GoodnowRealEstateServices

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR SALE

HAMPSTEAD NH

14,600 SF

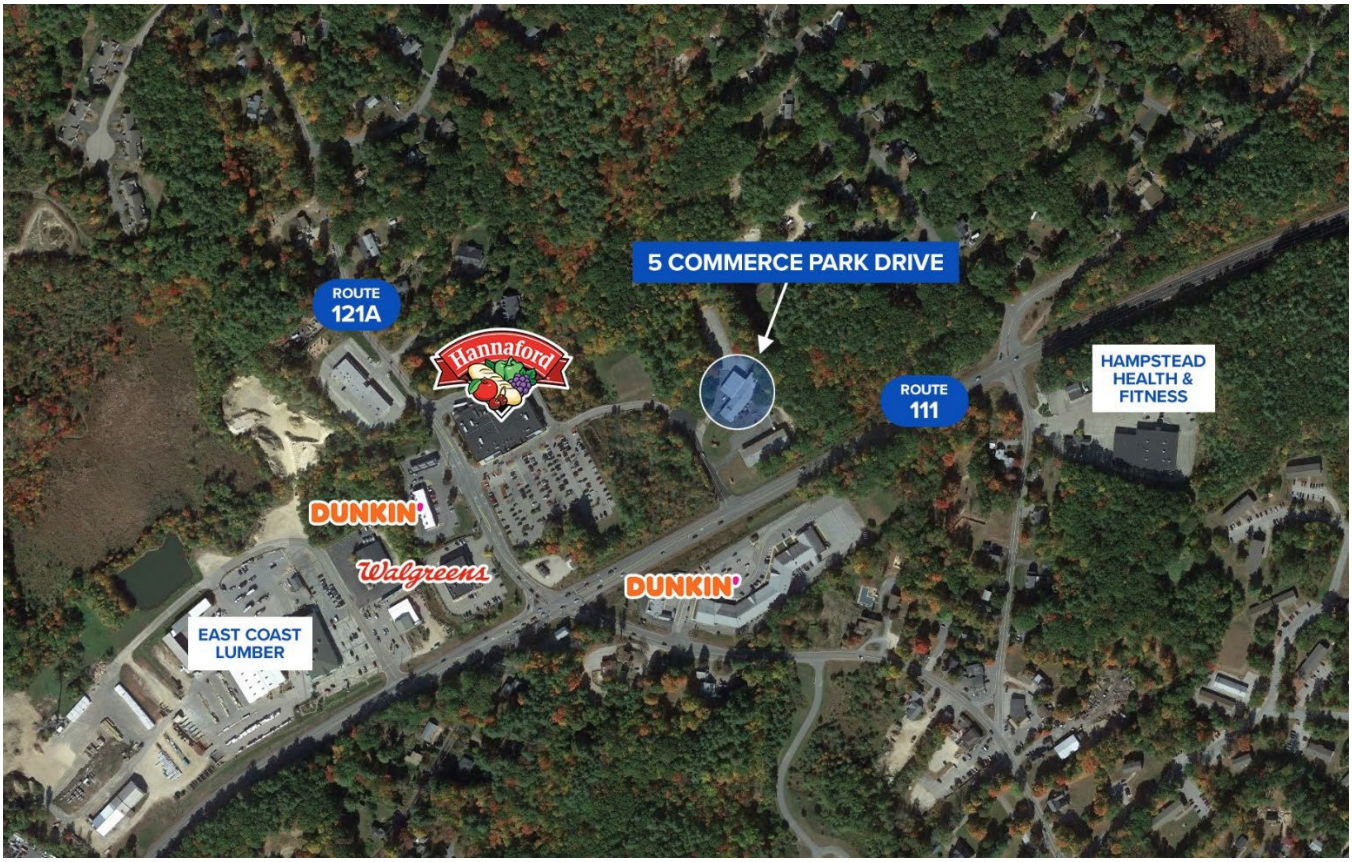
COMMERCIAL / INDUSTRIAL BUILDING

5 COMMERCE PARK DRIVE

(aka 7 Commerce Park Drive)

14,600 SF Free standing building on a 2 acre parcel

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



5 COMMERCE PARK DRIVE

(aka 7 Commerce Park Drive)

14,600 SF Building on 2 acres of Commercially zoned land near the intersection of Route 111 and Commerce Park Drive

ACCESS: Rt 111 & Commerce Park Drive, Hampstead NH

LAND: 2.00 acres **PARKING:** 45 spaces

FRONTAGE: 125' on Commerce Park Drive

BUILDING: Pre-engineered Butler building(s). The original structure was built in 1984 with subsequent additions between 1998 and 2004. Steel frame structure(s) with metal panel exterior.

ROOF: Externally drained, metal panel. The front portion (7,250 SF) of the building, per an experienced commercial roofing contractor, needs to be replaced at an estimated cost of approx. $75,000.

HEIGHT: 10-14', varying because of the roof pitch

GOODNOW REAL ESTATE SERVICES

NOTES:

1. OWNER OF RECORD FOR TAX LOTS 18-154 & 155: WBZ L.L.C. P.O.BOX 900 EAST HAMPSTEAD, NH 03826.
2. THIS PLAN SERVES TO SHOW A PROPOSED ADDITION TO THE EXISTING BUILDING ON TAX LOT 18-154. THE 4000 S.F. ADDITION IS TO HOUSE **PRINTING MACHINERY.**
3. THE NEW ADDITION WILL REQUIRE NO ADDITIONAL EMPLOYEES. TOTAL # OF EMPLOYEES WILL REMAIN THE SAME. THE TOTAL SEPTIC LOADING WILL REMAIN UNCHANGED. THE NUMBER OF PARKING REQUIRED FOR EMPLOYEES SHALL REMAIN UNCHANGED SINCE THE # OF EMPLOYEES SHALL REMAIN THE SAME.
4. MAP 18 LOT 154 TOTAL COVERAGE: 12,997 S.F./87,240 S.F.= 14.9 %.
5. MAP 18 LOT 155 TOTAL COVERAGE: 9,700 S.F./67,545 S.F.= 14.36 %.
6. TOTAL LOT COVERAGE ALLOWED IS 15%.
7. BUILDING HEIGHT NOT TO EXCEED 35'.
8. THIS SITE DOES NOT LIE IN A FLOOD PLAIN PER COMMUNITY PANEL #330211 0005A DATED: JUNE 16, 1993.
9. EMERGENCY EVACUATION PLAN: TRAVEL THE DRIVEWAY TO COMMERCE PARK DRIVE. TURN LEFT AND FOLLOW TO ROUTE 111. GO RIGHT OR LEFT.
10. REFERENCE PLAN: -- "TAX MAP 18 PARCELS 154 & 155 LOT LINE CHANGE PLAN OF LAND IN HAMPSTEAD, NH AS DRAWN FOR WBZ L.L.C." PREPARED BY THIS OFFICE AND DATED JANUARY 9, 2001.--"TAX MAP 18 LOTS 154 & 155 LOT LINE CHANGE PLAN OF LAND IN HAMPSTEAD, NH AS DRAWN FOR WBZ L.L.C." DATED APRIL 7, 2004, SCALE 1"=40' AND DRAWN BY THIS OFFICE.
11. THIS SITE LIES WITHIN THE COMMERCIAL ZONE C-1.
12. A VARIANCE WAS REQUESTED AND GRANTED TO ARTICLE III-4 SECTION 5C1 BY THE TOWN OF HAMPSTEAD ZONING BOARD OF ADJUSTMENT ON AUGUST 5, 2004. THE VARIANCE ALLOWS FOR A REDUCED NUMBER OF PARKING SPACES TO BE REQUIRED.
13. PARKING CALCULATIONS: 45 SPACES ARE PROVIDED. COMPACT SPACES MAY MAKE UP 30% OF TOTAL SPACES. 13 COMPACT PROVIDED=29%.

ABUTTERS LIST
MAP 18, LOTS 154 & 155
HAMPSTEAD, NH

MAP-LOT OWNER BOOK-PAGE

18-154 & 18-155 WBZ, LLC 3279-1464
P. O. Box 900
East Hampstead, NH 03826-0900

MAP-LOT ABUTTER

18-70 Warren C. & Adele G. Trested N/A
P. O. Box 169
East Hampstead, NH 03826

18-71 Michael M. & Joanne M. Curry N/A
16 Woodridge Road
East Hampstead, NH 03826

18-78 Peter A. & Elaine J. Sakash N/A
8 Woodridge Road
East Hampstead, NH 03826

18-79 MediaOne of New England, Inc. N/A
Tax Department
P. O. Box 173838
Denver, CO 80217-3838

18-43 Hampstead Investments, LLC 3448-1111
P. O. Box 3322
East Hampstead, NH 03826

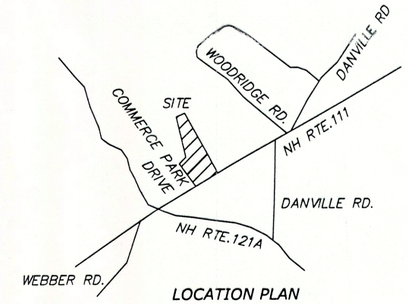
18-166 Roland P. Gosselin Et Al 3382-2023
732 River Road
Manchester, NH 03104

18-157 Sumner F. Kalman, Trustee N/A
Massapaug
50 Main Street
Kingston, NH 03848-3210

CONSULTANTS

James M. Lavelle Associates
Stage Road Junction
Hampstead, NH 03841

Steven E. Cummings
285 Pleasant Street
Concord, NH 03301



LOCATION PLAN
scale:1"=1000'

TAX MAP 18 LOT 154
SITE PLAN
OF LAND IN
HAMPSTEAD, NH
AS DRAWN FOR
WBZ L.L.C.

RECEIVED
SEP 9 2004
PLANNING BOARD
HAMPSTEAD, NH

SCALE: 1"=40' DATE: 4-7-2004

0' 40' 80' 120' 160'

LAVELLE ASSOCIATES

I hereby certify that the fieldwork done for the preparation of this plan had an error of closure no greater than 1 part in 10,000."

It is hereby certified that the lands developed on this map are owned by title of record and that consent to the approval of said map is given.
date: _____

I hereby certify that this map and survey has been made under my supervision. The date of the survey was: _____

I have carefully examined this map and find it conforms with the laws and requirements applicable thereto.
date: _____

This map is hereby approved by the Hampstead Planning Board at an official meeting held on and shall be filed on or before with the Rockingham County Registry of Deeds.
date: _____

APPROVED BY THE TOWN OF HAMPSTEAD PLANNING BOARD

CHAIRMAN: _____

DATE:

PREPARED BY
JAMES M. LAVELLE ASSOC.
STAGE RD. JNCT.
HAMPSTEAD, N.H.
1(603)329-6851

STATE OF NEW HAMPSHIRE
No. 489
JAMES M. LAVELLE
LICENSED LAND SURVEYOR
SIGNATURE

9-8-04	PER PLANNING BOARD MEETING
6-30-04	PER SFC LETTER DATED 6-14-04
DATE	REVISION

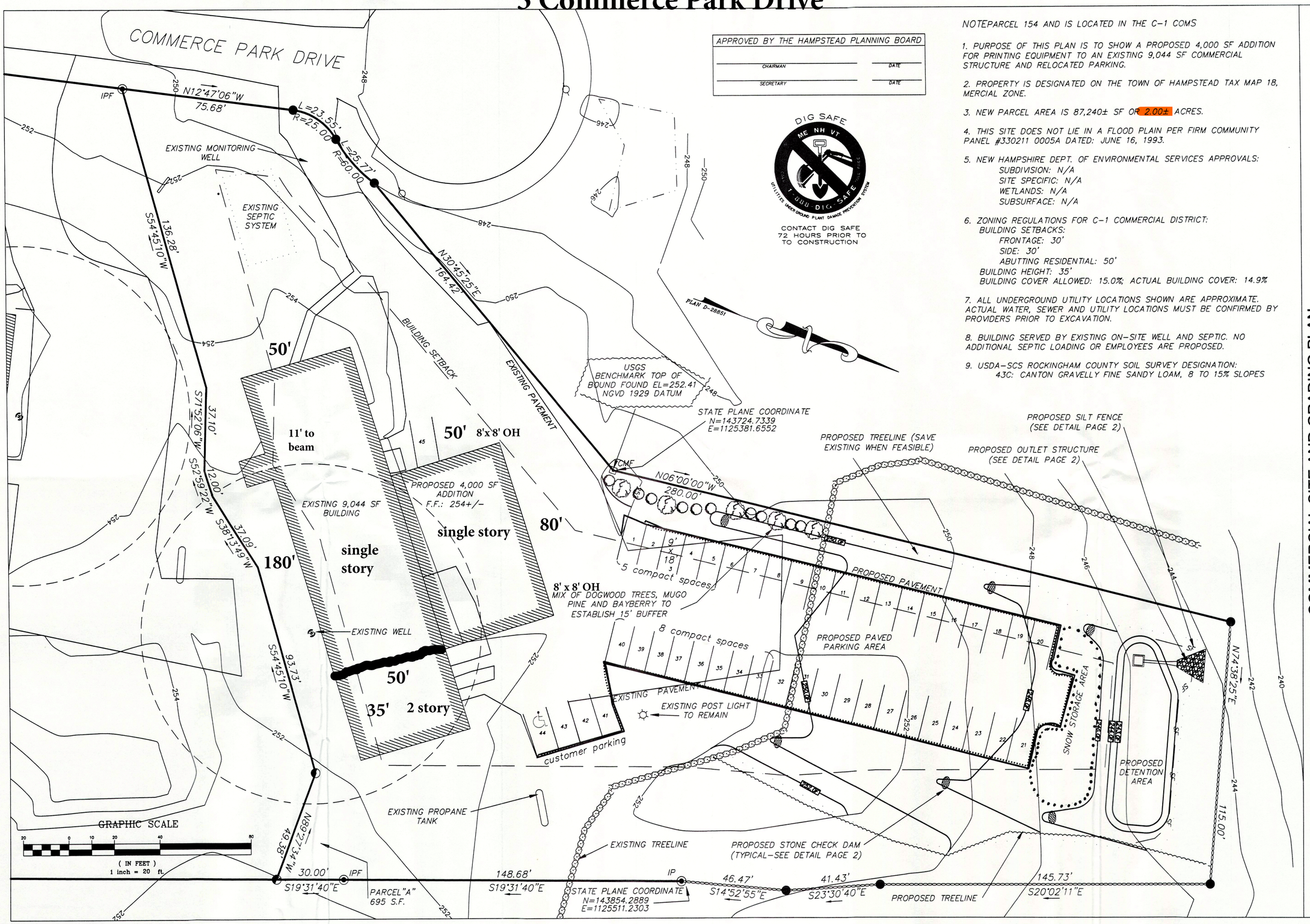
PROJ.#027-2004
SHEET 1 OF 4

Conference room

2nd level office

4,000 SF addition circa 2004

5 Commerce Park Drive



APPROVED BY THE HAMPSTEAD PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE

NOTEPARCEL 154 AND IS LOCATED IN THE C-1 COMS

1. PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 4,000 SF ADDITION FOR PRINTING EQUIPMENT TO AN EXISTING 9,044 SF COMMERCIAL STRUCTURE AND RELOCATED PARKING.

2. PROPERTY IS DESIGNATED ON THE TOWN OF HAMPSTEAD TAX MAP 18, MERCIAL ZONE.

3. NEW PARCEL AREA IS 87,240± SF OR 2.00± ACRES.

4. THIS SITE DOES NOT LIE IN A FLOOD PLAIN PER FIRM COMMUNITY PANEL #330211 0005A DATED: JUNE 16, 1993.

5. NEW HAMPSHIRE DEPT. OF ENVIRONMENTAL SERVICES APPROVALS:
   - SUBDIVISION: N/A
   - SITE SPECIFIC: N/A
   - WETLANDS: N/A
   - SUBSURFACE: N/A

6. ZONING REGULATIONS FOR C-1 COMMERCIAL DISTRICT:
   - BUILDING SETBACKS:
     - FRONTAGE: 30'
     - SIDE: 30'
     - ABUTTING RESIDENTIAL: 50'
   - BUILDING HEIGHT: 35'
   - BUILDING COVER ALLOWED: 15.0%; ACTUAL BUILDING COVER: 14.9%

7. ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL WATER, SEWER AND UTILITY LOCATIONS MUST BE CONFIRMED BY PROVIDERS PRIOR TO EXCAVATION.

8. BUILDING SERVED BY EXISTING ON-SITE WELL AND SEPTIC. NO ADDITIONAL SEPTIC LOADING OR EMPLOYEES ARE PROPOSED.

9. USDA-SCS ROCKINGHAM COUNTY SOIL SURVEY DESIGNATION:
   43C: CANTON GRAVELLY FINE SANDY LOAM, 8 TO 15% SLOPES

COMMERCIAL SITE AND GRADING PLAN

PREPARED BY:
STEVEN E. CUMMINGS, P.E.
CIVIL ENGINEERING
285 PLEASANT STREET
CONCORD, NH 03301
(603) 226-1291 FAX (603) 224-7050

PREPARED FOR:
WBZ L.L.C.
P.O. BOX 900
EAST HAMPSTEAD, NH 03826

PROJECT LOCATION:
TAX MAP 18 PARCEL 154
COMMERCE PARK DRIVE
HAMPSTEAD, NH

REVISIONS

#	DATE	DESCRIPTION	BY
2	9/8/2004	per plannning board	MBP
1	6/15/2004	SFC Comments	RSB
0	4/15/2004	Initial Release	RSB

DATE: April 14, 2004

SCALE: 1" = 20'

SHEET NO. 3 of 4

PROJ 027-2004

Main Entrance **North side of 4,000 SF addition**

Interior

HVAC Units **Electrical panel**

ELECTRICAL: Two services: **(1)** 1,000 Amps, 120/208V, 3 PH **(2)** 600 Amps, 277/480 Volt, 3 PH

Electrical use, in full production, was approx. $80,000/Yr for 2024 & 2025

LOADING: Two (2) 8’ x 8’ loading docks, one (1) load leveler

UTILITIES: Septic (320 GPD system w/1,000 gal holding tank), well & propane

HVAC: Electric/gas air conditioning & heat in entire building

Unit	Make	Model	Serial	Voltage	Condition (est.)
1	Allied	TGA060B2DH1Y	5607H22520	230 1 PH	Good
2	Goodman		0206508XXX	230 1 PH	Good
3	Heil, ICP	GPFM60L100F	G060721010	460 3 PH	Fair
4		PGB090210-3		208 3 PH	InOp
5	Rheem	RKKA-A085DL13E	2A6220ADAAF	460 3 PH	Good
6	Trane			460 3 PH	Good
7	ICP, LLC	PGE120L250A	G052020671	460 3 PH	Good
8	ICP, LLC	GPFM30K080E	G050640724	230 1 PH	Good
9	Heat Ctrlr	MSS-018A		230 1 PH	Fair

Propane gas has been approximately $15,000/Yr for 2024 & 2025

SPRINKLER:	None	**COMPRESSOR:**	In place w/distribution
TEL DATA:	Comcast- fiber internet, Consolidate-fiber telephone		
RE TAXES:	$23,470/Yr $1.61 SF	**ASSMT:**	$1,229,400
		M/L:	18/154
ZONING:	Commercial C-1		

ALLOWED USES: Variety of retail, service, automotive service and instructional uses allowed, variety of industrial uses allowed with zoning relief

PRICE: $1.625 M

COMMENTS: This asset enjoys many beneficial features including:

- Visible location near Route 111
- Commercially zoned
- Interstate access from Interstate 93 via Rt 111 & I 495 via Rt 121A/Rt 125
- There is an existing environmental monitoring well that was installed solely as a condition of a refinancing twenty years ago. There are no known environmental issues.
- Ample parking
- Large electrical service
- Fully Air Conditioned

The information provided herein is provided without warranty or representation of any kind. The information is provided subject to errors, omissions, change of price, withdrawal without notice and any other conditions imposed by our principals.

Please contact:

Christopher B. Goodnow
Goodnow RE Services
23 Stiles Road, Unit 214A, Salem NH
603-893-5000 PH
603-490-4366 Cell
GoodnowMIT@gmail.com
www.goodnowreservices.com

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

Inactive licensees *may not practice real estate brokerage.* *8/18/17*

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.