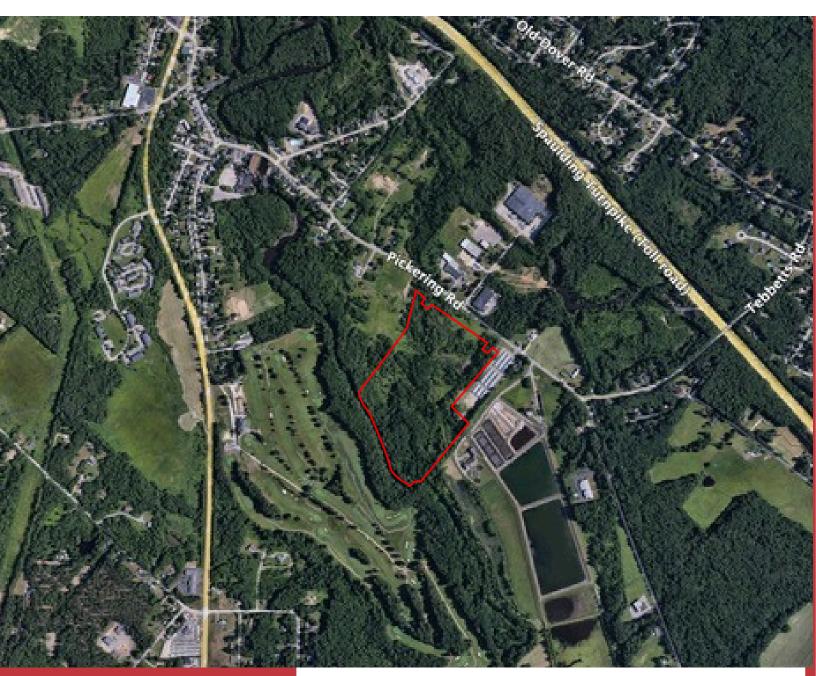
PORTSMOUTH: 2 Greenleaf Woods Drive, Suite #301 Portsmouth, NH 03801 info@nainorwoodgroup.com BEDFORD: 116 South River Road Bedford, NH 03110 Phone: (603) 668-7000 info@nainorwoodgroup.com



PRIME
DEVELOPMENT
OPPORTUNITY
FOR SALE

OFFERING MEMORANDUM

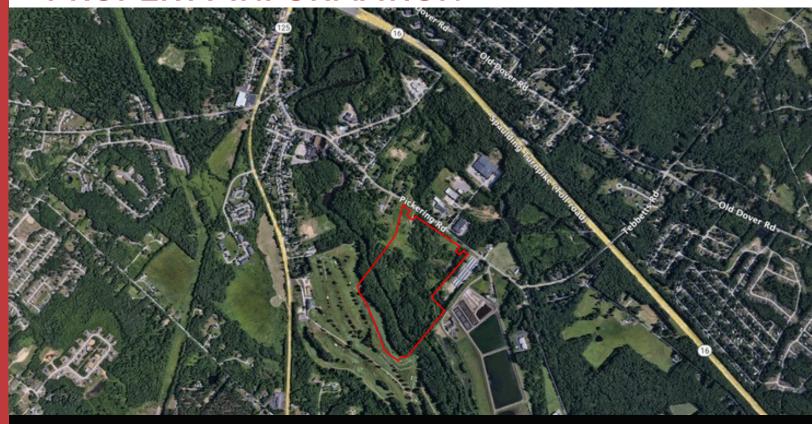
O Pickering Road Rochester, NH

Sale Price: \$299,000

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DEED	13

#### PROPERTY INFORMATION



Prime Development Opportunity For Sale 0 PICKERING ROAD ROCHESTER, NH 03867 46 +/- Acres \$299,000

#### **DESCRIPTION:**

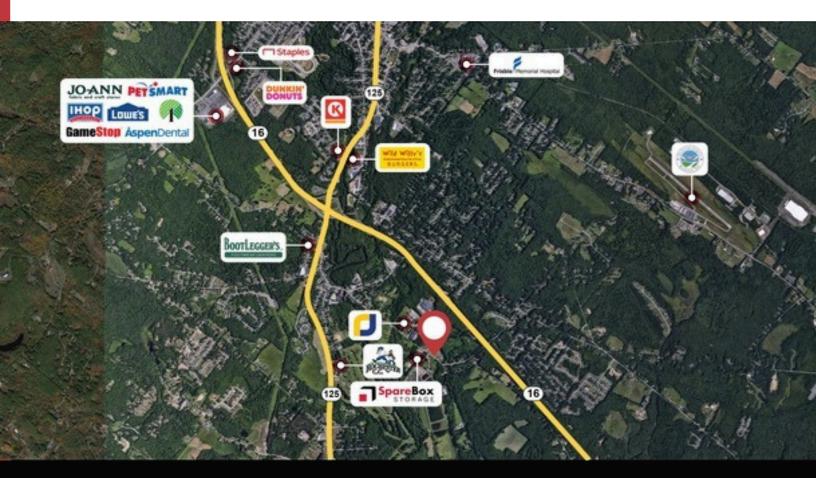
For Sale 46 +/- Acres of Land zoned Industrial. Property is located across the street from Nadeau Drive and the Gonic Industrial Park. Property is adjacent to a self-storage facility on Pickering Road.

#### **PROPERTY FEATURES:**

- 683 +/- Road Frontage
- Excellent Visibility
- 1 Mile from Gonic Mill
- Property may be able to accommodate 10,000 SF building & 30,000 SF building



### **DEMOGRAPHICS**

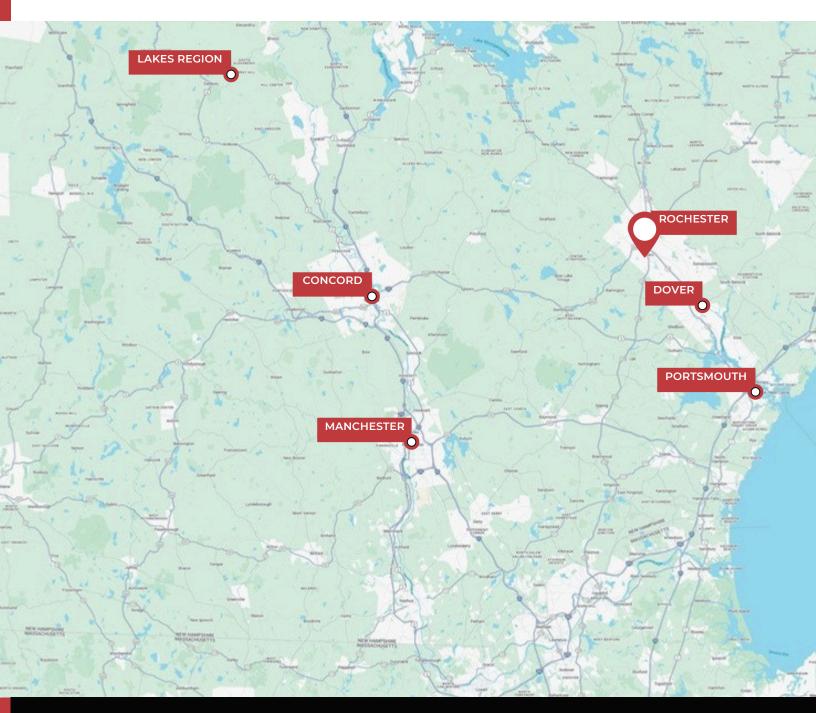


### 2024 SUMMARY

2024 SUMMARY2 M	ILE	5 MILE	10 MILE
Population	17,058	41,167	120,068
Households	7,326	17,359	50,465
Families	4,382	10,901	31,220
Avg HH Size	2.30	2.34	2.35
Median Age	42.3	43.8	41.0
Median HH Income	\$69,341	\$77,397	\$82,688
Avg HH Income	\$94,852	\$106,151	\$112,700



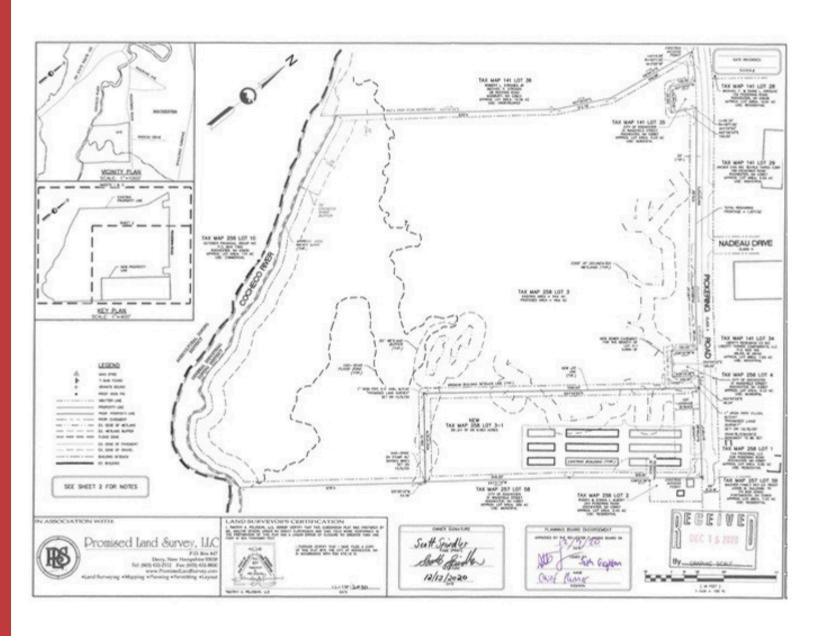
## MAP LOCATOR

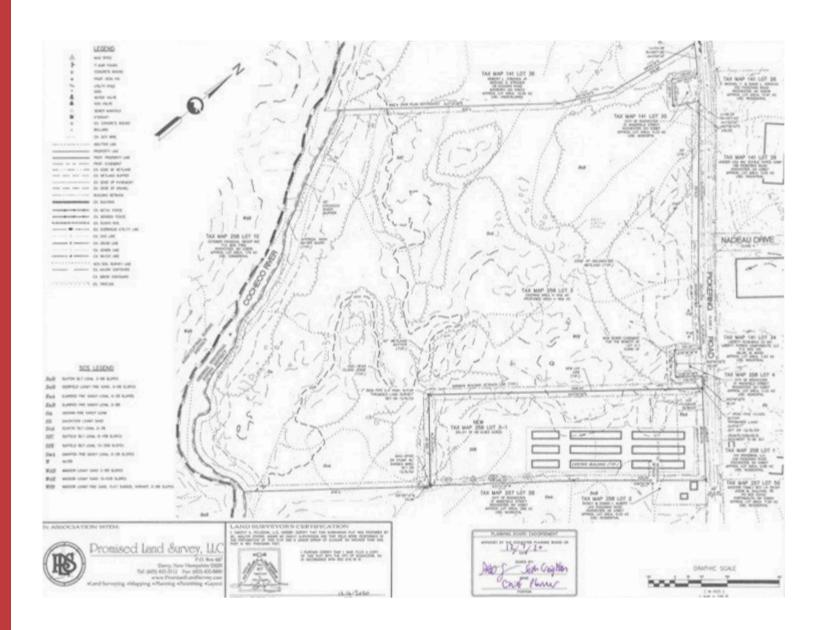


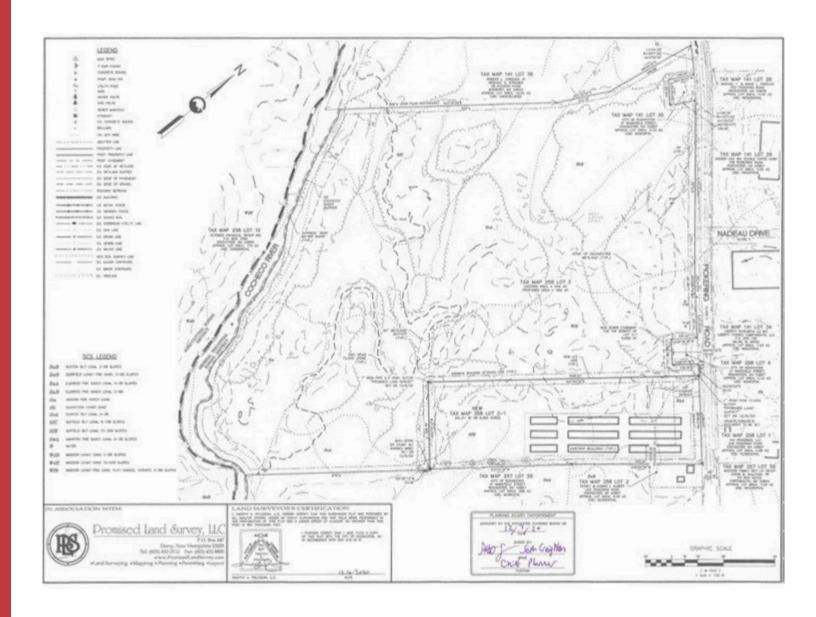
# DRIVE TIMES TO:

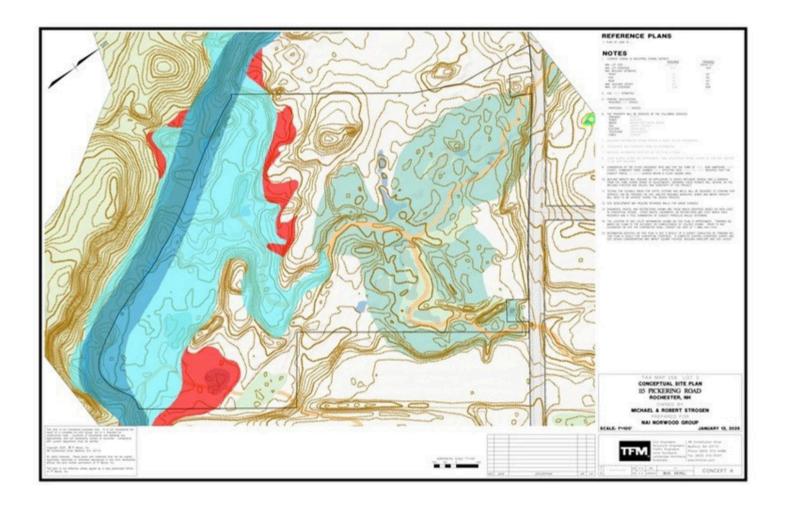
Manchester, NH	52 mins	Lakes Region, NH	1 hr
Concord, NH	51 mins	Dover, NH	15 minsr
Boston, MA	1 hr 18 mins	Portsmouth, NH	25 mins











## **WETLANDS MAP**



# **TAX CARD**

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	ROBERTL	JR			588		4-1997		130,0		01		LAND		1,009			063		LAND 69		
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-10-2021 -21-2009 -08-2000 -07-2000 -01-1998 -01-1997 -01-1997 -01-1997	SG-21-8 09-777 841 22 373 978 Description ID DEV LA ID DEV LA ID DEV LA UD HRWD	LandU 1.000 3.000 1.000 18.000	Land Type PRIMARY FRONT A EXCESS A	Price 3,00 15 68,00 18,50 92,00 125,00 UN,P FA E E,FRFO	Adj 1.000 1.000 1.000	UnitPric 60,000 4,000.0	% C 0 100 100 100 100 100 100 100 100 100	Stat O CE C C C C C C C C C C C C C C C C C	LAND  LAND  LAND  00 4004  00 4004  00 4004  00 4004	BLDGS; BLDGS; G; LIWE VAI Nb Adj I 1.000 1.000 1.000	LUATION SEC		Infl2 Adj		Total App Valuation Total App Date 06-15-2 02-01-2 01-24-2 10-21-2	Methodoraised  Mothodoraised  Division of the control of the contr	Parcel V  VI  Id  TH  TH  LA  LA  LA  VI  O  O  O  O  O  O  O  O  O  O  O  O  O	Value SIT/CHAI Pur CORRECT CORRECT CORRECT VAIUE Appraised Value 60,000 15,000 4,000 72,000	Asse Va	Result 3 3 3 3 4 60,000 15,000 4,000 1,400	F	243,00  243,00  Notes  FIXED MAILIN  CORRECTED  FER OWNER  CHANGE FRO
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## **TAX CARD**

CONS	TRUCTIO	N DETAIL	CONSTRUC	TION DETAI	L (CONTINI	JED)		Sec #		Print Date 7/12/2024 3:56:59 Pt
Element	Cd	Description	Element	Cd	Descripti					
tyle rade tories nits rame oundation xterior Wall 1			Solar Central Vac Nbhd Modifier MH Make MH Serial # Color;Mdl #;D							
oof Structure			-	CONDO DA		2				
oof Cover			Condo Main		Complex #					
iew terior Wall 1			Adjust Type	Code	Building					
terior Floor 1			Condo Floor Condo Location		Section % Owner					
asement Flo smt Garage			COST	MARKET V	ALUATION					
inished Bsmt			Building Value N	lew						
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#### DEED

For recorder's use:
Recording Fee: \$ \_\_\_\_

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Page 1 of 3

CATHERINE A. BERUBE Register of Deeds, Strafford County LCHIP STA174338 25.00

PREPARED BY AND RETURN TO:
McCausland Keen +Buckman
Attn: Ryan Abrams, Esq.
80 W. Lancaster Avenue, 4th Floor
Devon, PA 19333
SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That SBS New Hampshire 2020 LLC, a

Delaware limited liability company, with a mailing address of 4045 Pecos Street Suite 201

Denver, CO 80211 ("Grantor"), for consideration paid grants to 328 Cambridge, LLC, a

Massachusetts limited liability company, with a mailing address of 55 High Street, Pittsfield,

New Hampshire 03263 ("Grantee"), with WARRANTY COVENANTS:

That certain tract or parcel of land situated in Rochester, County of Strafford, State of New Hampshire, shown as Tax Map 258 Lot 3 depicted on a plat entitled Subdivision Plan at 237 Pickering Road in Rochester, NH, dated November 10, 2020 and last revised 12/11/2020; said plat prepared for 328 Cambridge LLC by Promised Land Survey, LLC in unison with Granite Engineering; said plat, sheets 1 and 2 of 2, recorded as Plan 12301 and 12302 at the Stafford County Registry of Deeds.

The conveyance made to Grantee under this Warranty Deed shall be subject to the following restrictive covenant: such Tax Map 258 Lot 3 conveyed hereby to Grantee shall not be used directly or indirectly, for the purposes of a self-storage facility for a period of four (4) years commencing as of the date of this Warranty Deed. The foregoing restrictive covenant shall



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run with the land and shall be binding upon Grantee and any of its respective successors and/or assigns.

Exempt from real estate transfer tax pursuant to RSA 78-B:2, IX

[Remainder of page intentionally left blank. Signatures on following page]

## **DEED**

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			2020
This Warran	ity Deed execute	d this 26 day of December	, 2024 and
made effective the	25 day of	February, 2021.	
0		SBS New Hampshire 2020 LLC limited liability company	, a Delaware
Fathling Musel	_	BV: SESTIC	ll
Witness		Name: Steve Treadwell Title: Authorized Signatory	
	ACKN	OWLEDGEMENT	
State of Color ado	<u> </u>		
County of Dougla	8		
December	. 2021; by Ste	knowledged before me this 2 ve Treadwell, Authorized Signatory ed liability company, for the purposes he	of SBS New
		Halltom P	5.0
		Notary Public / Justice of the Peace	
		Print Name: Matelyn Burch My Commission Expires: 03/60	
		00,00	
		-	
		THE PROPERTY OF THE PARTY OF TH	_
		KATELYN BURCH NOTARY PUBLIC STATE OF COLORADO	
	Affix	NOTARY ID 20194008949 MY COMMISSION EXPIRES 03/06/2/	123
	Seal/ Stamp	MT COMMISSION EXPINES GROWN	
	Stamp		

# & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any option as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

#### ANDY FLEISHER, CCIM

#### SENIOR ADVISOR

tel (603) 637-2001 mobile (603) 498-2817 andy@nainorwoodgroup.com

#### KATIE FLEISHER

#### **ADVISOR**

tel (603) 637-2003 mobile (603) 205 7399 kfleisher@nainorwoodgroup.com



NAI Norwood Group 28 Deer Street Suite 301 Portsmouth, NH 03801 www.nainorwoodgroup.com