



For Sale

Industrial/Commercial Land

David F. Choate, III
Executive Vice President
+1 603 433 7100
david.choate@colliers.com

Colliers

210 Commerce Way, Suite 350
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

Quality Way, Dover, NH

Property Highlights

- Enterprise Park is a master planned industrial/commercial park located in an Economic Revitalization Zone, which qualifies for certain tax incentives
- The available lot is 3.49± acres and is being offered for sale by Weave Filtration with approved plans for a 24,000± SF manufacturing building
- IT zoning allows for manufacturing, warehousing, distribution, assembly, fabrication, laboratory or research/product testing facilities, wholesaling, publishing, office, computer and data processing, childcare facility, animal hospital, veterinary office, kennel, and more
- Natural gas and municipal water and sewer service the park
- Located off Sixth Street in Dover's booming "North Side"
- Easy access to Exit 9 off the Spaulding Turnpike

Priced to Sell at \$500,000 \$400,000!

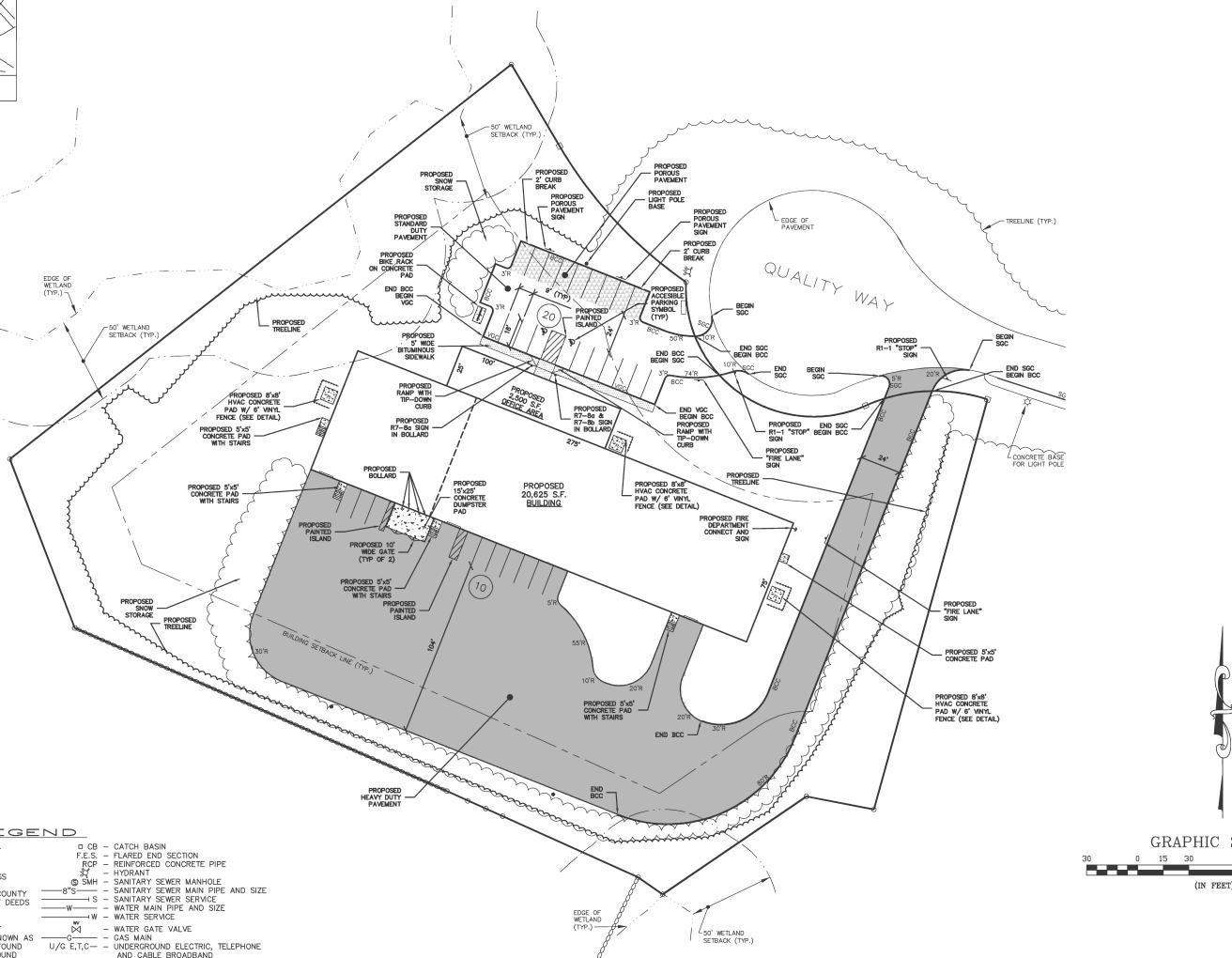
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Accelerating success.

Site Plan



| <u>PARKING CALCULATIONS:</u> | | REQUIREMENT | AREA | MAX ALLOWED | PROPOSED |
|------------------------------|--|-----------------|-------------|-------------|----------|
| INDUSTRIAL / MANUFACTURING: | | 1 SP / 800 S.F. | 20,625 S.F. | 26 | 22 |
| OFFICE: | | 1 SP / 300 S.F. | 2,500 S.F. | 8 | 8 |
| TOTAL PARKING: | | | | 34 | 30 |



LEGEND

| | | | |
|-------------|----------------------|--------|--------------------------------------|
| S.F. | SQUARE FEET | O.CD | CATCH BASIN |
| Ac. | ACRE | F.E.S. | FLARED END SECTION |
| (TOP) | FOOT | PC | CONCRETE PIPE |
| + | PLUS OR LESS | HYD | HYDRANT |
| # | DIAMETER | S.S.M. | SANITARY SEWER MAIN |
| S.C.R.D. | STRADDAH ROAD | S.M.P. | SEWER MAIN PIPE AND SIZE |
| DEEDS | DEEDS | S.S.S. | SANITARY SEWER SERVICE |
| -UP | UTILITY POLE | W | WATER MAIN PIPE AND SIZE |
| ○○○○ | STONE WALL | W- | WATER SERVICE |
| ○○○○ | EDGE OF WET | W.G. | WATER GATE VALVE |
| LAND | LAND UNKNOWN AS | W.U.G. | WATER UNDERGROUND |
| 1/4" | DRILL HOLE FOUND | E.T.C. | UNDERGROUND ELECTRIC, TELEPHONE |
| D.H. (1/nd) | DRILL HOLE FOUND | U/G | AND CABLE BROADBAND |
| I.P. | IRON PIPE | 174- | SEWER (174' DEEP FROM FOOT INTERVAL) |
| I.R. | IRON REINFORCED | S.G. | SLOPED GRANITE CURB |
| BCC | BUTTOMWOOD COKE CURB | V.G. | VERTICAL GRANITE CURB |
| FM | FORCE MAIN | | |

GRAPHIC SCALE

Concept Plan

