FOR LEASE | INDUSTRIAL/FLEX UNITS

18 PATRIOT WAY, SOMERSWORTH, NH 03878

THE BOULOS COMPANY

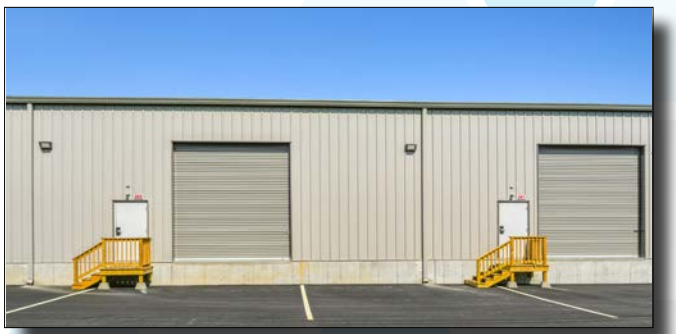


PROPERTY OVERVIEW

NOW AVAILABLE!

- Brand-new, three-building industrial/flex complex offering modern construction and design
- Flexible unit sizes from 800± SF, 1,600± SF and 3,200± SF, with the flexibility to combine suites for tenants requiring a larger footprint
- Expandable layout allows room for future growth
- Landlord is offering 1 month of free rent for lease terms starting at 12 months or longer!
- Close proximity to the Spaulding Turnpike (Route 16) and I-95





1 New Hampshire Ave., Suite 207, Portsmouth, NH 03801 603.427.1333 www.boulos.com

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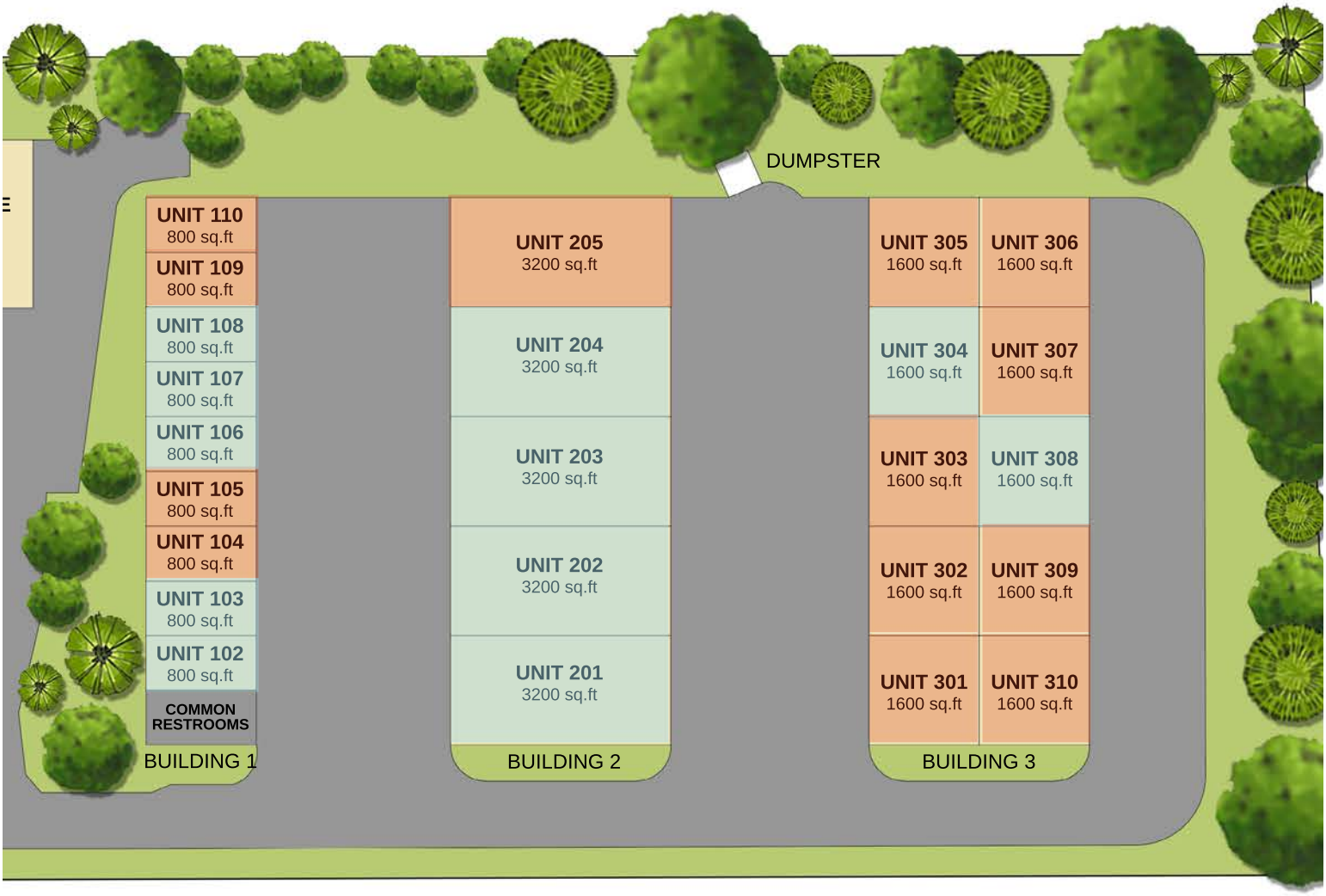
PROPERTY DETAILS

AVAILABLE SF	Building 1: 800± SF units Building 2: 3,200± SF units Building 3: 1,600± SF units *Option to combine units for tenants requiring a larger footprint
BOOK/PAGE	4801 / 0947
MAP/LOT	Map 44 / Lot 28
ZONING	Comm/Industrial | *Tenant will need to verify its use with the City of Somersworth.
PARKING	Inquire for details
SPRINKLERS	Wet System
OVERHEAD DOOR	12’ x 13’4”-14’ door
CLEAR HEIGHTS	16’-25’
TRASH REMOVAL	Inquire for details
INTERNET	Comcast and Breezeline available on site
SIGNAGE	Directory slot available and on individual unit doors

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AVAILABLE LEASED UNDER CONSTRUCTION



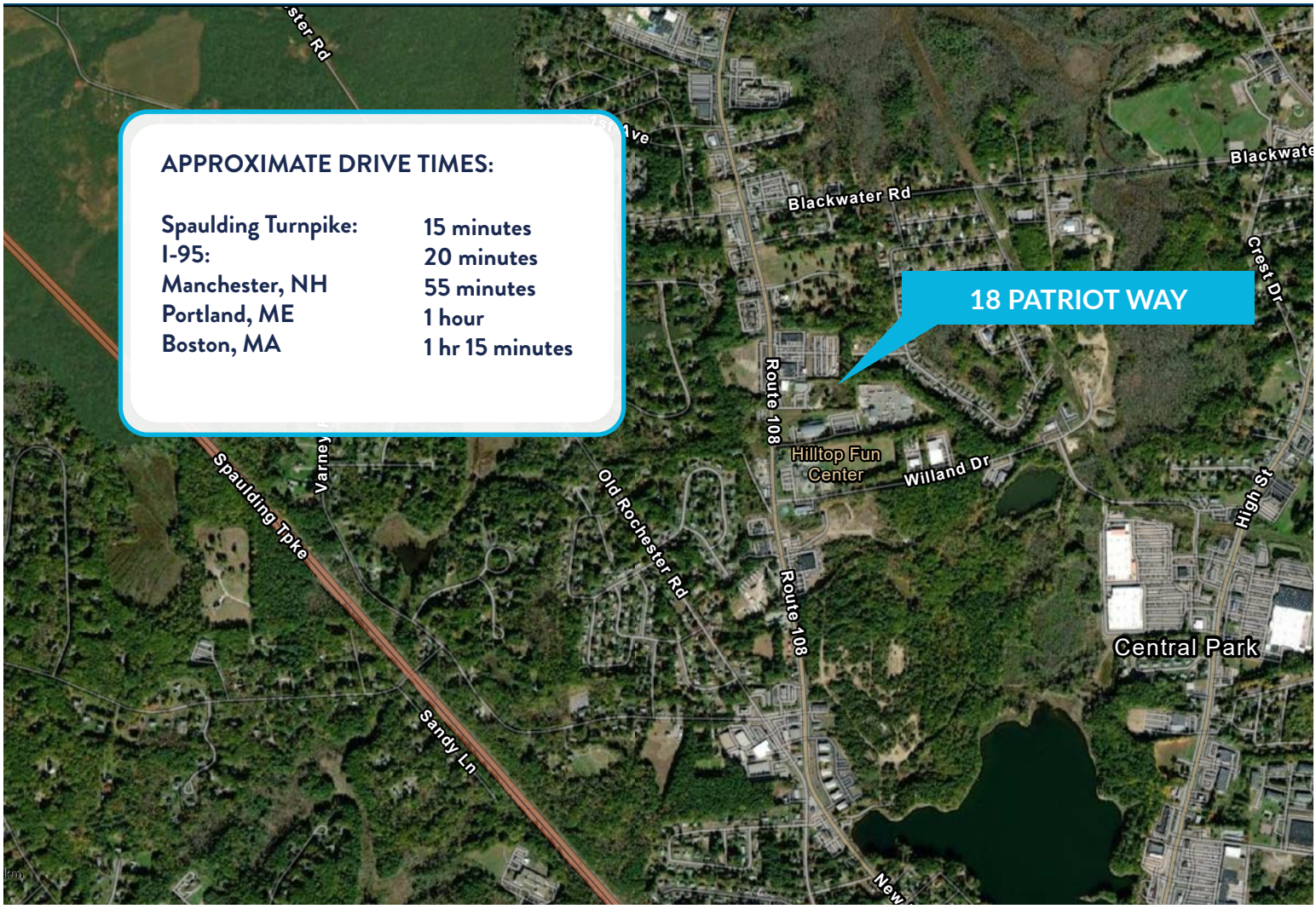
EXAMPLE UNIT (BLDG. 3)





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FOR LEASE | INDUSTRIAL/FLEX UNITS

18 PATRIOT WAY, SOMERSWORTH, NH 03878

BUILDING 1 | 800± SF UNITS





UNIT SPECIFICATIONS

- Flexible lease terms under 1-year to meet your needs!
- Concrete slab flooring
- OHD:
  - One (1) 12'x14' overhead door per unit
  - Units 102, 106 and 108 have one (1) 12'x13'4" door
- One (1) pedestrian door per unit
- One (1) high bay LED lights per unit
- HVAC: Modine heater
- Electricity:
  - Single phase power
  - Unit does not have a dedicated panel
- 16' - 25' clear height
- Shared restrooms
- Signage slot in on-site directory; signage at tenant's sole expense
- Lease Rate: $1,300/Month Gross
- Utilities:
  - Heat and electric are included in the rent
  - Tenant responsible for its internet and phone
- 1 Month free rent for lease terms starting at 12 months or greater

FOR LEASE | INDUSTRIAL/FLEX UNITS

18 PATRIOT WAY, SOMERSWORTH, NH 03878

BUILDING 2 | 3,200± SF UNITS





UNIT SPECIFICATIONS

- Concrete slab flooring
- Two (2) 12’ x 14’ overhead doors per unit
- Two (2) pedestrian doors per unit
- One (1) restroom per leased space
- One (1) small office per leased space
- Four (4) high bay LED lights per unit
- HVAC: • Modine heater
  • Mini split in office (per unit)
- Electricity: 100 amp/3-phase panel per unit
- 16’ - 25’ clear height
- Signage slot in on-site directory; signage at tenant’s sole expense
- Lease Rate: $15.00/SF MG
- Utilities: Tenant responsible for its heat and electricity usage to be billed back to tenant. Tenant directly responsible for its internet and phone.

FOR LEASE | INDUSTRIAL/FLEX UNITS

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BUILDING 3 |1,600± SF UNITS

CLICK HERE TO VIEW EXAMPLE SPACE



BUILDING 3



UNIT SPECIFICATIONS

- Concrete slab flooring
- One (1) 12’ x 14’ overhead door per unit
- One (1) pedestrian door per unit
- Two (2) high bay LED lights per unit
- One (1) restroom per leased space
- 200 amp/3-phase power per unit
- HVAC:
  - Units 304, 303, 302: Heat and A/C in warehouse via devoted system
  - Units 307 & 308: Heat in warehouse via modine heater
  - All units will have a mini split in office area
  - Heating costs included in rental rate; Landlord reserves the right to sub-meter
- 16’ - 25’ clear height
- Signage slot in on-site directory; signage at tenant’s sole expense
- Lease Rate: $15.00/Month MG
- Utilities:
  - Heat/gas usage is included in the lease rate
  - Tenant directly responsible for its electricity (sub-metered), phone and internet

NEW HAMPSHIRE
OPLC
Office of Professional Licensure and Certification

State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

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 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: Name & License #	Date	(Name and License # of Real Estate Brokerage Firm)	

_____consumer has declined to sign this form
(Licensees Initials)

To check on the license status of a real estate firm or licensee use the licensee look up at oplc.nh.gov

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 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 service 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.