

PRIME  
DEVELOPMENT  
OPPORTUNITY  
FOR SALE

OFFERING MEMORANDUM

**0 Pickering Road**  
**Rochester, NH**

**Sale Price: \$299,000**

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# PROPERTY INFORMATION



Prime Development Opportunity For Sale 0  
PICKERING ROAD ROCHESTER, NH 03867

46 +/- Acres \$299,000

## DESCRIPTION:

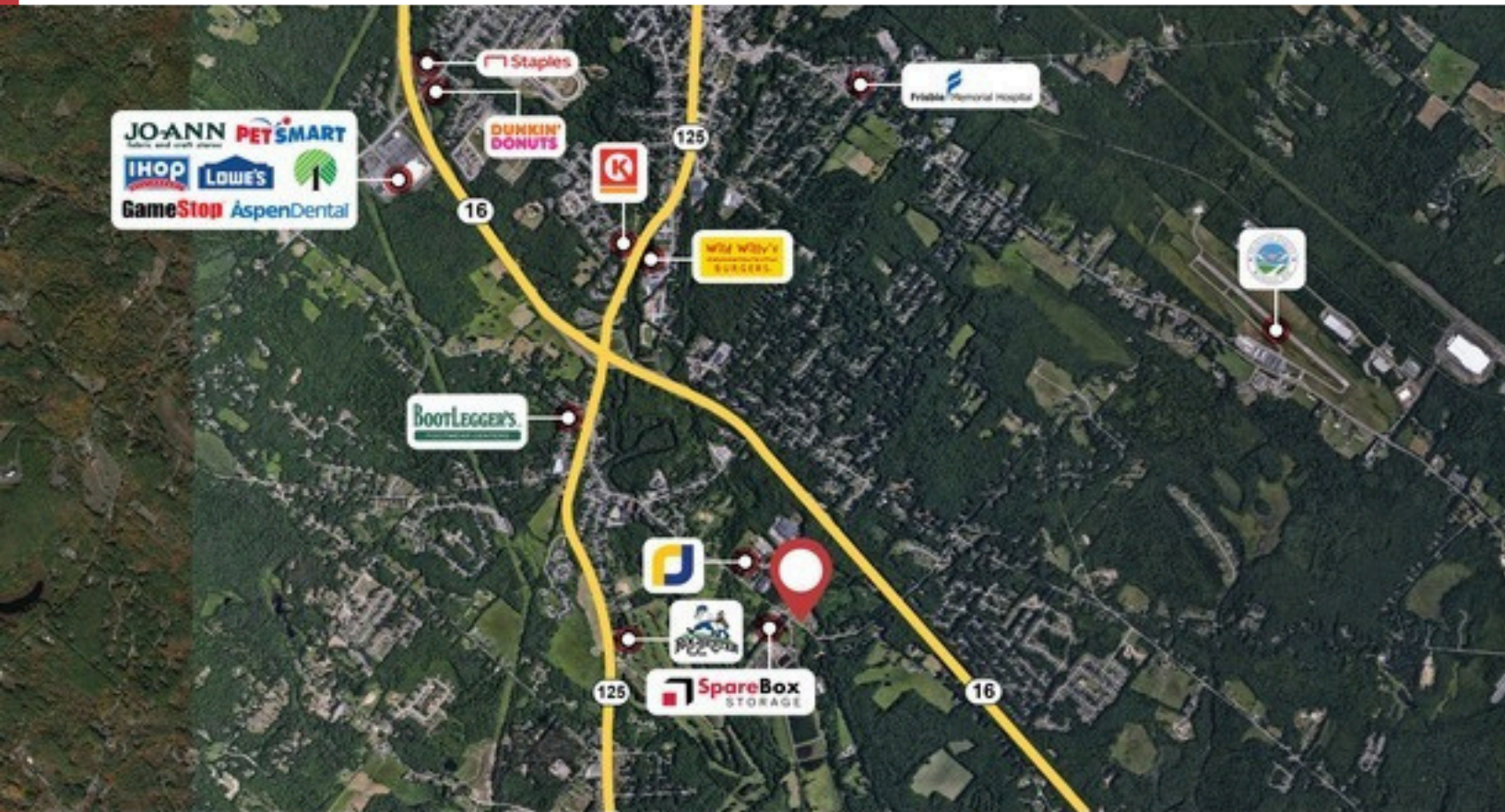
For Sale 46 +/- Acres of Land zoned Industrial. Property is located across the street from Nadeau Drive and the Gonic Industrial Park. Property is adjacent to a self-storage facility on Pickering Road.

## 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 SUMMARY	2 MILE	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

### BUSINESSES (10 MILE)



**4,789**

TOTAL BUSINESSES



**48,126**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$82,688**

MEDIAN HH  
INCOME



**\$47,242**

PER CAPITA  
INCOME

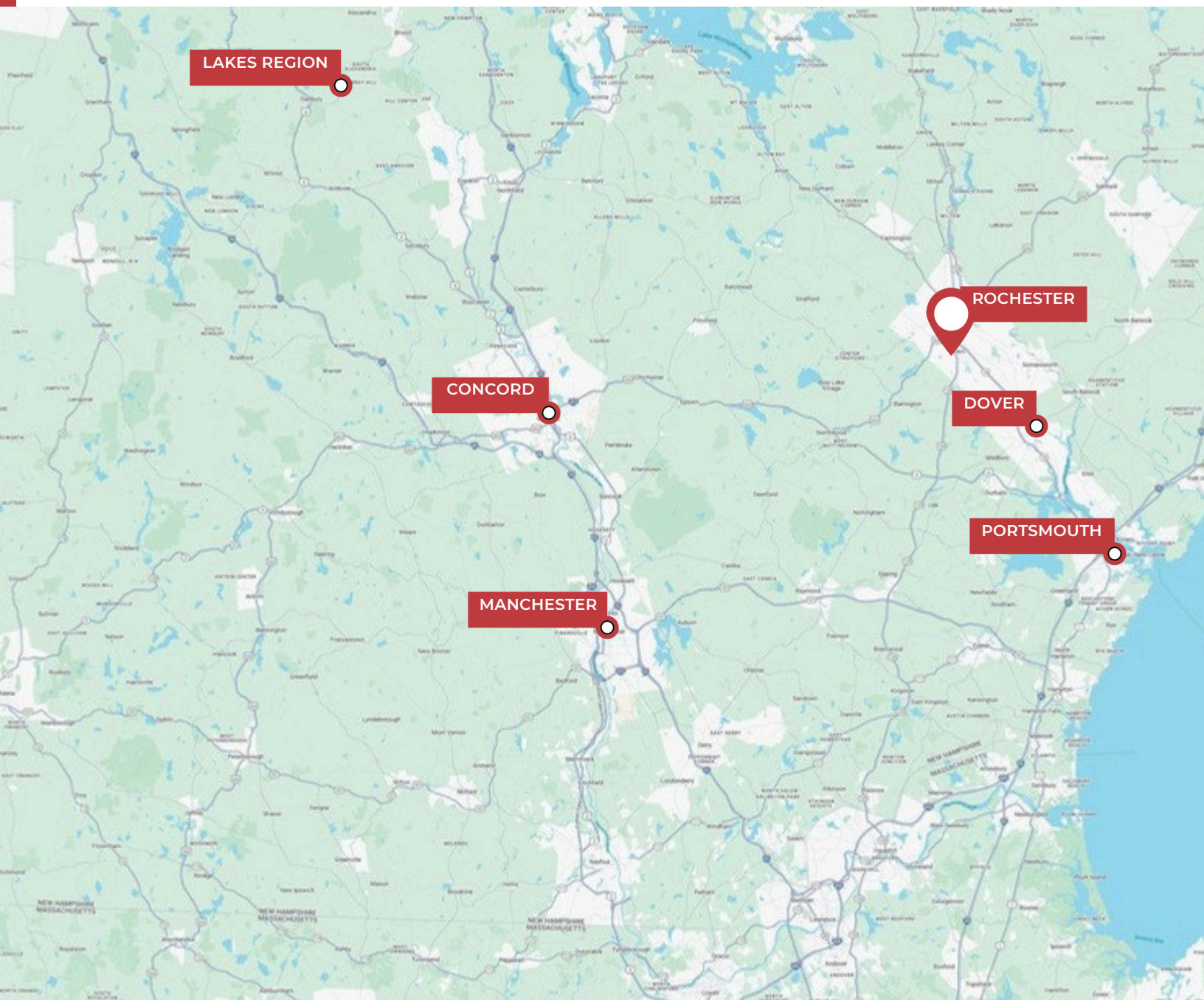


**\$251,469**

MEDIAN NET  
WORTH



# MAP LOCATOR

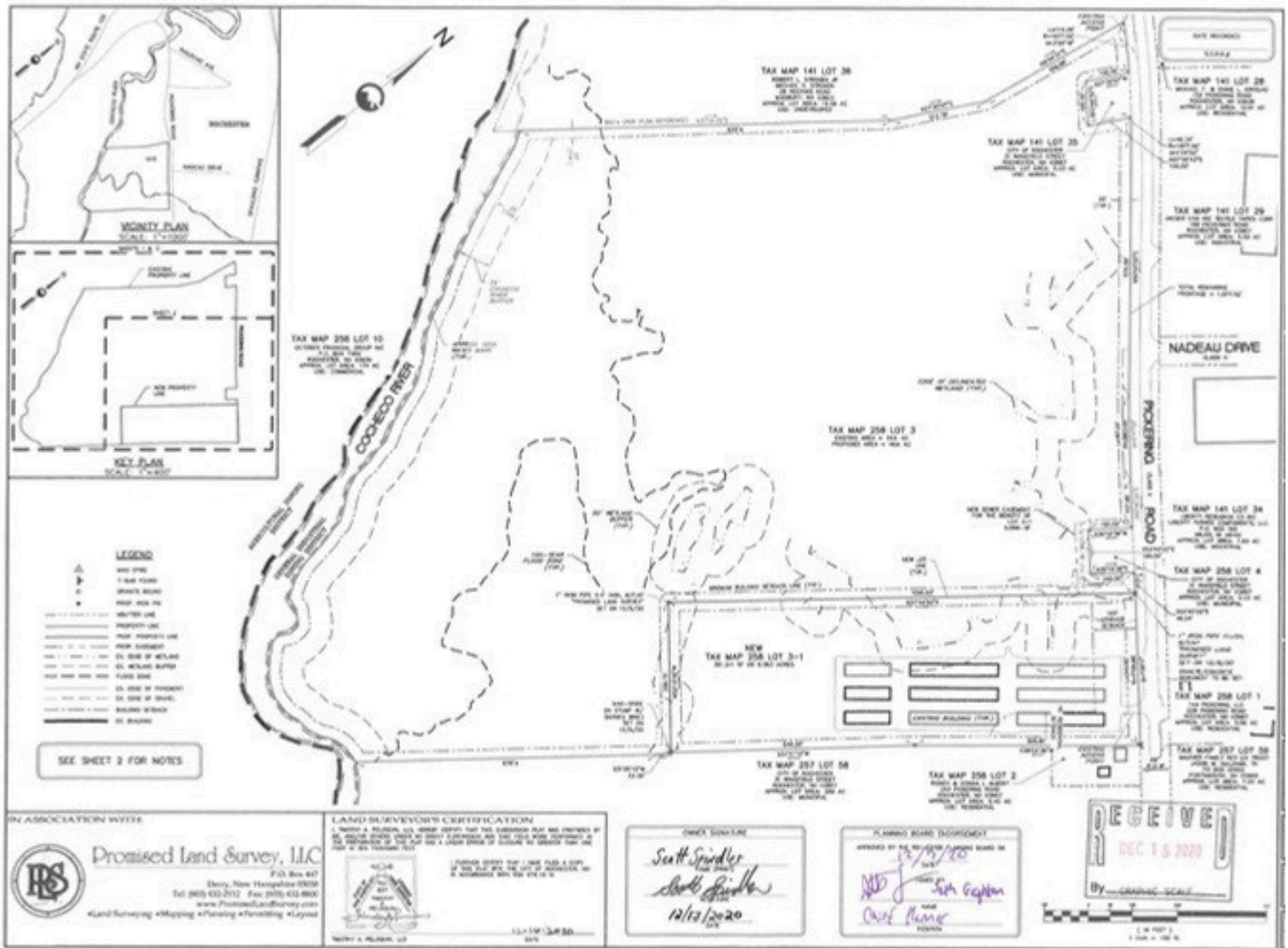


## DRIVE TIMES TO:

Manchester, NH	52 mins
Concord, NH	51 mins
Boston, MA	1 hr 18 mins

Lakes Region, NH	1 hr
Dover, NH	15 mins
Portsmouth, NH	25 mins

# SITE PLANS

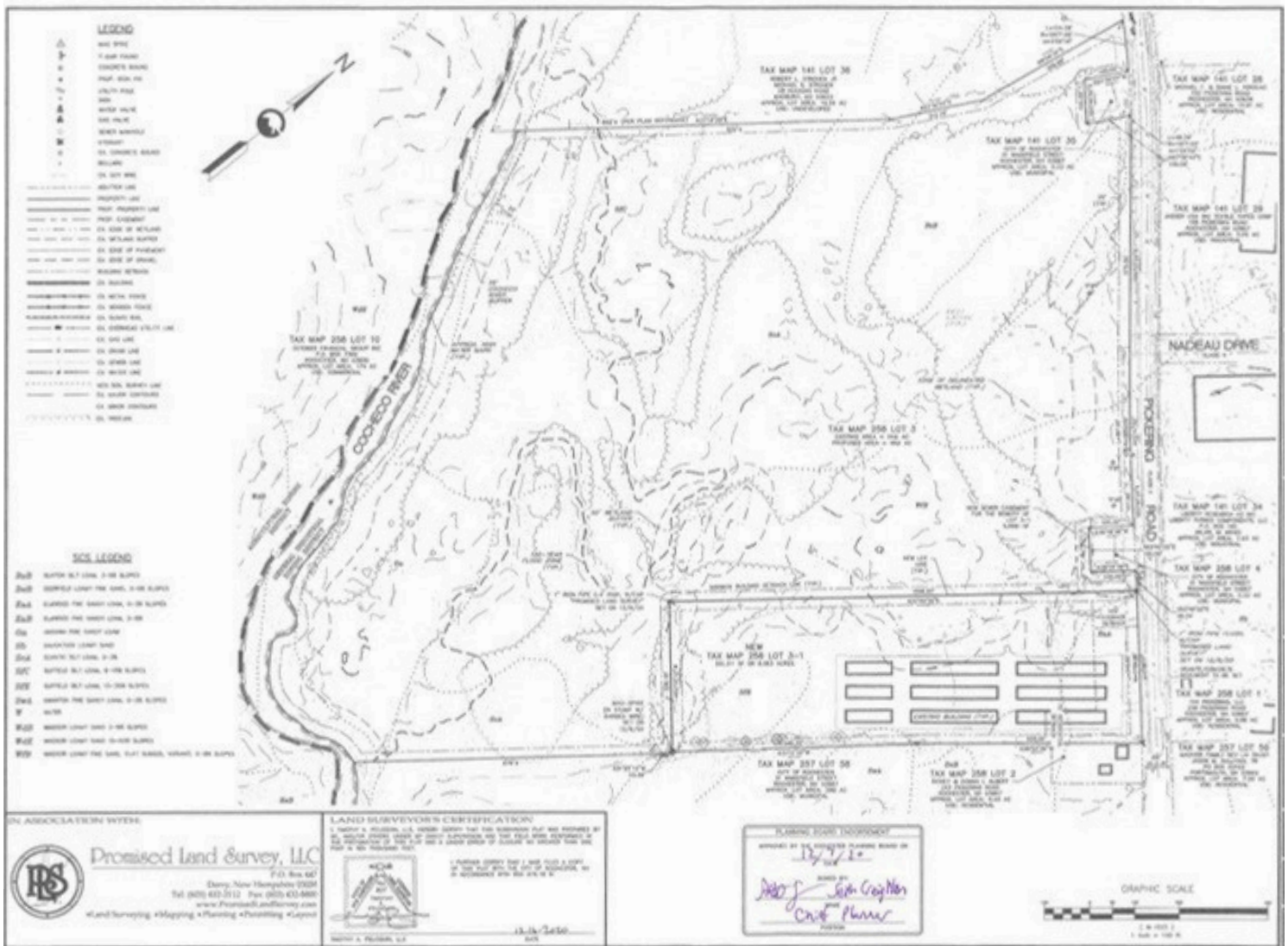




**Norwood Group**  
Commercial Real Estate Services, Worldwide

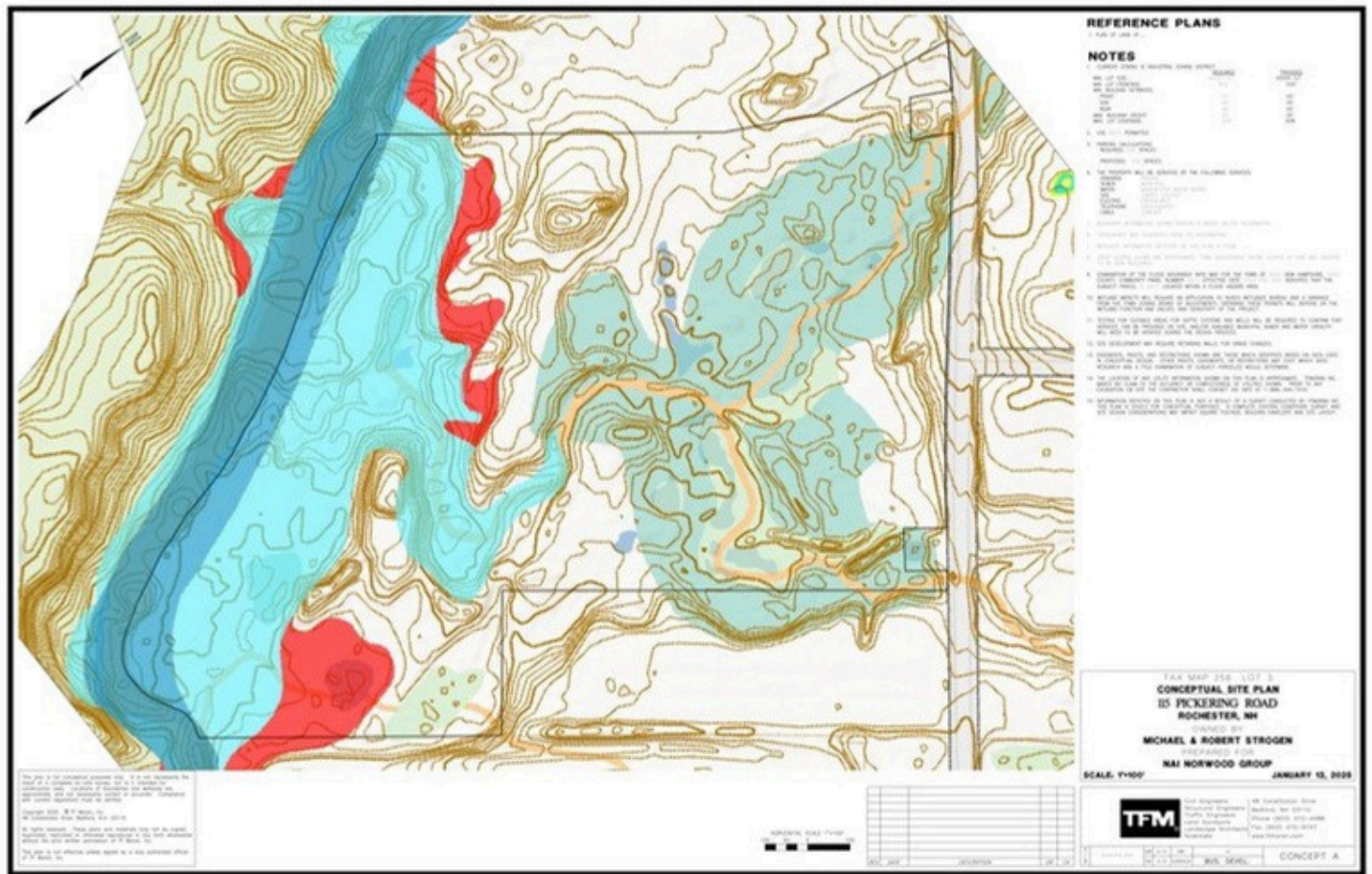


# SITE PLANS





# SITE PLANS





# WETLANDS MAP







# TAX CARD

Property Location	0 PICKERING RD
Vision ID	804

Parcel ID 0258/ 0003/ 0000/ /

Card #	1	of	1	Account #	804
Sec #	1	of	1	Bldg #	1

Land Use 0360  
Print Date 7/12/2024 3:56:59 PM

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style			Solar								
Grade			Central Vac								
Stories			Nbhd Modifier								
Units			MH Make								
Frame			MH Serial #								
Foundation			Color:Mdl #:D								
Exterior Wall 1											
Roof Structure											
Roof Cover											
View											
Interior Wall 1											
Interior Floor 1											
Basement Flo											
Bsmt Garage											
Finished Bsmt											
FBLA											
Rec Room											
Electric											
Insulation											
Interior/Exterior											
% Heated											
Heat Fuel											
Heat Type											
AC Percent											
Bedrooms											
Full Bath(s)											
3/4 Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Kitchen(s)											
Extra Kitchen											
Total Rooms											
Fireplace(s)											
WS Flues											



*For recorder's use:*

*Recording Fee: \$ \_\_\_\_\_*

E-Doc # 210003934

02/25/2021 12:00:44 PM

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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, 4<sup>th</sup> 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

# DEED

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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]*



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This Warranty Deed executed this 26 day of December, <sup>2020</sup>~~2021~~ and  
made effective the 25 day of February, 2021.

[Signature]  
Witness

SBS New Hampshire 2020 LLC, a Delaware  
limited liability company

By: [Signature]  
Name: Steve Treadwell  
Title: Authorized Signatory

### ACKNOWLEDGEMENT

State of Colorado

County of Douglas

The foregoing instrument was acknowledged before me this 26 day of  
December, <sup>2020</sup>~~2021~~, by Steve Treadwell, Authorized Signatory of SBS New  
Hampshire 2020 LLC, a Delaware limited liability company, for the purposes herein intended.

[Signature]  
Notary Public / Justice of the Peace  
Print Name: Katelyn Burch  
My Commission Expires: 03/06/2023

Affix  
Seal/  
Stamp  
within box

KATELYN BURCH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194008949  
MY COMMISSION EXPIRES 03/06/2023

# CONFIDENTIALITY & 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 opinion 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.

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PRESENTED BY:

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**ANDY FLEISHER, CCIM**

**SENIOR ADVISOR**

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mobile (603) 498-2817

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