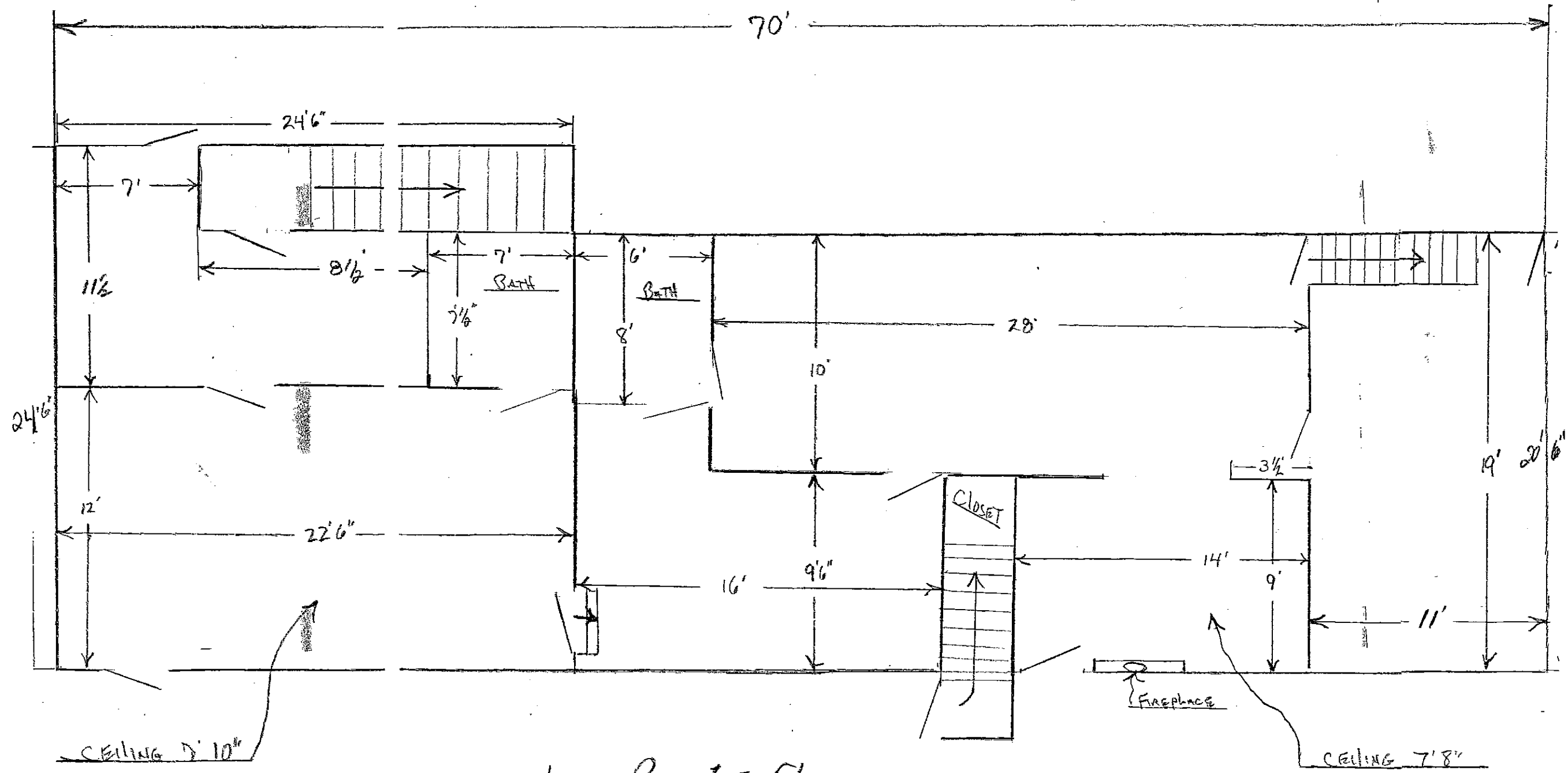
Working in community of residence	40.6
Commuting to another NH community	16.3
Commuting out-of-state	43.0

RECREATION, ATTRACTIONS, AND EVENTS

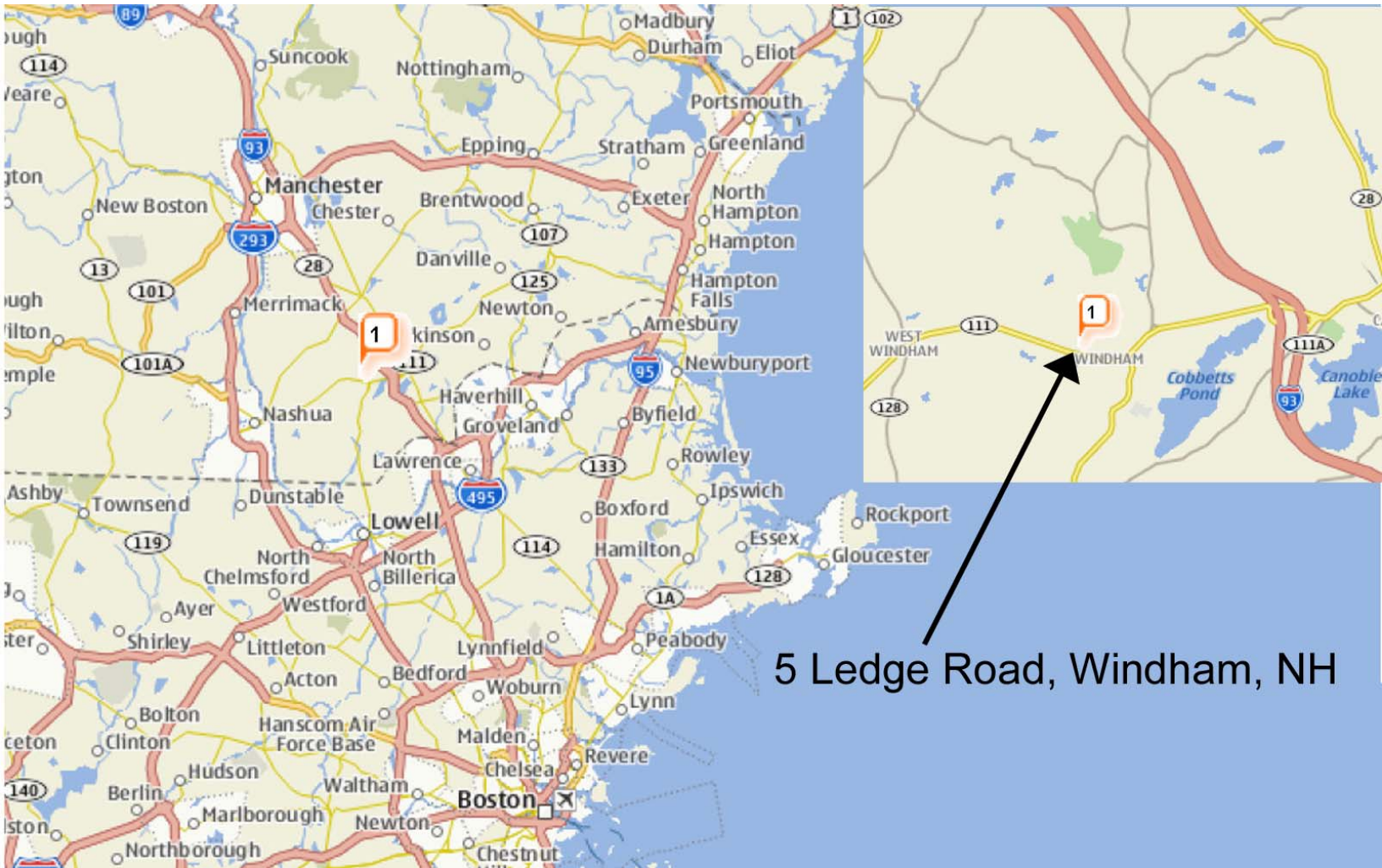
X	Municipal Parks
	YMCA/YWCA
	Boys Club/Girls Club
X	Golf Courses
	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
X	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
X	Bowling Facilities
X	Museums
	Cinemas
X	Performing Arts Facilities
X	Tourist Attractions
X	Youth Organizations (i.e., Scouts, 4-H)
X	Youth Sports: Baseball
X	Youth Sports: Soccer
X	Youth Sports: Football
X	Youth Sports: Basketball
X	Youth Sports: Hockey
	Campgrounds
X	Fishing/Hunting
X	Boating/Marinas
X	Snowmobile Trails
X	Bicycle Trails
X	Cross Country Skiing
X	Beach or Waterfront Recreation Area
	Overnight or Day Camps

Nearest Ski Area(s): **McIntyre**

Other: **Searles Castle; Cobbetts Pond**



5 Lenge Rd 1st floor



5 Ledge Road, Windham, NH

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
RL BELLIA PROPERTIES, LLC		4 Rolling	6 Septic	1 Paved	5 Industrial	Description	Code	Appraised Value	Assessed Value
5 LEDGE RD			5 Well			INDUSTR.	4020	84,500	84,500
WINDHAM, NH 03087						IND LAND	4020	276,000	276,000
Additional Owners:		SUPPLEMENTAL DATA							
		Other ID:							
		Census 1061-	015	Land Zone 2- N/A					
		NH Class	ILB	2nd Tax Dist N/A					
		Tax District	N/A						
		Tax Lien	N/A						
		GIS ID: 11-A-150		ASSOC PID#					
						Total		360,500	360,500

2237
WINDHAM, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
RL BELLIA PROPERTIES, LLC		5240/2532	09/01/2011	Q	I	300,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
ST JEAN, RONALD &		3698/2337	12/27/2001	Q	I	279,000	00	2011	4020	84,500	2010	4020	84,500	2009	4020	143,300
		2803/432	12/31/1994	U	I	0	1N	2011	4020	276,000	2010	4020	276,000	2009	4020	327,000
								Total:		360,500	Total:		360,500	Total:		470,300

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
6/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	84,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	276,000
Special Land Value	0
Total Appraised Parcel Value	360,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	360,500

NOTES							
FOUR UNITS. - REMOD 1991- BUILDING ORIG BUILT AS SFD, CONVERSION TO OFFICE SPACE, HAS FUNC.OBS IN LAYOUT/ACCESS 2ND FLR. UTIL & ROW ACCESS TO PKG.							
				ALTERNATE ADDRESS = #50 HAVERHILL RD.			

BUILDING PERMIT RECORD							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
11.39	09/23/2011	VA	Variance	0		0	

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
02/27/07			RN	15	Interior Inspection
03/30/06			RN	13	On site review, no entry
09/27/00			RN	00	Measur+Listed

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	4020	IND OFFICE	LID	432		1.00	340,000.00	1.00	2	1.0000	0.80	6	1.00	ACCESS	N	0.000		272,000.00	272,000
1	4020	IND OFFICE	LID	432		0.20	25,000.00	1.00	0	1.0000	0.75	6	1.00	TOPO	N	0.000		18,750.00	4,000

MAIL TO

Return to
~~R. L. Bellia Properties, LLC
5 Ledge Road
Windham, New Hampshire 03087~~

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****4 Thousand 5 Hundred 00 Dollars	
DATE	AMOUNT
09/01/2011	RO014939 \$ ****4500.00
NOT RECORDED	



WARRANTY DEED
(Statutory Form, N.H. RSA 477:27)

FOR CONSIDERATION PAID, Ronald J. St. Jean and Deborah J. St. Jean, husband and wife, of 9 Hawthorne Road, Town of Windham, Rockingham, State of New Hampshire

grant(s) to R. L. Bellia Properties, LLC with a mailing address of 5 Ledge Road, Town of Windham, County of Rockingham, State of New Hampshire.

with **WARRANTY COVENANTS**

A certain tract or parcel of land with the buildings thereon, situated on Ledge Road in, Town of Windham, County of Rockingham, State of New Hampshire, being known as Lot 11-A-150 on a plan entitled "Owner: Ivan Milton address: Box 427, Umbrella Point, Wolfboro Neck, NH Scale 1"=50', dated April 1980" which plan was prepared by Edward N. Herbert Associates, Inc. of Frost Road, Windham NH and which plan is recorded in the Rockingham county Registry of Deeds as Plan #9549.

This lot benefits from an easement for passage across Lot 11-A-150 in the general location of an existing paved driveway off Route 111.

Meaning and intending to describe and convey the same premises as conveyed to the within grantors by deed of Robert J. Covino dated December 26th, 2001 and recorded with said deeds in Book 3698, Page 2337.

This is not the homestead property of the within Grantors.

Executed this 31st day of August, 2011.

Ronald J. St. Jean

Deborah J. St. Jean

037085

2011 SEP -1 PM 12:35

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

**STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
BUREAU OF TRAFFIC**

Bureau of Planning, Traffic Section, Traffic Reports

05-Apr-12

STAT.	TYPE	LOCATION	FC	2004	2005	2006	2007	2008	2009	2010	2011
Town: WINDHAM											
489001	02	NH 28 SOUTH OF LIBBEY RD NORTH INTERSECTION (SB-NB) (01489005-01489006)	07	12509	12284	12000	11232	11563	11932	12000	11000
489002	02	I-93 AT CROSSOVER AT MILEPOST 10.8 BETWEEN EXITS 3-4 (SB-NB) (01489004-01489003)	11	76000	73658	71712	72306	69304	70712	70864	67614
489051	82	NH 111 (HAVERHILL RD) EAST OF NH 128	14	16000	*	*	14000	*	*	9600	*
489052	82	NH 111 (INDIAN ROCK RD) WEST OF WYMAN RD (WEST INTERSECTION)	14	23000	*	*	21000	*	*	21000	*
489053	82	NO. LOWELL RD SOUTH OF EAST NASHUA RD	17	5200	*	*	5100	*	*	*	5000
489055	62	I-93 BETWEEN EXITS 2-3 (SB-NB) (61489055-61489054)	11	*	*	77000	*	*	*	99000	*
489059	82	NH 111 (INDIAN ROCK RD) WEST OF NH 111A	14	*	23000	*	*	*	25000	*	*
489060	82	KENDALL POND RD SOUTH OF NEW RD	19	1300	*	*	1300	*	*	1200	*
489071	82	GOLDEN BROOK RD SOUTH OF LOWELL RD	19	330	*	*	*	380	*	390	*
489073	82	NH 111A (RANGE RD) SOUTH OF NH 111	17	9100	*	*	*	*	9200	9200	*
489074	82	NH 111A (RANGE RD) WEST OF COBBETTS POND RD	17	4100	*	*	4000	*	*	4100	*
489076	82	ROCK POND RD OVER GOLDEN BROOK	19	*	640	*	620	*	*	580	*
489077	82	NH 111A (RANGE RD) WEST OF PRINCETON RD	17	*	3400	*	3300	*	*	3300	*
489078	82	MOECKEL RD OVER SIMPSON POND	19	80	*	*	80	*	*	100	*
489079	82	COBBETTS POND RD SOUTH OF LOWELL RD	19	2800	*	*	2700	*	*	3100	*