



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
A FULL BUILDING TENANT**

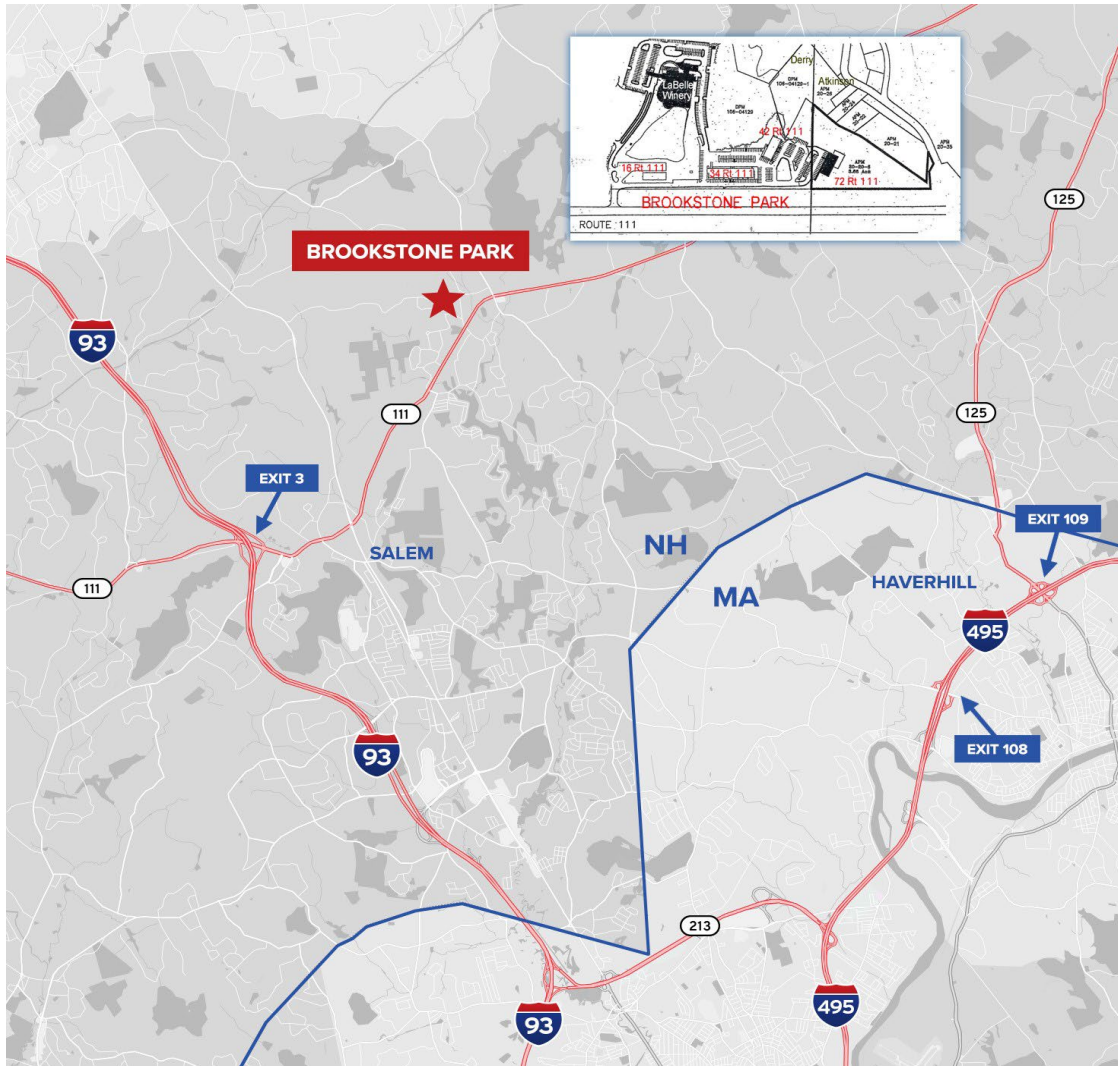


34 ROUTE 111 DERRY NH

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 BY SFC ENGINEERING PARTNERSHIP, INC. DATED: 9/3/1999 CA199902348 OPERATIONAL DATE: 11/10/1999
2. SITE PLANS OF COMMERCIAL DEVELOPMENT IN DERRY, NEW HAMPSHIRE PREPARED BY JERIC REALTY TRUST PREPARED BY GRECSAK 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 (148,256 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.

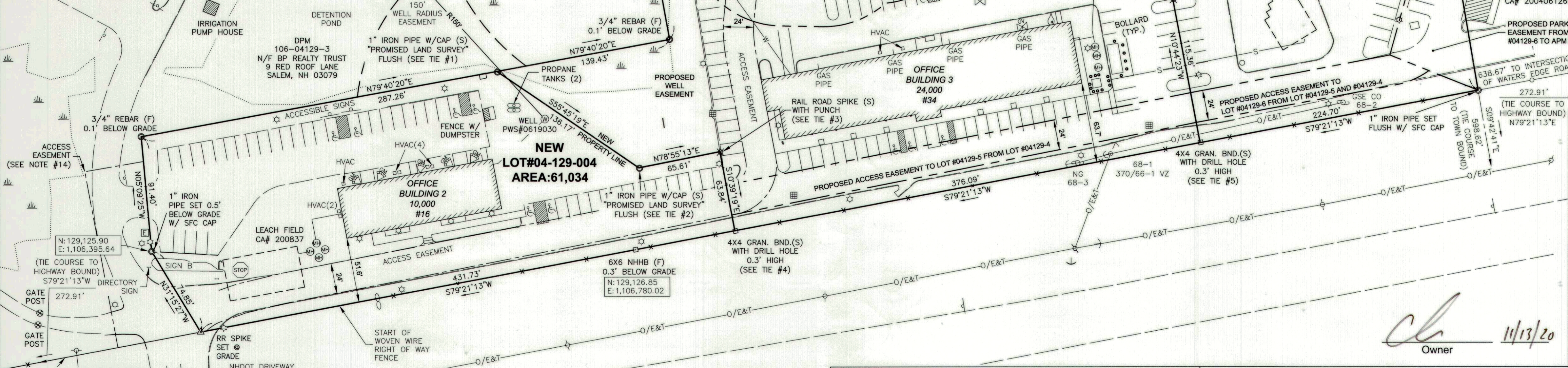
LEGEND

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

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%

*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 12°18'04" W	0.21'	1" IRON PIPE



EASEMENTS SUMMARY

- ACCESS EASEMENTS**
- a) EACH OF LOTS 004, 005, AND 006 IN DERRY AND ATKINSON LOT 6 SHALL HAVE AN ACCESS EASEMENT OVER THAT PORTION OF LOT 3 SHOWN AS THE ACCESS EASEMENT FROM THE DRIVEWAY FROM ROUTE 111 TO A LINE SHOWN AS RUNNING ACROSS THE EXISTING DRIVEWAY FROM A POINT SOUTH OF THE IRON PIPE AT THE NORTHWESTERN CORNER OF LOT 004.
 - b) LOT 004 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF EACH OF LOT 005 AND DERRY AND ATKINSON LOTS 6 OVER THE AREA SHOWN AS THE ACCESS EASEMENT FROM (A) ABOVE TO THE PROPOSED ACCESS EASEMENT ACROSS LOT 005.
 - c) LOT 005 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF EACH OF DERRY AND ATKINSON LOTS 6 OVER THE LOT 005 PORTION OF SAID PROPOSED ACCESS EASEMENT AS SHOWN.
 - d) DERRY LOT 006 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF ATKINSON LOT 6 OVER THE LOT 6 PORTION OF SAID PROPOSED ACCESS EASEMENT AS SHOWN.
 - e) LOTS 004 AND 005 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF LOT 3 OVER THE ACCESS EASEMENT ON LOT 004 DESCRIBED IN B) ABOVE AND ON LOT 005, BOTH AS SHOWN.
- SIGN EASEMENT**
- LOTS 003 AND 004 SHALL BE SUBJECT TO AN EASEMENT ALONG THE DRIVEWAY ACCESS FROM ROUTE 111 FOR THE BENEFIT OF DERRY LOTS 003, 005 AND 006 AND ATKINSON LOT 6 FOR THE OPERATION, MAINTENANCE, REPLACEMENT, AND IMPROVEMENT BY THE ASSOCIATION AND THE LOT 003 OWNER OF A SIGN OR SIGNS AS DESCRIBED ABOVE INDICATING THE NAME OF THE PARK, THE OCCUPANTS OF THE BUILDINGS IN THE PARK, AND SUCH OTHER INFORMATION AS THE ASSOCIATION MAY DEEM APPROPRIATE, AND FOR SIGNS AS DESCRIBED ABOVE INDICATING THE NAME OF THE EVENT CENTER AND GOLF COURSE. THE ASSOCIATION AND THE LOT 003 OWNER SHALL DETERMINE THE AMOUNTS OF SPACE AND THE CHARACTER OF SIGNAGE AVAILABLE FOR THE OCCUPANTS. THE ASSOCIATION MAY ESTABLISH A SCHEDULE OF CHARGES FOR SPACE AND MODIFICATION OF THE APPLICABLE PARK OCCUPANT'S SIGNAGE ON THE SIGN ON LOT 004, AND MAY REMOVE FROM SUCH SIGNAGE INFORMATION RELATING TO ANY OCCUPANT WHO FAILS TO TIMELY PAY SUCH CHARGES UNTIL A REASONABLE TIME AFTER SUCH CHARGES ARE BROUGHT CURRENT.
- PARKING EASEMENT**
- DERRY LOT 006 SHALL BE SUBJECT TO A PARKING EASEMENT FOR THE BENEFIT OF ATKINSON LOT 6 FOR PARKING ON THE AREA SHOWN AS "PROPOSED PARKING EASEMENT".
- WATER SERVICE EASEMENT**
- LOT 005 SHALL BE SUBJECT TO AN EASEMENT FOR THE BENEFIT OF DERRY LOT 006 FOR THE OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT OF WATER SERVICE IN COMMON WITH DERRY LOT 006 OF THE WELL SHOWN AND THE WATER SERVICE LINES RUNNING FROM SAID WELL TO SAID LOTS.
- WELL RADIUS EASEMENTS**
- AT A MINIMUM, THE WELL RADIUS EASEMENTS SHALL PROHIBIT THE PLACEMENT OF A SEPTIC TANK, BED, PUMP CHAMBER, OR OTHER SIMILAR INDIVIDUAL SEWAGE DISPOSAL SYSTEM COMPONENT FROM WITHIN THE AREA DEFINED BY THE PROTECTIVE WELL RADIUS EXTENDING ONTO THE ADJUTING LOT.
1. LOT 3 AND 005 SHALL BE SUBJECT TO A WELL RADIUS EASEMENT SHOWN AS 150' WELL RADIUS EASEMENT ON THE SUBDIVISION PLAN, PROTECTING THE WELL ON LOT 004 AS SHOWN.
 2. LOTS 3 SHALL BE SUBJECT TO A WELL EASEMENT SHOWN AS 175' WELL RADIUS EASEMENT, PROTECTING THE WELL ON LOT 005 AS SHOWN.
 3. DERRY LOT 006 SHALL BE SUBJECT TO A WELL EASEMENT SHOWN AS 125' WELL RADIUS EASEMENT, PROTECTING THE WELL ON ATKINSON LOT 6 AS SHOWN.
- SEWAGE DISPOSAL EASEMENT**
- DERRY LOT 006 SHALL BE SUBJECT TO AN EASEMENT FOR THE BENEFIT OF LOT 005 FOR THE OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT IN COMMON WITH LOT 005 OF THE LEACH FIELD AND THE LINES RUNNING FROM SAID LEACH FIELD TO SAID LOTS.
- FIRE SERVICE EASEMENTS**
- LOT 005 SHALL BE SUBJECT TO A FIRE SERVICE EASEMENT FOR THE BENEFIT OF DERRY LOT 006 AND ATKINSON LOT 6, AND DERRY LOT 006 SHALL BE SUBJECT TO A FIRE SERVICE EASEMENT FOR THE BENEFIT OF ATKINSON LOT 6, FOR SERVICE IN COMMON WITH THE HOST LOTS BY THE WATER LINES, PUMPS AND RELATED FIRE SERVICE COMPONENTS RUNNING FROM THE EXISTING FIRE PUMP HOUSE VIA THE FIRE SERVICE LINE NOW EXISTING UNDER OR ACROSS LOT 005 AND DERRY LOT 006 TO EACH LOT'S POINT OF INTAKE.
- LANDSCAPE IRRIGATION EASEMENT**
- LOT 3 SHALL BE SUBJECT TO AN LANDSCAPE IRRIGATION EASEMENT FOR THE BENEFIT OF LOT 004 AND LOT 005 FOR THE OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT OF THE WATER LINES, PUMPS AND RELATED LANDSCAPE IRRIGATION COMPONENTS RUNNING UNDER OR ACROSS LOT 3 FROM THE IRRIGATION PUMP HOUSE AS SHOWN.

No.	Revision	Date
5	Added land surveyor's certification for town of Atkinson	11/12/2020
4	Updated title block, added location plan and owner's signature	11/5/2020
3	Revised access easement & sign easement language. Added well easement language, note #5, and updated design flows, update sign locations	10/30/2020
2	Added septic systems and testpits, updated plan of references	6/29/2020
1	Added to calculations table and added bounds to be set	2/25/2020

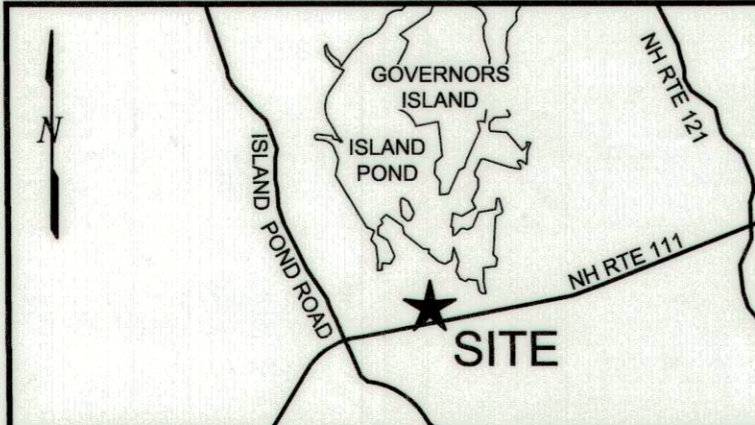
Designed by: GRF Drawn by: CRN Checked by:

IN ASSOCIATION WITH:

Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

STATE OF N.H. ROUTE 111
 240' WIDE CONTROLLED ACCESS RIGHT OF WAY
 NHDOT PROJECT RF-038-1 (1)

THERE ARE THREE SHEETS IN THE COMPLETE PLAN SET. SHEET THREE WILL BE RECORDED UPON APPROVAL. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.



LAND SURVEYOR'S CERTIFICATION FOR PROPERTY IN ATKINSON NH

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

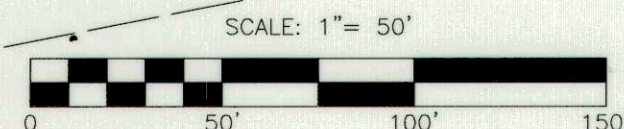
I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF ATKINSON, NH IN ACCORDANCE WITH RSA 676.18 IV.

TIMOTHY A. PELOQUIN, LLS
 DATE: 11-12-2020

LAND SURVEYOR'S CERTIFICATION FOR PROPERTY IN DERRY NH

I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

TIMOTHY A. PELOQUIN, LLS
 DATE: 11-12-2020



Subdivision Plat
Brookstone Park
 16 State Route 111
 Town of Derry
 Assessors Map 106 Lots 04129

183 Rockingham Rd, Unit 3 East
 Windham, NH 03087 (603) 647-8700
 www.sfceng.com

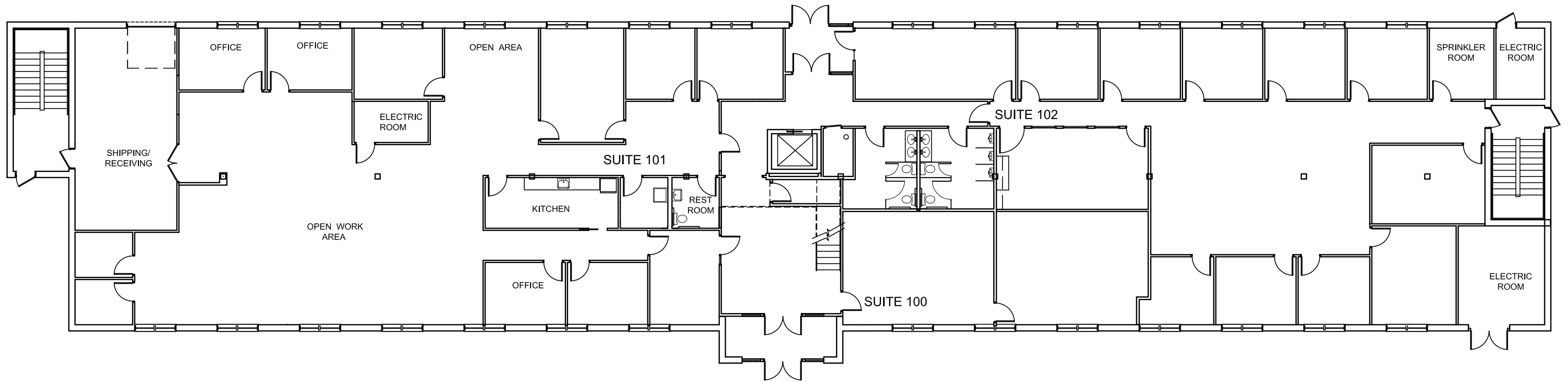
Sheet 3 of 3 Scale: 1" = 50' Date: 2/7/2020

Prepared for:
 Jeric Realty LLC
 Eric Brooks
 9 Red Roof Lane
 Salem, NH 03079

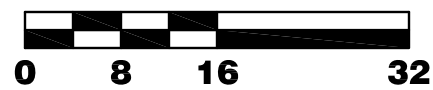
John O'Connor 11/13/20
 Chairman
Matt Conway 11/13/20
 Secretary

Approval is granted subject to all conditions and requirements of the regulations of the Town of Derry, and further subject to all specific conditions and requirements.

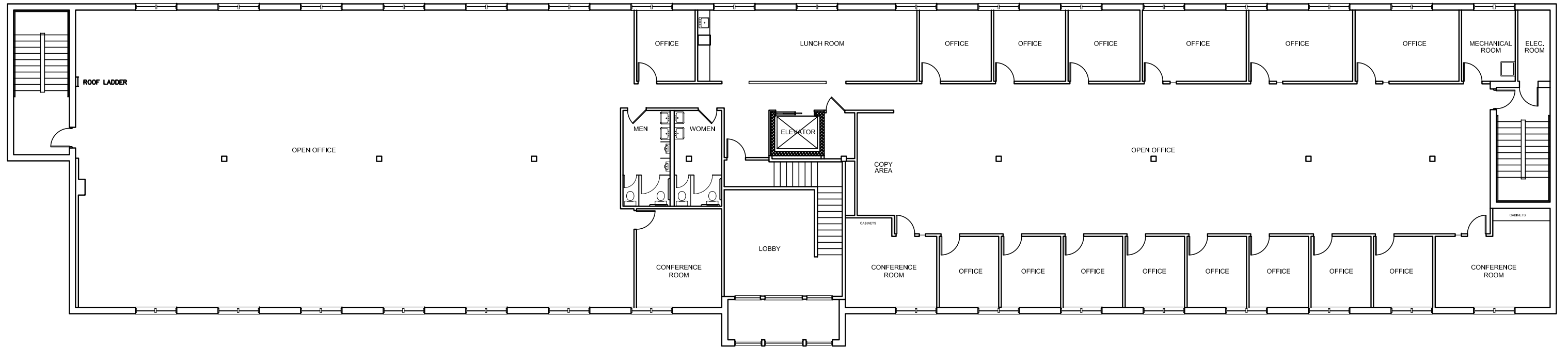
Zoning Classification: General Commercial



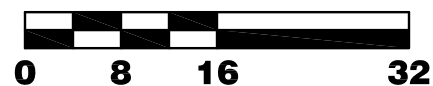
34 RT. 111
 DERRY, NEW HAMPSHIRE
 FIRST FLOOR PLAN



JUNE 24, 2023



34 RT. 111
 DERRY, NEW HAMPSHIRE
 SECOND FLOOR PLAN



JUNE 24, 2023

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



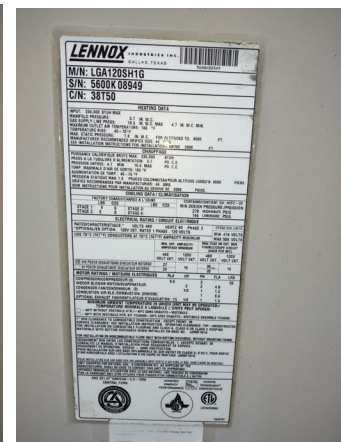
8' x 8' dock door, 24" height



Electric Service



Fire Panel



RTU's

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

INTERNET: Comcast

CEILING HGHT: 1st 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

Charge	\$ psf	Annual	Monthly	
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	-	-	-	
Lavatory Supplies	-	-	-	
Total CAM:	\$ 4.50	\$ 108,000.00	\$ 9,000.00	

23 Keewaydin Drive, Suite 200
 Salem, NH 03079

www.brooksproperties.com

603.894.1104 (tel)
 603.890.1759 (fax)

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 1st 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.