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Stard Road is a commercial development site consisting of 1.199+/- acres with a convenient corner location at the intersection of Chase Way & Stard Road just minutes from I-95, US Route One & the Massachusetts border. Located just off heavily traveled Route 107, this pre-approved site offers excellent accessibility, highly visible street pylon signage, ample on site parking (33 striped parking spaces) and excellent frontage along both Stard Road and Chase Way. Currently approved for either a 12,600 sf or two 6,300 sf industrial building units with two loading docks, the site can easily accommodate warehouse or office uses. This site offers a unique opportunity to lease or purchase a hard to find industrial lot in the vibrant Seabrook, New Hampshire area with all site work in progress.

Property Details

Property Address:	18 Stard Road—Seabrook, New Hampshire
Owner:	Warehouse Properties LLC
Building Size:	12,600 +/- sf (two 6,300 +/- sf building units also possible) with 20% office space provided. Building can also be split into up to four (4) individual units—approximately 3,150+/- sf each with additional City approvals. See listing broker for more details.
Acreage:	1.199+/- acres
Book/Page:	Rockingham County Registry of Deeds Book 3976, Page 1045
Map/Lot:	Map 4, Lot 17
Exterior:	Masonry block
Roof:	Membrane
Loading Docks:	Two (2) - 12 x 14 (with drive-in door on one side of building)
Utilities:	Public water & sewer and natural gas—all underground
Sprinkler:	Yes—wet system throughout
Ceiling Heights:	16'
HVAC:	Ceiling mounted heat units in warehouse; central HVAC in office area
Parking:	Ample on site parking (33 striped spaces—with ADA space(s) provided)
Frontage:	265' on Chase Way & 140' on Stard Road
Signage:	Street pylon & building façade
Zoning:	Zone 3 (Industrial) - See broker for copy of zoning ordinance. Permitted uses include manufacturing, professional offices, banks, recreation, wholesaling, warehousing & storage.

Lease Details

Build-to-Suit Lease Rate:	\$ 6.75/sf NNN—CAM charges to be determined
Lease Term:	Five (5) to Ten (10) years preferred
Occupancy:	Four (4) months from lease signing

Sale Details

Sale Price:	\$375,000 for Land with approvals. Constructed Building/Individual Condo sale options also available. Sale price to be determined. See listing broker for more details.
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