GoodnowRealEstateServices

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR LEASE

1,487 RSF

SALEM NH

FIRST CLASS OFFICE



7 STILES ROAD

1st FLOOR

23 Stiles Road, Unit 214A, Salem, NH 03079 | (603)893-5000 | GoodnowMIT@gmail.com | GoodnowREServices.com

7 STILES ROAD 1st FLOOR

SIZE: **1,487 Rentable SF** on the first floor of the building
- An 11.37% Common Area Factor

ACCESS: Exit 2, Interstate 93 is 1/3 mile



GOODNOW REAL ESTATE SERVICES

LAND: In common **PARKING:** 3.5/1,000 SF

BUILDING: 3 Story Steel frame, metal deck, poured concrete with a brick façade, constructed in 1991

ROOF: Internally drained TPO roof circa 2013

UTILITIES: Municipal sewer and water, electric

SPRINKLER: Wet sprinkler system

TEL/DATA: Fiber, Comcast

RE TAXES: $2.00 SF (est.)

CAM: $3.50 SF (est.)

7 STILES ROAD

AVAILABLE SPACE

EXISTING OFFICE BUILDING

PELHAM ROAD

STILES ROAD

EXISTING 20' WIDE SEWER EASEMENT

EXISTING 20' WIDE DRAINAGE EASEMENT

EXISTING SEWER EASEMENTS TO BENEFIT SPM 106 LOTS 11916 & 11156 BOOK 4774 PAGE 387 BOOK 4774 PAGE 390

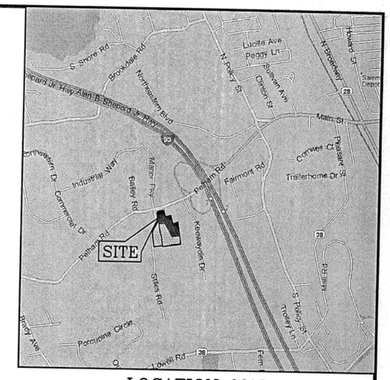
EXISTING SEWER EASEMENT TO BENEFIT SPM 106 LOT 11156

EXISTING ACCESS EASEMENTS TO BENEFIT SPM 106-LOT 11916 BOOK 4774-PAGE 387

EXISTING CROSS PARKING EASEMENT TO BENEFIT SPM 105 LOT 7804 BOOK 4774 PAGE 384

EXISTING MEDICAL OFFICE BUILDING

MAP 10
20



LOCATION MAP
(NOT TO SCALE)

NOTES:

1) ZONE: COMMERCIAL – INDUSTRIAL
   MIN. LOT SIZE: 0 Sq.Ft.
   MIN. LOT FRONTAGE: 0 Ft.
   SETBACKS:
   FRONT 30 Ft.
   SIDE 20 Ft.
   REAR 20 Ft.
   REFER TO THE TOWN OF SALEM, NH ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.

2) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.

3) ELEVATIONS SHOWN HEREON ARE ON NGVD29 DATUM. CURB ELEVATIONS SHOWN ARE AT THE "TOE" OF CURB. CURBS ARE 0.50'± HIGH.

PLAN REFERENCE:

1. "LOT CONSOLIDATION AND SUBDIVISION PLAN FOR GATEWAY DEVELOPMENT"; PREPARED BY: KIMBALL CHASE COMPANY, INC.; 51 MAIN STREET, SALEM NH; DATED: JULY 1988.
2. "SITE DEVELOPMENT PLAN" FOR GATEWAY OFFICE BUILDINGS, 1–7 STILES ROAD, ASSESSORS MAP 96 LOT 7846, PREPARED BY: KIMBALL CHASE COMPANY, INC.; DATED: JULY 1988.

DIG SAFE
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1–888–DIGSAFE
NY 1–800–962–7962
CT 1–800–922–4455

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

EXISTING CONDITIONS PLAN

SALEM PROPERTY MAP 96 – LOTS 7846
PROPERTY ADDRESS – 1–7 STILES ROAD

PREPARED FOR:
PARK PLACE REALTY TRUST
23 STILES ROAD
SALEM, NEW HAMPSHIRE

MHF Design Consultants, Inc.
44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893–0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

SCALE: 1"= 30' DATE: MARCH 5, 2009

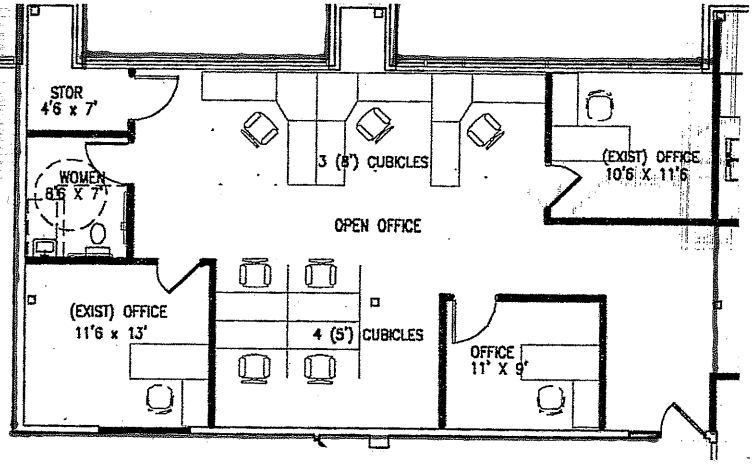
OWNER OF RECORD

SALEM PLANNING BOARD APPROVAL

ZONE: COMMERCIAL–INDUSTRIAL

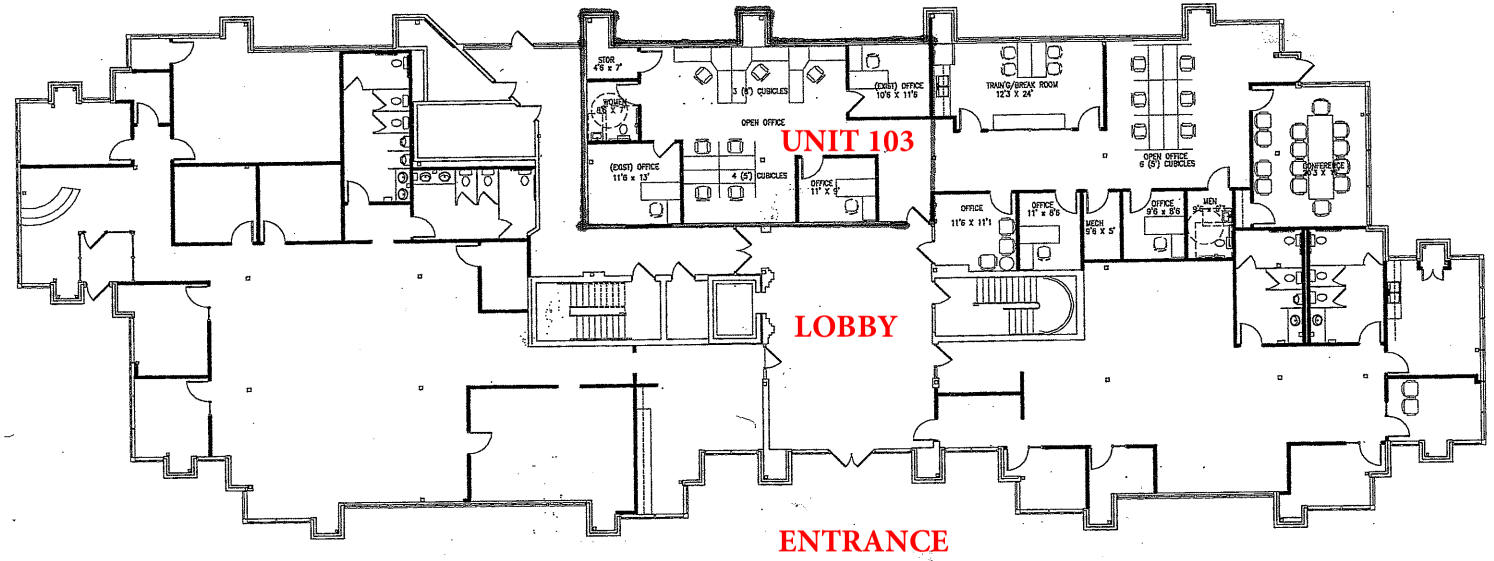
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	TJH/MSG	2477TWS.DWG	247708	2

F:\Projects\CAD\247708\2-77TWS.dwg Layout1 3/06/09 2:16pm tjh



UNIT 103

1,487 RSF



7 STILES ROAD 1ST FLOOR

ZONING: Commercial Industrial B

LEASE: $17.50 SF NNN if space demised into smaller increments, $16.00 SF NNN for entirety

COMMENTS:

- Aesthetic, corporate image, first floor of building
- Excellent access from Exit 2, Interstate 93

Please contact
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