

CONFIDENTIAL OFFERING MEMORANDUM

31,662 SF Light Industrial Building

19 Archertown, Orford, NH



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19 Archertown Rd



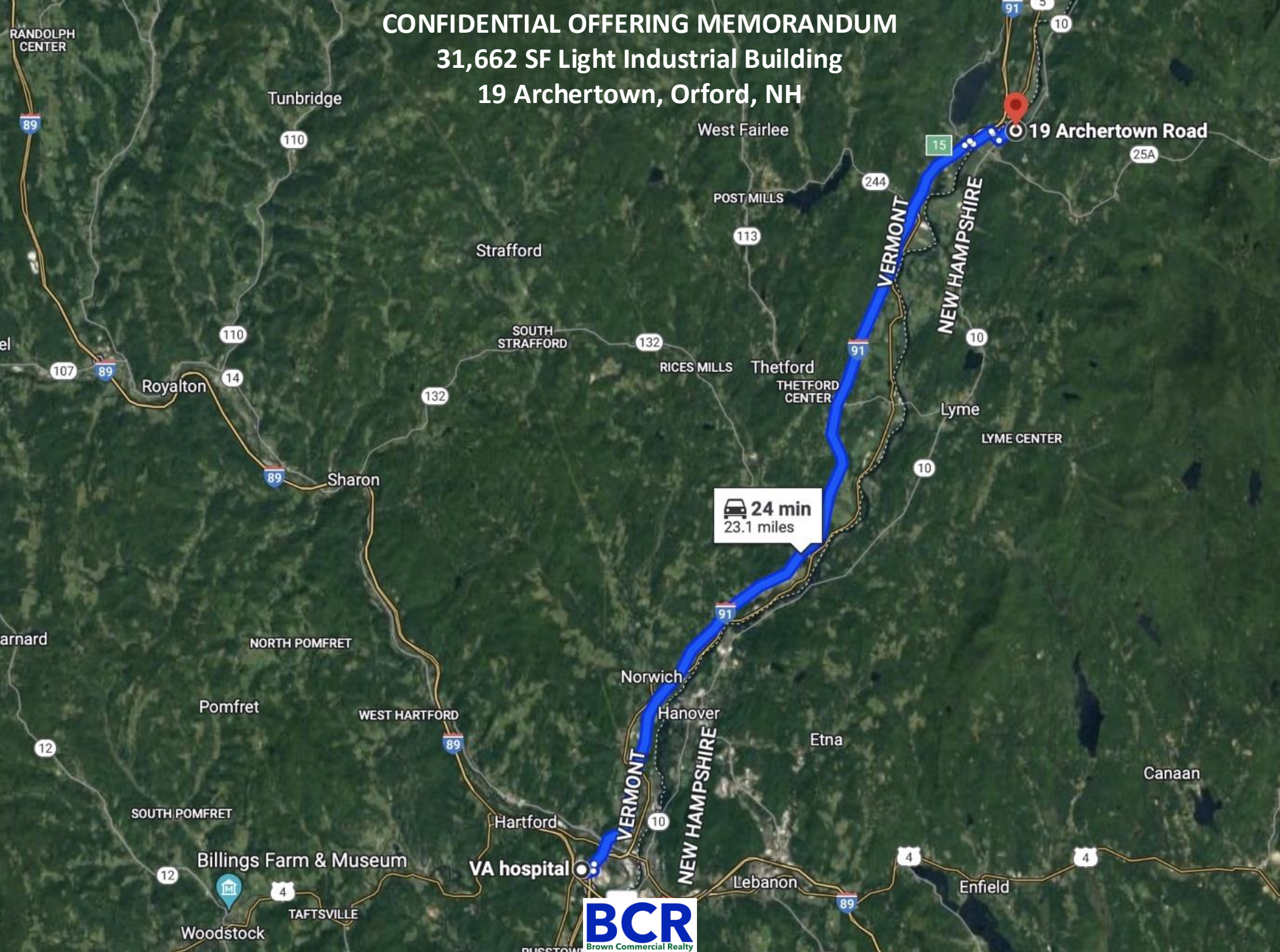
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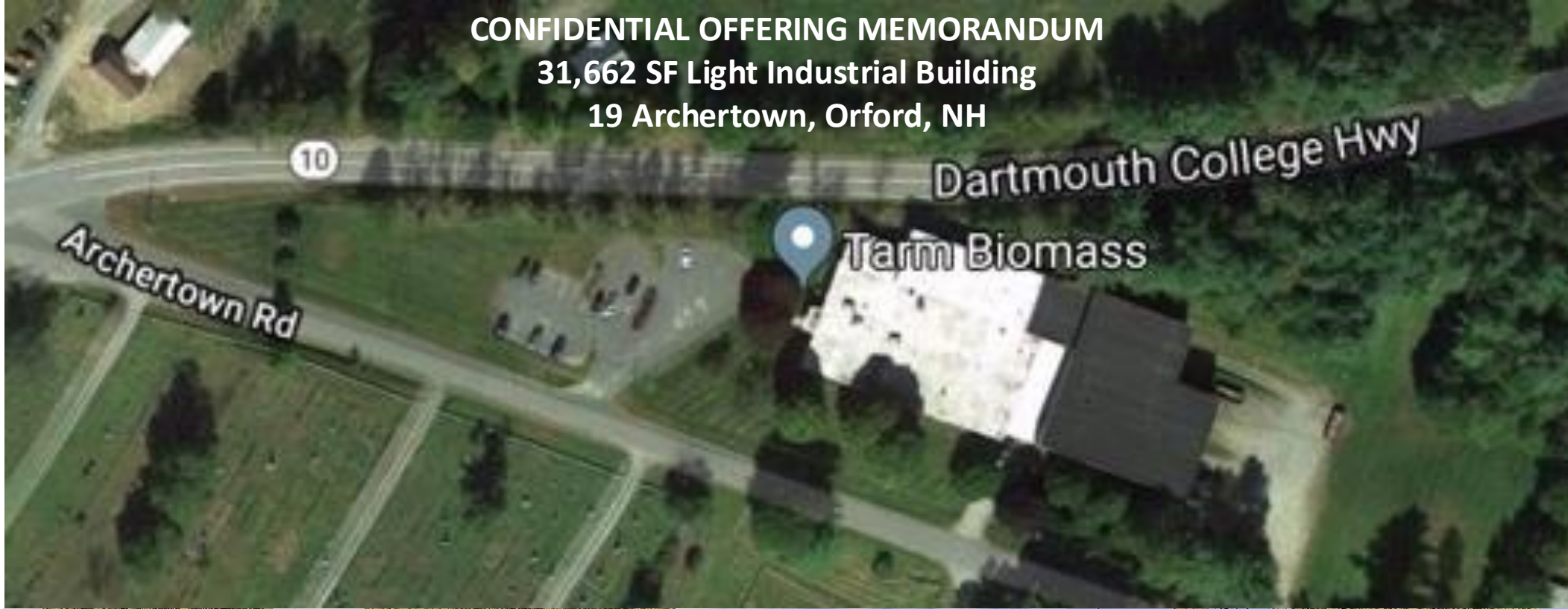
19 Archertown Road, Orford, NH



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Note: Ramp removed since this photo was taken.
Now straight loading dock



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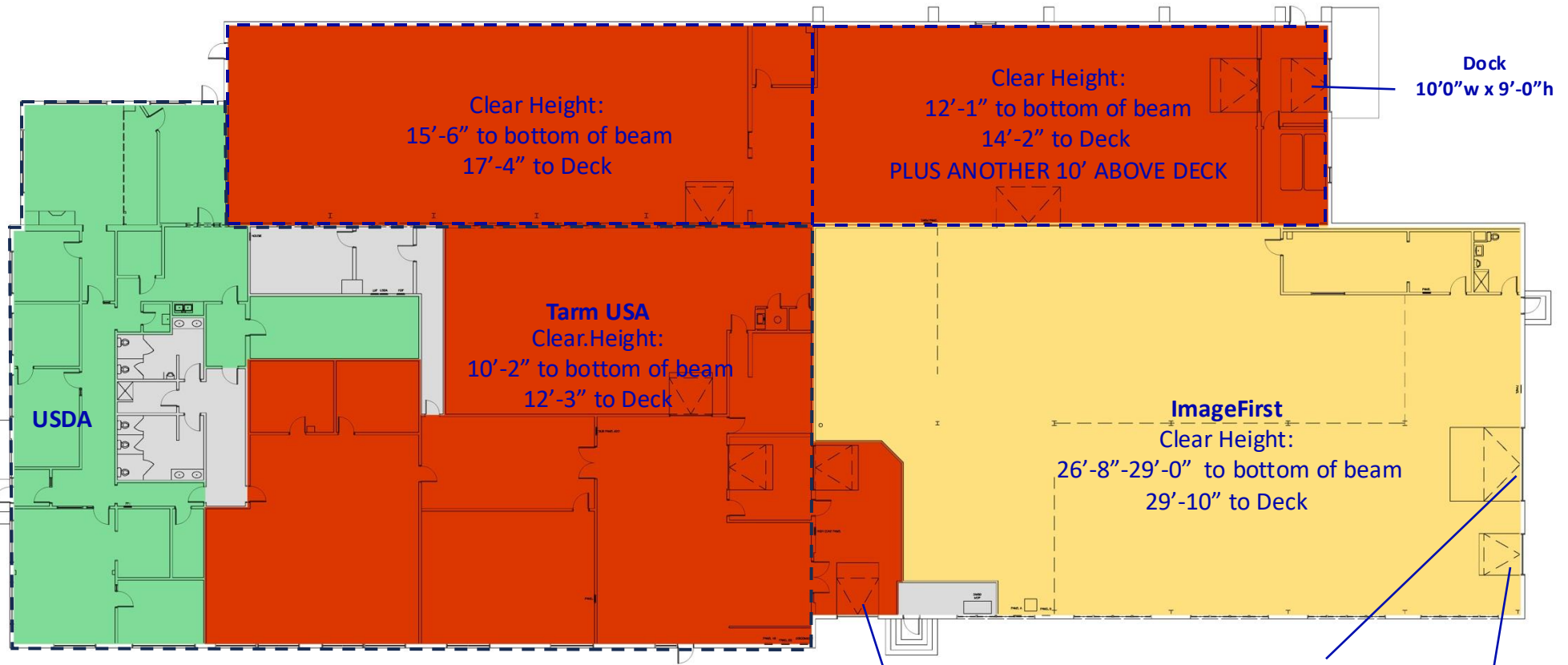


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Clear Heights and Loading Bay Dimensions



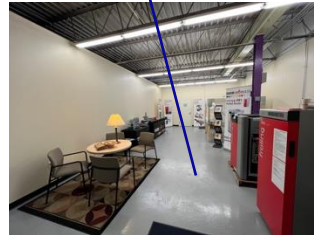
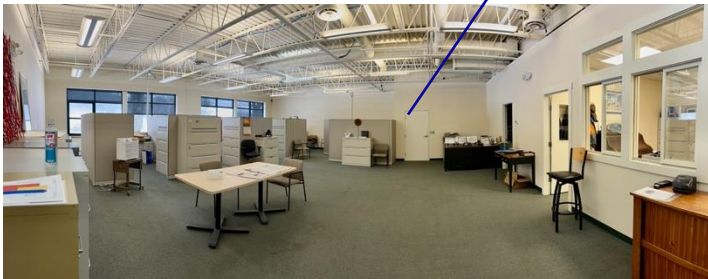
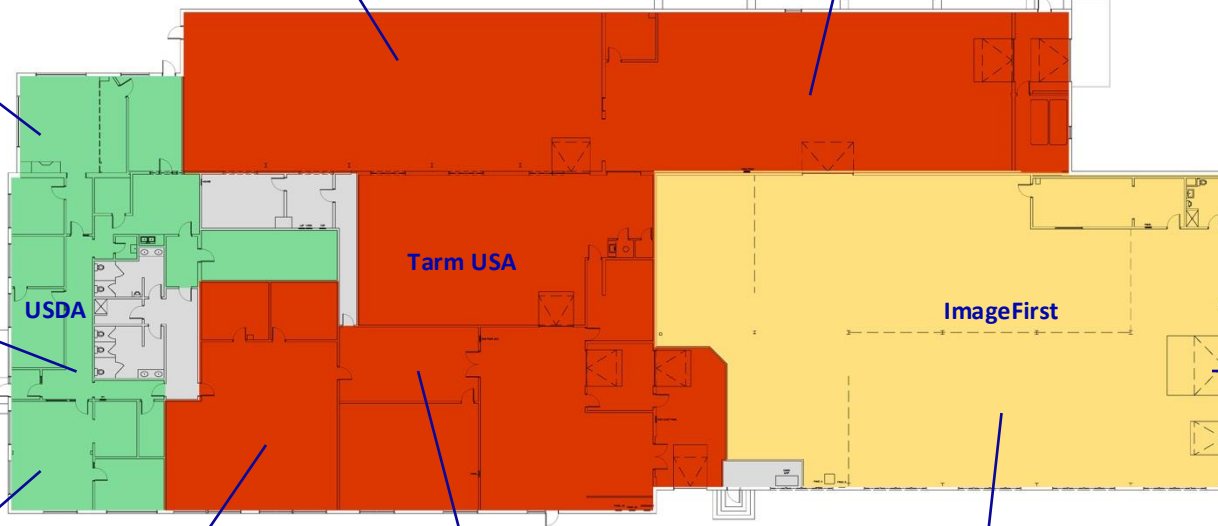
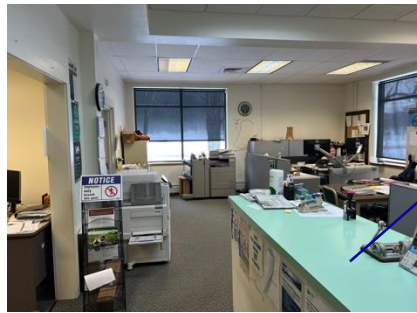
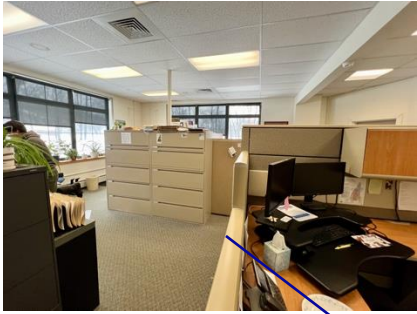
1 EXISTING FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"



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FACTS & FEATURES

Lot Size: 4.5 acres

Total Square Feet: 31,662 SF

Year Built/History: 1965 – 1993. Original 12,462 SF building was built in 1965, then 4,500 SF was added in 1972, another 4,500 SF was added in 1978, and the 10,200 SF High Bay addition was completed in 1993.

Recent Improvements: 2022; Added a new power service to break out high cube electric service; **2021:** Purchased 36' scissor lift (2nd hand in good condition) for building maintenance. This lift will stay with the building; **2020:** office space, restroom, and kitchen were built out in High cube area; **2019:** resurfaced, sealed and repaired the paved parking in front of the building; **2017** updated heating system to include a new pellet boiler heating system and new redundant LP boiler. 9,000 square foot warehouse space received new forced air heating units. Upgraded exterior lighting and converted all to LED.

Tenants (with SF/ lease): USDA (3,142 SF), ImageFirst (9,800 SF), AVAILABLE (18,720 SF).

HVAC: Viessmann Vitocrossal CM-2-186 LP Boiler 663K Btu/hr. input, installed 2016. Hardly used, maybe 2000 gallons of propane through it. Fröling P4 100 pellet boiler, 350,000 Btu/hr. x 2, installed 2016. These boilers are the main source of heat for everything except the high cube area. The above propane boiler is redundant to the pellet boilers. These two boilers are practically redundant to each other- almost never run at the same time.. Trane 90,000 Btu/hr. (7.5 ton) RTU- LP Forced air furnace/air conditioning x 3 units for office spaces. Installed +/-2002. ARC Mechanical has said these units are well built and will last a long time. The above RTUs are redundant to the above boiler system. The heating system was originally set to be led by the forced air with the boilers coming on as a second stage if needed. When we installed the new boilers, we disabled the two-stage system and the boilers take care of everything. If the RTUs are wanted (they haven't been), they can be turned on manually. The RTUs serve only the now-used office space. The RTU in the Tarm space is larger than is needed by at least 30% and could be extended. Reznor oil furnace x 4 for the high cube. One of these has been permanently disabled, therefore effectively x3. original +/-1993. My recollection is that they make 250,000 Btu/hr. each, but Thomson has installed 1.25 gallon/hr. nozzles, which indicates input is 175,000 Btu/hr and the output is likely 80% of that/140,000/Btu/hr each.

Power: West side/front of building has 3 phase, 400-amp service. East side/rear/high bay has 3 phase cabinet with 6 sockets, each with 200 amps.

Life Safety/Security: Not Sprinklered (Well Water)

Roof: Saranofil Vinyl installed 2005 on western side/non-high cube area; EPDM rubber installed 1993 on east side/High Cube area

Parking: 27 paved spaces in front/west side of building (expandable), 7 gravel spaces on south side (not-expandable), and 12 rear gravel spaces away from loading docks/turning radius' (expandable) Total site is 4.5 acres

Clear Height: 10'-2" to bottom of beam (in oldest section); 12'-1" to bottom of beam in NE addition; 15'-6" to bottom of beam in NW addition; 29' to bottom of beam (in SE high bay addition)

Loading Docks/Doors: Tarm Space: (1) 7'-8" W x 10'-0" H dock on south facade; (1) 10' W x 9' H dock on east facade
ImageFirst Space: (1) 7'-7" W x 7'-11" H dock on east facade; (1) 13'-5" W x 13'-10" H dock on east facade



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PRICE: \$2,215,000

Value Parameters & Support

Price/SF:

\$2,215,000 divided by 31,662 SF = \$70/SF

This compares to cost to build new of >+/- \$250/SF

In place Rents = \$126,407 with +/-18,720 SF available for occupancy

Current Tax and Operating Expenses = \$113,510

Sources: Information in this brochure is privileged and confidential and is for the sole use of the direct registered recipient. Information in this brochure is not for distribution of any kind. Information provided in this brochure has been obtained from sources believed reliable, including the property owner, the Town of Orford, and other local sources. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the reader's responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property or the market. This property was built between 1965 and 1993. All prospective buyers should independently confirm all market, financial, environmental, and engineering matters.





NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2701

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 actually 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:

Licensee

Date

(Name 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 go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

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 both 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 services 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.