



# GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

**FOR SALE or LEASE**

**DERRY NH**

**LIGHT INDUSTRIAL / SERVICE BUILDING  
AVAILABLE FOR AN OWNER/USER or  
TENANTS from 600-12,278 SF on the 2nd Floor**



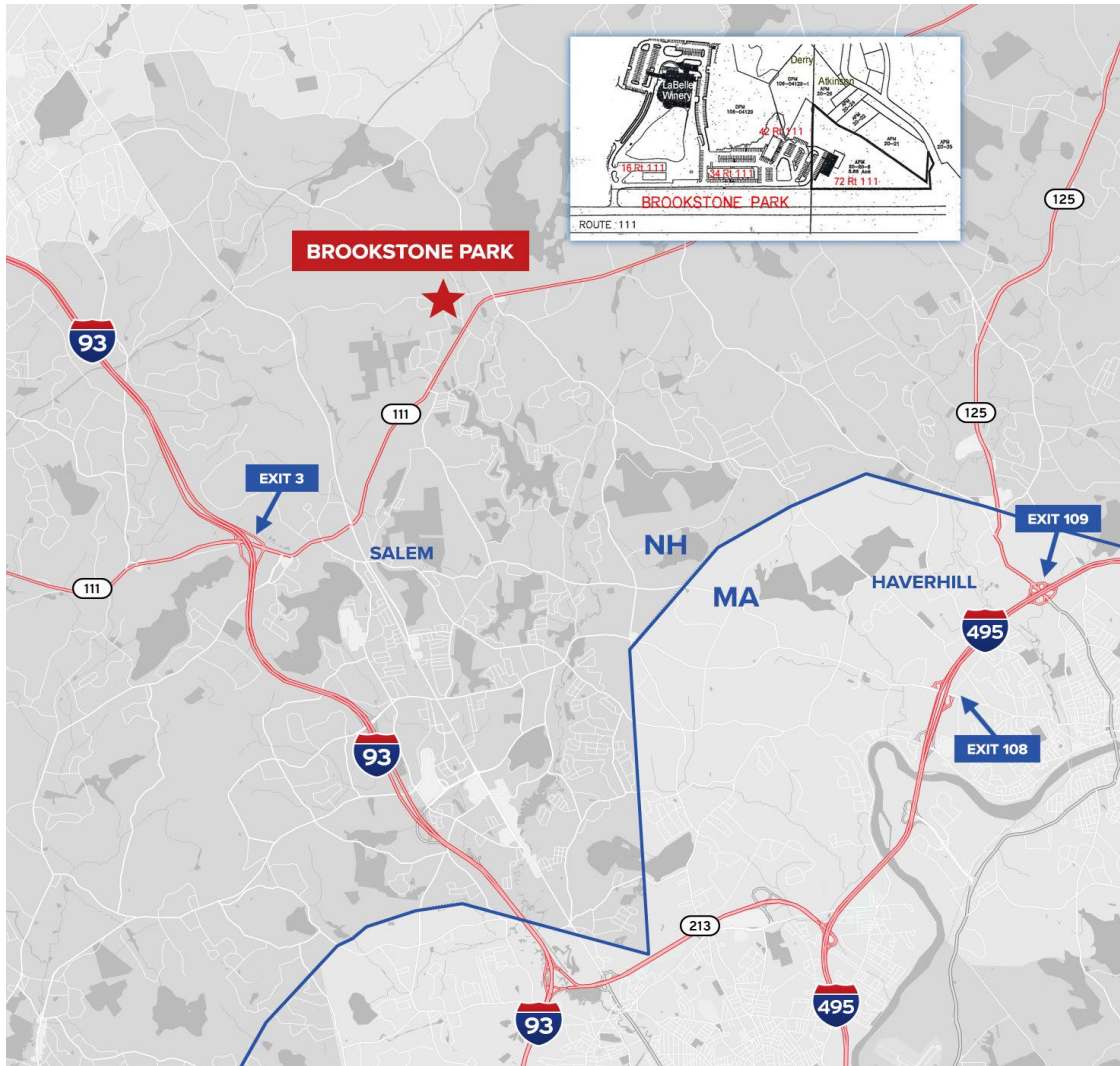
**34 ROUTE 111 DERRY NH**



## 34 ROUTE 111 DERRY NH

**SIZE:** 24,000 SF (approx.) on two floors. The building is a two story building that can accommodate a wide variety of tenants. The building was approved and constructed as a 24,000 SF building in 2001.

**ACCESS:** Exit 3, Interstate 93 is 5 miles accessed via Route 111





## PLANS OF REFERENCE

1. GRADING & SEPTIC DESIGN PLAN  
PREPARED FOR POWER BUILDERS  
PREPARED BY SFC ENGINEERING PARTNERSHIP, INC.  
DATED: 9/3/1998  
CA1999020348 OPERATIONAL DATE: 11/10/1999
2. SITE PLANS OF COMMERCIAL DEVELOPMENT IN DERRY, NEW HAMPSHIRE  
PREPARED FOR JERIC REALTY TRUST  
PREPARED BY GREASAK ENGINEERING, INC.  
DATED: JULY 1983, LAST REVISED 9/17/1993  
CA200837 OPERATIONAL DATE: 10/20/1993

## NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF DERRY PROPERTY MAP 106 LOT 04129 CONSISTING OF 7.63 AC.
2. THE OWNER OF RECORD: JERIC REALTY LLC  
DEED REFERENCE BOOK 4279 PAGE 540, ROCKINGHAM COUNTY REGISTRY OF DEEDS
3. THE SUBDIVISION OF DERRY PROPERTY MAP 106 LOT 04129 CONSISTS:
  - a. LOT 04-129-004 CONSISTING OF 1.40 AC (61,054 SQ.FT.)
  - b. LOT 04-129-005 CONSISTING OF 2.82 AC (122,894 SQ.FT.)
  - c. LOT 04-129-006 CONSISTING OF 3.40 AC (148,236 SQ. FT.)
4. THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO EASEMENTS AND COVENANTS FOR BROOKSTONE OFFICE PARK, TO BE RECORDED AT THE REGISTRY OF DEEDS.
5. SEE MHDES SUBDIVISION APPROVAL ESA2020102801 DATED OCTOBER 28, 2020 FOR LOTS 004, 005, 006.

## LEGEND

EDGE OF PAVEMENT	---	WELL	⊙
CURBING	---	CATCH BASIN	⊙
STONE WALL	---	MANHOLE	⊙
EXISTING PROPERTY LINE	---	DRAIN MANHOLE	⊙
PROPOSED PROPERTY LINE	---	PROPANE TANK	⊙
IRON PIPE	⊙	SIGN	⊙
DRILL HOLE	⊙	ACCESSIBLE PARKING	⊙
BOUND	⊙	FIRE HYDRANT	⊙
RAIL ROAD SPIKE	⊙	FIRE SPRINKLER CONNECTION	⊙
ACCESS EASEMENT LINE	---	GAS VALVE	⊙
WELL PROTECTIVE EASEMENT LINE	---	VENT	⊙
WETLAND SETBACK LINE	---	DERRY PROPERTY MAP	⊙
UTILITY POLE	⊙	ATKINSON PROPERTY MAP	⊙
GUY WIRE	---		
LIGHT	⊙		
HYDRIC SOILS BOUNDARY	---		
SWAMP/WETLANDS	---		
WOVEN WIRE FENCE	---		

\*ALL TIES ARE FROM MONUMENTS TO ACTUAL CORNERS

TIE	BEARING	DISTANCE	MONUMENT
1	N 39°07'17" W	0.63'	1" IRON PIPE
2	N 55°48'47" W	0.61'	1" IRON PIPE
3	N 60°40'14" W	0.54'	RRSPK
4	N 66°40'31" W	0.59'	GRAN. BND
5	S 67°02'31" W	0.51'	GRAN. BND
6	S 61°04'17" W	0.37'	RRSPK
7	S 76°43'19" W	0.31'	RRSPK
8	S 62°22'59" W	0.16'	RRSPK
9	N 121°8'04" W	0.21'	1" IRON PIPE

LOT CALCULATIONS				
PROPOSED LOT NUMBERS	04-129-004	04-129-005	04-129-006	
BUILDING NUMBERS	2	3	4	
STREET ADDRESS	#16	#34	#42	
BUILDING FLOOR AREA (sf)	10,000	24,000	12,500	
SEWAGE EFFLUENT AREA (BASED ON ENV-WQ 1008.08)	1050	1200	1825	
REQUIRED LOT SIZE (sf)	58,560	93,560	65,060	
FRONTAGE (125' REQUIRED)	431.73'	376.09'	224.70'	
NEW LOT AREA (sf)	61,034	122,908	148,236	
PARKING REQUIRED	40	96	50	
PARKING PROVIDED	49	119	81	
GREEN SPACE (LDCR 170-64.A.3)	43%	33%	52%	

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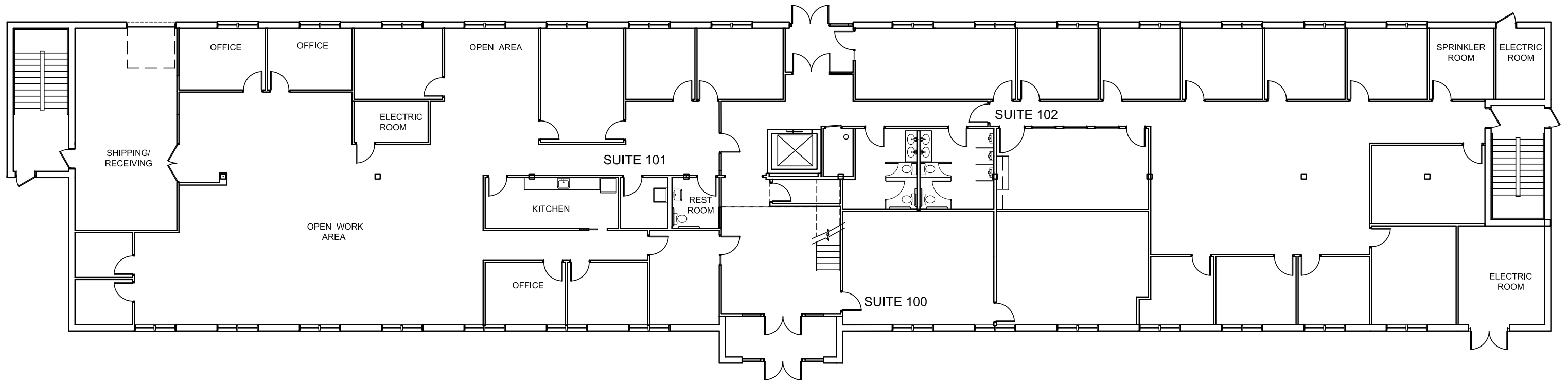
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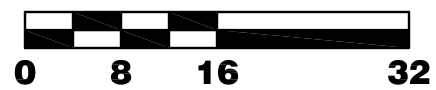




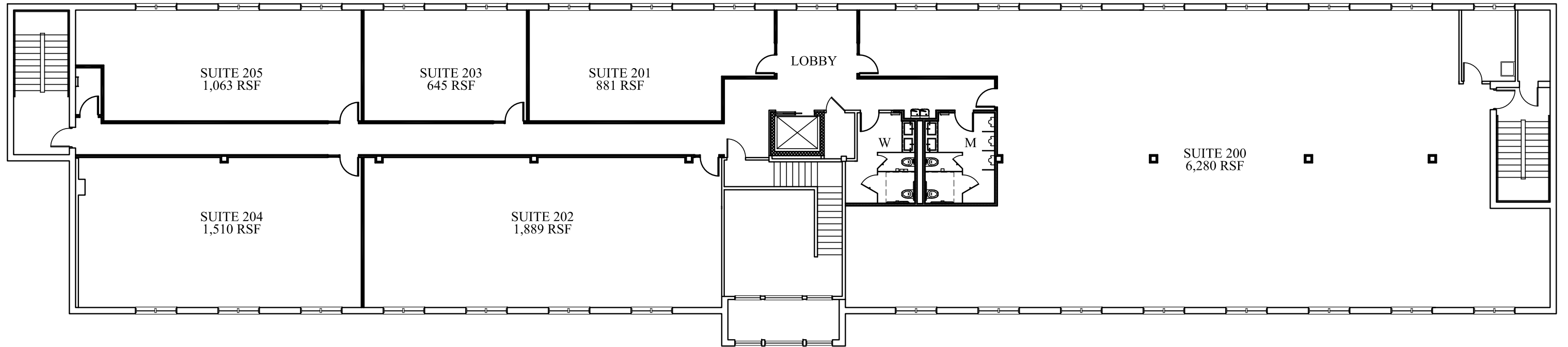
# 34 RT. 111

DERRY, NEW HAMPSHIRE

## FIRST FLOOR PLAN



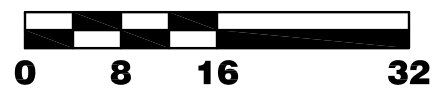
JUNE 24, 2023



# 34 RT. 111

DERRY, NEW HAMPSHIRE

## SECOND FLOOR PLAN



APRIL 18, 2025

**LAND:** 2.8 acres

**PARKING:** 119 spaces

**BUILDING:** The structure:

- Masonry bearing construction with steel beams, two stories w/elevator
- Steel joist, metal deck, poured concrete floors, columns 24' on center at mid point of floor (25')
- 50' wide x 240' long footprint
- Internally drained, mechanically fastened, .045 EPDM membrane roof, original to the building, internal roof hatch



Rear of facility



8' x 8' dock door, 24' height



Electric Service



Fire Panel



RTU's

**ELECTRICAL:** 1,200 Amps, 277/480 volt, three phase

**INTERNET:** Comcast

**CEILING HGHT:** 1<sup>st</sup> Floor: 9'10" +/- to joist, 11" 8" (approx.) to deck at exterior walls  
2nd Floor: 10'8" +/- to joist, 12" 6" (approx.) to deck at exterior walls  
Lobby is 20' to suspended ceiling

**UTILITIES:** There is an onsite public water supply (a well) and an onsite septic tank with an easement (onto 42 Rte 111) for the leach bed.

**HVAC:** Propane fired heat (One (1), 1,000 gal. tank), Eight (8) eight ton roof mounted Units, four units serving each floor

**ELEVATOR:** Two stop, 2,100 lb capacity hydraulic elevator, cabin is 4'3" x 5'9", inspected

**SPRINKLER:** Wet, ordinary hazard, group 2. 34, 42 and 72 Route 111 are serviced by a shared system that has a 8,000 gallon cistern with a vertical turbine fire pump rated for 500 gpm at 75 PSI in a pump house at the rear of 34 & 42 Route 111.

**M/L:** 4/129/5

**ASSESSMENT:** \$2,537,000



# **2025 Estimated Annual Operating Expenses**

*based on Single Tenant*

**34 Rte. 111, Derry, NH 03038 (Vacant)**

**Total Building Square Feet      24,000**

<b>Charge</b>	<b>\$ psf</b>	<b>Annual</b>	<b>Monthly</b>	
Capital Reserve	\$ 0.23	\$ 5,520.00	\$ 460.00	
Management Fee	0.45	10,800.00	900.00	
Administrative Payroll	0.13	3,120.00	260.00	
Taxes	1.96	47,040.00	3,920.00	
Insurance	0.25	6,000.00	500.00	
Electric	0.01	240.00	20.00	Parking lot only, tenant pays usage - UTILR
Gas/Propane	-	-	-	Tenant pays usage - UTILR
Water	-	-	-	Well water
Grounds Maintenance	0.80	19,200.00	1,600.00	
Repair & Maintain Building	0.67	16,080.00	1,340.00	
Trash	-	-	-	
Common Area Cleaning	0.50	12,000.00	-	
Lavatory Supplies	-	-	-	
<b>Total CAM:</b>	<b>\$ 5.00</b>	<b>\$ 120,000</b>	<b>\$ 10,000.00</b>	

**ZONING:** General Commercial

**RE TAXES (2023):** \$ 52,465

**PERMITTED USES:** A wide variety of commercial, industrial and personal service uses are allowed including: office, schools, daycare, light industry, manufacturing, medical office, retail and restaurants, subject to Town of Derry approval.

**PRICE:** \$3.55 M \$148 SF \$12.50 SF NNN

**COMMENTS:** This offering enjoys many beneficial features including:

- Modern construction (2001)
- Good access from Exit 3, Interstate 93
- Located in a high household income demographic area
- An abutter has a ROFR on this asset
- Favorable Seller 1<sup>st</sup> mortgage financing possible
- There are cross easements with abutting properties for access, well radius, fire service and water services. There is an association access agreement benefitting the four buildings (16, 34, 42 & 72 Rte 111)

**Please contact**

Christopher B. Goodnow

Goodnow RE Services

23 Stiles Road, Unit 214A, Salem NH 603-893-5000 Main 603-490-4366 Cell

GoodnowMIT@gmail.com

GoodnowREServices.com

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.

GOODNOW REAL ESTATE SERVICES





**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)



## *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.