

**FOR SALE**  
**PREMIERE PROPERTIES, INC.**



**25 Henniker St**  
**Concord, NH**

**Multi-Tenant Industrial**

**25 Henniker Street  
Concord, NH**

<b>Directions:</b>	Rt 106 to Chenell Drive, left on Henniker St. The site is East of Concord Airport.
<b>Land Area:</b>	3.3+/- acres.
<b>Zoning:</b>	Industrial
<b>Building:</b>	27,678 +/- sq. ft. Total
<b>Layout:</b>	24,000 sf footprint 3,678 sf mezzanine 1,840 sf 1 <sup>st</sup> floor office
<b>Utilities:</b>	Municipal Water & Sewer, Natural Gas, Electric
<b>Paved Parking:</b>	56 +/- spaces
<b>Constructed:</b>	2007
<b>Construction:</b>	Steel and Masonry
<b>Foundation:</b>	Slab
<b>Ceiling Hight:</b>	27 feet
<b>Electric:</b>	800 amps – 400 v/208
<b>Heat:</b>	FHA offices, Radiant Heat in warehouse areas.

**Sprinkler:** Wet system

**Alarms:** Smoke, Fire, and Security

**Docks:** 5 Docks with Levelers

**Overhead Doors:** 5 14' Doors  
1 10' Door

**DEED:** BK 3671 / PG 0575

**PRICE:** \$2,500,000.00

**25 Henniker Street  
Concord, NH  
Lease Summary**

Tenant: Penske      Sq. Ft. 9992 sf

Base Rent 2026      \$78,167.76 NNN

Renewal              3% per year

1-1-27      \$80,512.79 NNN

1-1-28      \$82,928.17 NNN

1-1-29      \$85,416.02 NNN

1-1-30      \$87,978.50 NNN

1-1-31      \$90,617.85 NNN

Tenant has renewal option.

Tenant: Polar      Sq. Ft. 9604 sf

    Beverage

Base Rent 2026      \$85,763.72 NNN

Renewal              3% per year

11-1-26      \$82,400 NNN

11-1-27      \$84,872 NNN

11-1-28      \$87,418 NNN

11-1-29      \$90,040 NNN

11-1-30      \$92,742 NNN

Tenant has renewal option.

Tenant: Steven Jiang                      Sq. Ft. 4260 sf

Base Rent:                      \$31,950.00 NNN

Lease ends:                      10-31-26

Tenant: Commercial Driving School, LLC

Base Rent 4-1-26 – 3-31-27    \$17,700 Gross

4-1-27 - 3-31-28    \$18,231 Gross

4-1-28 - 3-31-29    \$18,777 Gross

Tenant has renewal option.

**PREMIERE PROPERTIES, INC.**

**255 SO. MAIN ST.**

**CONCORD, NH 03301**

**603-224-3373**

[WWW.PPI-NH.COM](http://WWW.PPI-NH.COM)

[INFO@PPI-NH.COM](mailto:INFO@PPI-NH.COM)

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**Henniker Street Property  
2023 & 2024 & 2025 YTD Rental Income and Expenses  
2026 Projected**

	2023 Actual	2024 Actual	2025 Actual
<b>Rental Income</b>			
Rental	167,383.00	175,376.00	181,170.00
Add'l Rent (CAM)	69,060.00	80,578.00	113,321.54
Electric	26,397.00	18,429.00	19,079.51
<b>Total Rental Income</b>	<b>262,840.00</b>	<b>274,383.00</b>	<b>313,571.05</b>
<b>Operating Expenses</b>			
Electric***	28,956.00	20,415.00	20,819.00
Water/Sewer	3,133.00	5,263.00	6,366.00
Heating Fuel	18,019.00	14,949.00	17,495.00
Property Taxes	57,427.00	60,238.00	62,370.00
Landscaping/Plowing	23,372.00	16,792.00	25,047.00
Comcast	1,744.00	2,333.00	2,846.00
Annual Inspections	275.00	275.00	275.00
*Misc Maintenance	11,081.00	7,041.00	14,734.58
Insurance	3,960.00	3,960.00	4,158.00
<b>Total Operating Expenses</b>	<b>147,967.00</b>	<b>131,266.00</b>	<b>154,110.58</b>
<b>Net Operating Income</b>	<b>114,873.00</b>	<b>143,117.00</b>	<b>159,460.47</b>

\*\*\*88% of Electric is billed separately to tenants.

\*\*\*\*2025 (July) Installed new HVAC split system. \$27,468.78

2026 Projected

**2023**

		Rent	CAM	Electric
	Polar	62,426.04	26,802.20	
182,280.08	Commercial Driving School	12,180.78	-	-
116,755.72	Steven Jiang	31,098.00	11,952.55	
21,683.10	Kris-Way/Penske	61,677.96	30,305.20	
<b>320,718.90</b>		<u>167,382.78</u>	<u>69,059.95</u>	<u>26,397.43</u>

**2024**

		Rent	CAM	Electric
23,658.60				
6,366.00	Polar	62,826.20	30,039.00	
22,568.00	Commercial Driving School	19,632.00	-	-
66,560.00	Steven Jiang	31,240.00	13,477.92	
25,047.00	Penske	61,677.96	37,061.04	
2,846.00		<u>175,376.16</u>	<u>80,577.96</u>	<u>18,428.73</u>
275.00				
10,952.00				
4,158.00				

**2025**

		Rent	**CAM	Electric
162,430.60	Polar	64,827.00	47,003.39	
	Commercial Driving School	20,217.00	-	-
158,288.30	Steven Jiang	31,950.00	20,434.76	
	Penske	64,176.00	45,883.39	
		<u>181,170.00</u>	<u>113,321.54</u>	<u>19,079.51</u>

\*\*CAM includes add'l monies owed from 2024 after comparing actuals to pro

**2026 Projected**

		Rent	**CAM	Electric
	Polar	67,628.32	44,856.27	
	Commercial Driving School	18,366.00	-	-
	Steven Jiang	32,109.76	18,401.86	
	Penske	64,176.00	53,497.59	
		<u>182,280.08</u>	<u>116,755.72</u>	<u>21,683.10</u>

\*\*CAM includes add'l monies owed from 2025 after comparing actuals to pro

**Tenant Construction Costs	**Tenant Construction Costs/Balance
20,958.84	59,383.38
<u>13,991.76</u>	<u>41,975.28</u>
34,950.60	101,358.66 @12/31/2023

**Tenant Construction Costs	**Tenant Construction Costs/Balance
20,958.84	38,424.54
<u>13,991.76</u>	<u>27,983.52</u>
34,950.60	66,408.06 @12/31/2024

**Tenant Construction Costs	**Tenant Construction Costs/Balance
20,958.84	17,465.70
<u>13,991.76</u>	<u>13,991.76</u>
34,950.60	31,457.46 @12/31/2025

ected.

**Tenant Construction Costs	**Tenant Construction Costs/Balance
17,465.70	-
<u>13,991.76</u>	-
31,457.46	- @12/31/2026

ected.

\*\*Tenant Construction Costs are due 3G Eagle

# 25 HENNIKER ST

**Location** 25 HENNIKER ST **Mblu** 76/Z 7 / 1 / 1  
**Owner** 3G EAGLE LLC **Total Market Value** \$2,180,200  
**Appraisal** \$2,180,200 **PID** 104574  
**Building Count** 1 **Tract #** 4235-E-1  
**Tract #** 4520-L **Tract #**  
**Tract #** **Tract #**  
**Tract #**

## Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$1,652,500	\$78,100	\$68,100	\$381,500	\$2,180,200
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$1,652,500	\$78,100	\$68,100	\$381,500	\$2,180,200

## Owner of Record

**Owner** 3G EAGLE LLC **Sale Price** \$2,100,000  
**Co-Owner** **Certificate**  
**Address** 65 REGIONAL DR **Book & Page** 3671/0575  
 CONCORD, NH 03301-8542 **Sale Date** 04/02/2020  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
3G EAGLE LLC	\$2,100,000		3671/0575	00	04/02/2020
BERGERON VIRGINIA	\$0		0/0	47	05/22/2019
BERGERON ROBERT M & VIRGINIA	\$2,121,111		3041/0305	00	01/10/2008
SCOTT CONSTRUCTION CO INC	\$162,300		2984/1017	36	05/01/2007
CAPITAL REGIONAL DEV COUNCIL	\$0		2765/0244	23	04/12/2005

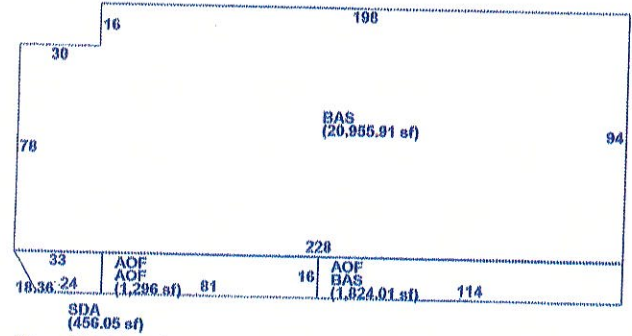
## Building Information

### Building 1 : Section 1

**Year Built:** 2007  
**Living Area:** 27,652  
**Replacement Cost:** \$1,686,227  
**Replacement Cost Less Depreciation:** \$1,652,500

Building Attributes	
Field	Description
Style:	Office/Warehs
Model	Industrial
Grade	Average +20
Stories:	1
Occupancy	4.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	T&G/RUBBER
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Radiant
AC Type	None
Bldg Use	IND WHSES MDL-96
Total Rooms	
Total Bedrms	
Total Baths	5
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	27.00
% Comn Wall	0.00

## Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	22,780	22,780
AOF	Office	4,416	4,416
SDA	Store Display Area	456	456
		27,652	27,652

## Extra Features

Extra Features							Legend
Code	Description	Size	Value	Assessed Value	Bldg #	Comment	

SPR1	SPR-WET	27678.00 S.F.	\$46,100	\$46,100	1	
A/C	AC COMERCIAL	4872.00 S.F.	\$12,900	\$12,900	1	OFFICE & SPA
LDL1	LOAD LEVELERS	5.00 UNITS	\$19,100	\$19,100	1	

**Land**

**Land Use**

Use Code 4010  
Description IND WHSES MDL-96  
Zone IN  
Neighborhood 0414  
Category

**Land Line Valuation**

Size (Acres) 3.3  
Total Market Land \$381,500  
Appraised Value \$381,500

**Outbuildings**

Outbuildings								Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
LT1	LIGHTS-INCANDE			12.00 UNITS	\$9,200	\$9,200	1	
LT10	L-W/DBLE LIGHT			1.00 UNITS	\$2,200	\$2,200	1	
PAV1	PAVING-ASPHALT			61330.00 S.F.	\$56,700	\$56,700	1	PARKING & DRIVEWAYS = 43,770 & LOADING AREAS = 17560 PER ENG PLAN # 4180-5, 55 PARKING SPACES



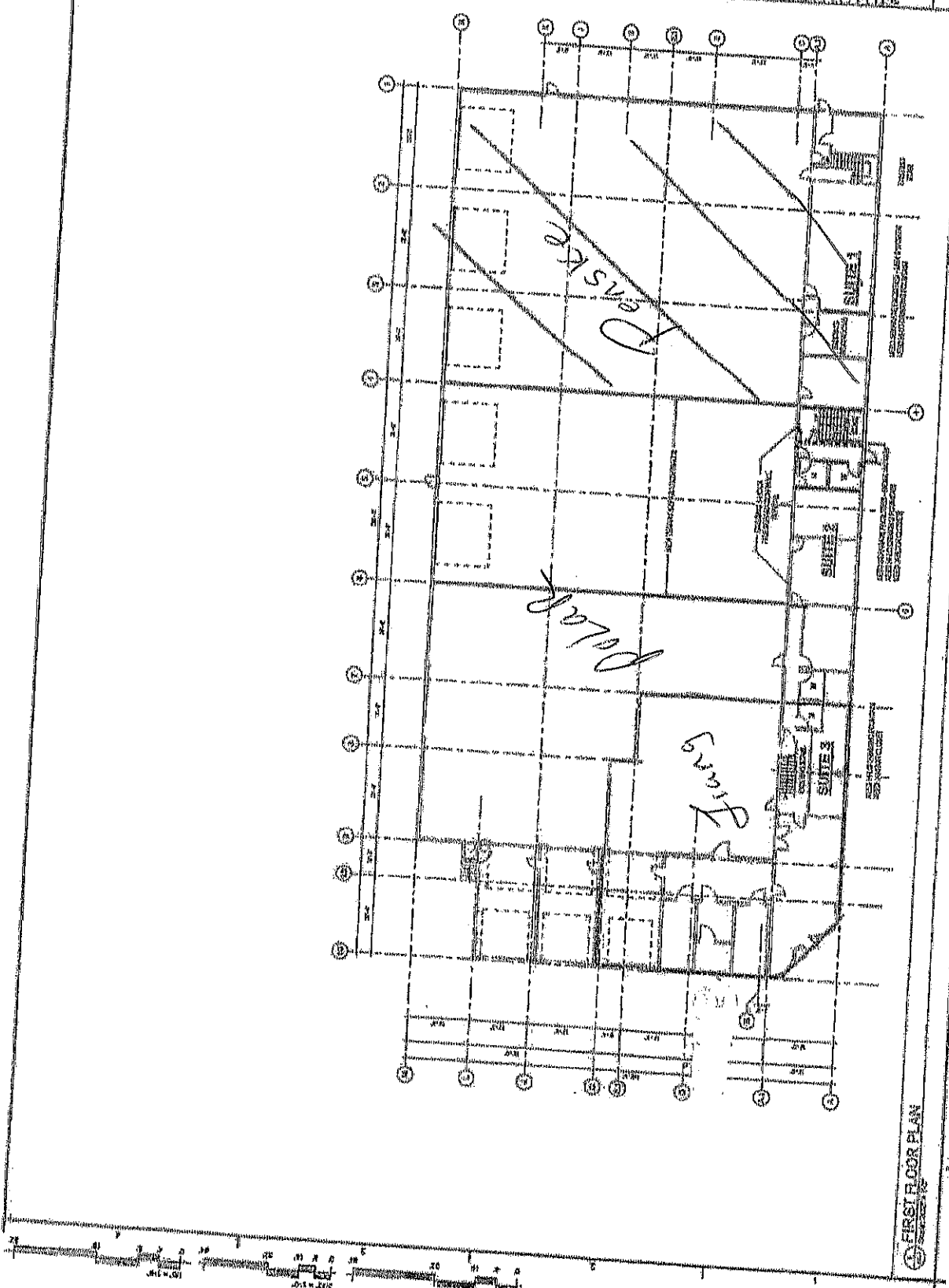
TURNER GROUP



PROJECT INFORMATION  
OWNER: [illegible]  
ARCHITECT: [illegible]  
DATE: [illegible]

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY			
2	REVISED			
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FIRST FLOOR PLAN

