

For Sale

40,000 +/- SF

Commercial Warehouse

Includes two (2) separate and adjacent parcels of land (9.75+/- and 114 +/- acres)

326 Dartmouth College Highway
Lebanon, NH (Exit 17, I-89)



Lang McLaughry Commercial Real Estate
93 South Main Street
West Lebanon, NH 03784
(603) 298-8904
Cam.Brown@LMSRE.com



Location Map



For more information, contact Cam S. Brown, Managing Broker at (603) 298-8904

326 Dartmouth College Hwy. – Lebanon, NH



Executive Summary

This 40,000+/- SF warehouse has a remarkable location at Exit 17 off of I-89 in Lebanon, NH.

Located on roughly six (6) acres of land with more than ample parking and great visibility to Route 4. This is a terrific site for retail or storage/warehousing close to downtown Lebanon and only seven (7) miles to Hanover, NH, home of Dartmouth College.

Interior ceiling heights of 30' sloping back to approximately 20' allow for a tremendous amount of storage for almost any type of business needs.

This sale also includes two (2) additional and adjacent land parcels of 9.75+/- acres and 114+/- acres. See attached tax maps.

Offered for sale at: \$3,500,000.

For more information, please contact:



***Cam S. Brown
Managing Broker
Lang McLaughry Commercial
603-298-8904
Cam.Brown@LMSRE.com***

Property Information



FOR SALE STAND-ALONE COMMERCIAL FACILITY

This 40,000+/- SF facility offers a great location near Exit 17 of I-89 in Lebanon, NH, ample parking. Great location for retail or storage/warehousing. Interior ceiling heights of 30' sloping back to approximately 20' allow for a tremendous amount of storage for almost any type of business needs. Includes two (2) separate and adjacent parcels of land (9.75+/- and 114+/- acres).

326 Dartmouth College Highway – Lebanon, NH

Offered at: \$3,500,000.

Land Area:	6+/- Acres	Power:	3 Phase/TBD
Frontage:	Approximately 400'	Heat:	Propane
Zoning:	General Commercial (GC)	Gas:	Yes (Tank On Site)
Building Dimension:	200' x 200'	Water:	Private - Well
Total Available Area:	40,000+/- SF	Sewer:	Private – Septic - TBD
Foundation:	Concrete	Lighting:	Fluorescent
Store Front:	Yes	Air Conditioning:	None
No. of Floors:	Two	Sprinklers:	None
Floor Type:	Concrete	Restrooms:	3
Roof Type:	Metal	Off Street Parking:	Yes
Floor Area:	40,000 +/- SF	Loading Docks:	Yes
Construction:	Metal/Structural Steel	Telecomm.:	Comcast
Ceiling Height:	From 30' +/- to 20' +/-	Internet Provider:	Comcast
Floor Load:	TBD	Land Assessment:	\$1,118,100
Scaled Floor Plan:	None	Building:	\$1,627,800
Office:	Yes – approximately 3,000 SF	Total:	\$2,745,900
Manufacturing:	Yes	Taxes:	TBD
Warehouse:	Yes (95%)	Tax Map Location:	125/9
		Lot:	9
		Owner:	Carrolls LLC,TBC Corp.

For more details, contact:



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326 Dartmouth College Hwy. – Lebanon, NH



Photos



326 Dartmouth College Hwy. – Lebanon, NH

Photos



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Photos



326 Dartmouth College Hwy. – Lebanon, NH

Photos



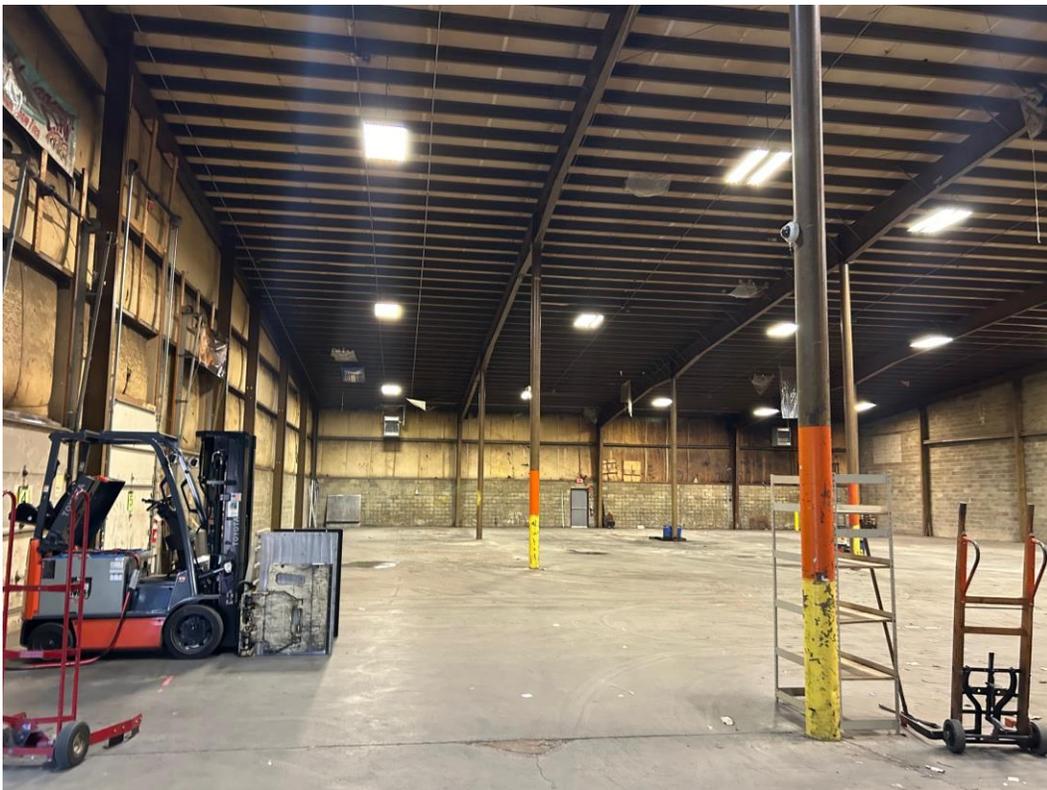
326 Dartmouth College Hwy. – Lebanon, NH

Photos



326 Dartmouth College Hwy. – Lebanon, NH

Photos



326 Dartmouth College Hwy. – Lebanon, NH

Property Card – Building and Land

326 DARTMOUTH COLLEGE HWY

Location 326 DARTMOUTH COLLEGE HWY

Mblu 125/ 9/ / /

Acct# 4330

Owner CARROLLS LLC/TBC CORP

PBN

Assessment \$2,745,900

Appraisal \$2,745,900

PID 3278

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$1,627,800	\$1,118,100	\$2,745,900
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$1,627,800	\$1,118,100	\$2,745,900

Owner of Record

Owner CARROLLS LLC/TBC CORP
Co-Owner % MARVIN F POER & CO
Address PO BOX 52427
 ATLANTA, GA 30355

Sale Price \$2,000,000
Certificate
Book & Page 3597/0126
Sale Date 03/30/2009
Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARROLLS LLC/TBC CORP	\$2,000,000		3597/0126	40	03/30/2009
CARROLLS LLC	\$1,946,000		2180/0099	99	02/01/1996
NST ACQUISITION, INC	\$1,896,000		2158/0001	99	09/06/1995
NST ACQUISITION INC	\$0		1494/0261	99	12/29/1983
T.G.S. ASSOCIATES	\$0		0/0	99	01/01/1900

Building Information

Property Card – Building and Land

Building 1 : Section 1

Year Built: 1986
Living Area: 40,000
Replacement Cost: \$2,183,592
Building Percent Good: 70
Replacement Cost Less Depreciation: \$1,528,500

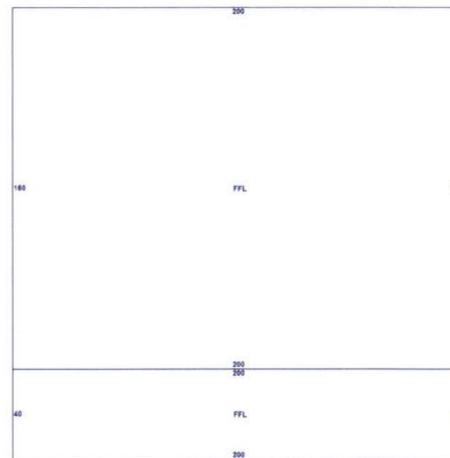
Building Attributes	
Field	Description
CNS_USRFLD_301	
CNS_USRFLD_302	
Model	INDUSTRIAL
Style	WAREHOUSE
Grade	Average
Stories	1
Units	
Residential Units	0
Comm Units	1.00
Wall Height	30.00
Exterior Wall 1	CONC BLOCK
Exterior Wall 2	STEEL
Roof Structure	SHED
Roof Cover	METAL
Interior Wall 1	MINIMUM
Interior Wall 2	
Interior Floor 1	CONCRETE
Interior Floor 2	CONCRETE
Heat Fuel	GAS
Heat Type	NOT DUCTED
2nd Heat Type	
AC Percent	9.00
Bedrooms	
Full Bath(s)	0
Bath Rating	AVERAGE
Half Bath(s)	0
Extra Fixture(s)	0
Plumbing	TYPICAL
Kitchen(s)	0
Kitchen Rating	AVERAGE
Total Rooms	
Frame	STEEL

Building Photo



<https://images.vgsi.com/photos/lebanonnhPhotos/3204.JPG>

Building Layout



[\(ParcelSketch.ashx?pid=3278&bid=3278\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FFL	1ST FLOOR	40,000	40,000
		40,000	40,000

Property Card – Building and Land

Rec Room	
Fin Attic	
Parking	TYPICAL
Fireplace(s)	0
Fireplace Rating	
WS Flues	0
WS Flue Rating	
Interior/Exterior	
View	AVERAGE
Electric	ADEQUATE
Insulation	TYPICAL
Solar Hot Water	No
Central Vac	No
% Sprinkled	0
Sketch Area Adj	OFFICE
Nbhd Modifier	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
91	LOAD LEV	2.00 LEN	\$4,500	1
65	MEZ-UNF	1600.00 SF	\$22,400	1
64	MEZ-FIN	512.00 SF	\$14,300	1

Land

Land Use

Use Code 3160
Description COMMWHSE
Zone GC
Neighborhood C3
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 6
Frontage
Depth
Assessed Value \$1,118,100
Appraised Value \$1,118,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
89	FENCE-8			360.00 SF	\$2,200	1
86	CONC PAV			2250.00 SF	\$5,100	1
85	PAVING			29000.00 SF	\$50,800	1

Property Card – Building and Land

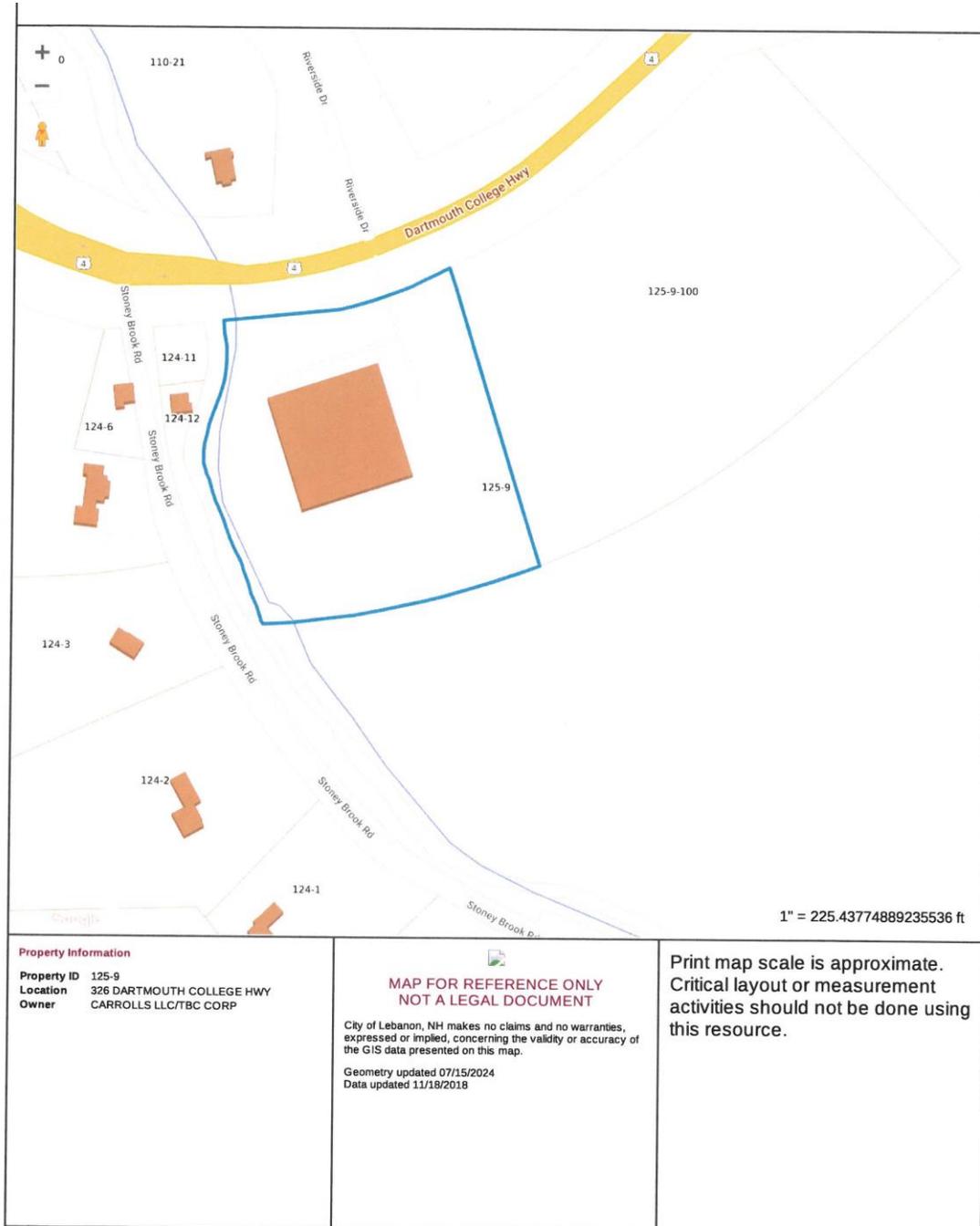
Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$1,627,800	\$1,118,100	\$2,745,900
2022	\$1,627,800	\$1,118,100	\$2,745,900
2021	\$1,348,400	\$1,057,700	\$2,406,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,627,800	\$1,118,100	\$2,745,900
2022	\$1,627,800	\$1,118,100	\$2,745,900
2021	\$1,348,400	\$1,057,700	\$2,406,100

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Tax Map – Building and Land



326 Dartmouth College Hwy. – Lebanon, NH

Property Card – 9.75+/- Acres

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
CNS_USRFLD_108	
Model	
Style	Vacant
Grade	
Stories	
Comm Units	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Basement Floor	
% Heated	
Heat Fuel	
Heat Type	
# Heat Systems	
AC Percent	
Bedrooms	
Full Bath(s)	
Bath Rating	
3/4 Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Plumbing	
Kitchen(s)	
Kitchen Rating	
Total Rooms	
Frame	
Foundation	
Bsmt Garage	
Parking	
Fireplace(s)	
Fireplace Rating	

Building Photo

 Building Photo

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>)

Building Layout

([ParcelSketch.ashx?pid=4898&bid=4898](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Property Card – 9.75+/- Acres

WS Flues	
WS Flue Rating	
Interior/Exterior	
View	
Electric	
Insulation	
Partition	
Solar Hot Water	
Central Vac	
Nbhd Modifier	
MH Make	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3900
Description DEV LAND
Zone GC
Neighborhood C3
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 9.77
Frontage
Depth
Assessed Value \$435,000
Appraised Value \$435,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$435,000	\$435,000
2022	\$0	\$435,000	\$435,000
2021	\$0	\$394,100	\$394,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$435,000	\$435,000

Property Card – 9.75+/- Acres

2022		\$0	\$435,000	\$435,000
2021		\$0	\$394,100	\$394,100

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Tax Map – Land Parcel – 9.75+/- Acres



326 Dartmouth College Hwy. – Lebanon, NH



Property Card 114+/- Acres

0 DARTMOUTH COLLEGE HWY

Location 0 DARTMOUTH COLLEGE HWY

Mblu 125/ 11/ 1/ 1

Acct# 5891

Owner CARROLLS LLC/TBC CORP

PBN

Assessment \$103,750

Appraisal \$245,800

PID 4603

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$245,800	\$245,800

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$103,750	\$103,750

Owner of Record

Owner CARROLLS LLC/TBC CORP
Co-Owner % MARVIN F POER & CO
Address PO BOX 52427
 ATLANTA, GA 30355

Sale Price \$2,000,000
Certificate
Book & Page 3597/0126
Sale Date 03/30/2009
Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARROLLS LLC/TBC CORP	\$2,000,000		3597/0126	40	03/30/2009
CARROLLS LLC	\$1,946,000		2180/0099	99	02/01/1996
NST ACQUISITION, INC	\$1,946,000		02180/0099	99	02/01/1996
NST ACQUISITION INC	\$1,896,000		2158/0001	99	09/06/1995
TGS ASSOCIATES	\$0		2157/0998	99	09/06/1995

Building Information

Property Card 114+/- Acres

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
CNS_USRFLD_108	
Model	
Style	Vacant
Grade	
Stories	
Comm Units	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Basement Floor	
% Heated	
Heat Fuel	
Heat Type	
# Heat Systems	
AC Percent	
Bedrooms	
Full Bath(s)	
Bath Rating	
3/4 Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Plumbing	
Kitchen(s)	
Kitchen Rating	
Total Rooms	
Frame	
Foundation	

Building Photo

 **Building Photo**
<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>

Building Layout

[\(ParcelSketch.ashx?pid=4603&bid=4603\)](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Property Card 114+/- Acres

Bsmt Garage	
Parking	
Fireplace(s)	
Fireplace Rating	
WS Flues	
WS Flue Rating	
Interior/Exterior	
View	
Electric	
Insulation	
Partition	
Solar Hot Water	
Central Vac	
Nbhd Modifier	
MH Make	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1300
Description RES LAND
Zone RL2
Neighborhood R7
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 113.9
Frontage
Depth
Assessed Value \$103,750
Appraised Value \$245,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$245,800	\$245,800
2022	\$0	\$245,800	\$245,800
2021	\$0	\$234,663	\$234,663

Property Card 114+/- Acres

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$103,750	\$103,750
2022	\$0	\$103,750	\$103,750
2021	\$0	\$77,000	\$77,000

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Tax Map – Land Parcel – 114+/- Acres



326 Dartmouth College Hwy. – Lebanon, NH



NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

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 <https://www.oplc.nh.gov/real-estate-commission/index.htm>

Inactive licensees may not practice real estate brokerage. 8/18/17

(Page 1 of 2)

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.