



For Sale

Single Tenant Net Leased Industrial Investment

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55 Westville Road Plaistow, NH

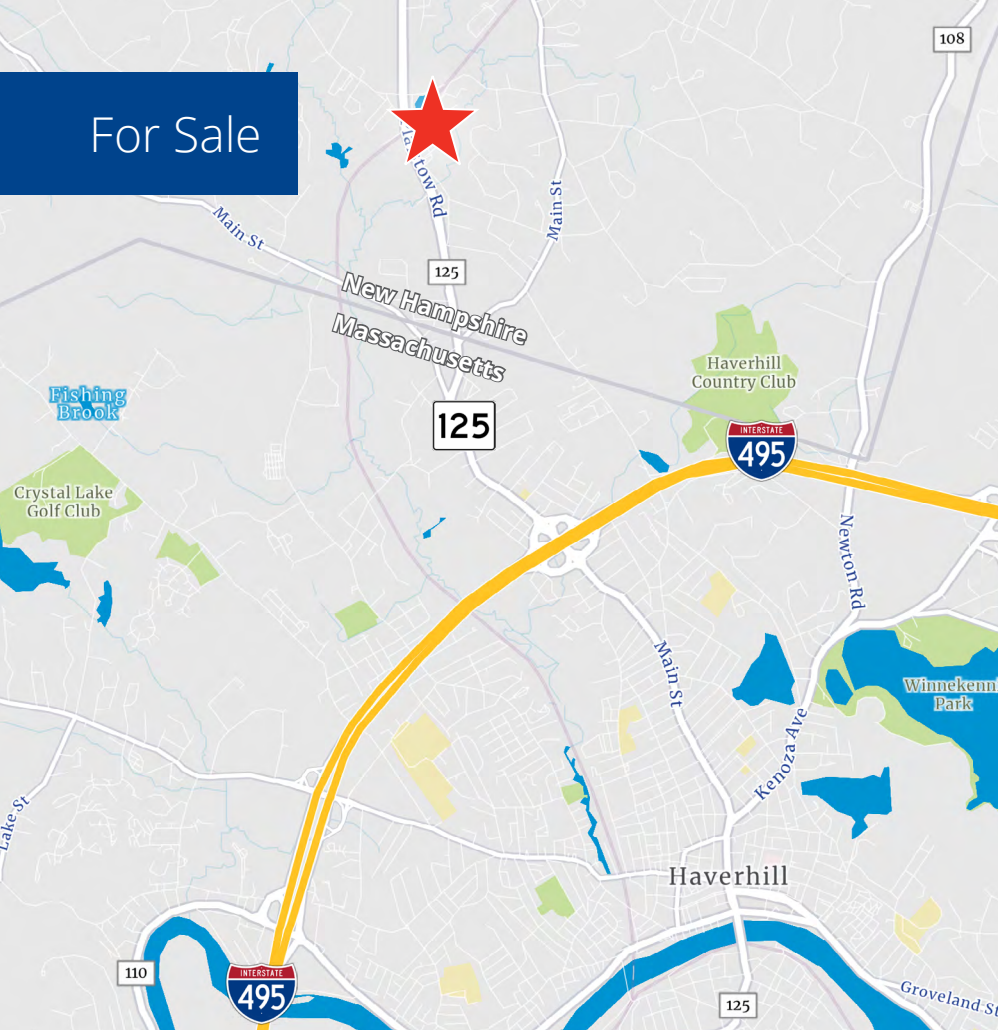
Investment Overview

- Two industrial buildings totaling 62,000± SF on 4.72± acres, 100% leased to a long-time tenant, available for sale in Plaistow, NH
- Property consists of a 57,566± SF production/warehouse building and a 4,434± SF storage building
- Production/warehouse building consists of about 40% high bay warehouse and 60% low bay production area, a machine shop, and office space; building is 100% sprinklered and has a new roof (2022)
- Pexco, LLC, has occupied the property since 2013 and has 4 years left on its lease
- Located 5 minutes from MA border and 8 minutes from I-495

Submit NDA for Offering Memorandum

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For Sale



NNN Leased



Cap Rate: 8.0%



NOI: \$577,106



Single Credit Tenant

Specifications

Address:	55 Westville Road
Location:	Plaistow, NH
Building Type:	Industrial/manufacturing/warehouse
Year Built/Renovated:	1975 & 1996/2023
Total Building SF:	62,000±
Acreage:	4.72±
Floors:	1
Utilities:	Municipal water & septic; natural gas
Zoning:	C-1
Parking:	54± on-site spaces
Drive-in Doors:	2
Loading Docks:	5
Power:	800A; 208V; 3 phase
Sprinklers:	Wet system
2023 Taxes:	\$58,570
List Price:	\$7,250,000



Warehouse



Warehouse



Storage Building | Warehouse



Office

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Property Information

Property Data	
Acreage	4.72±
Total Building SF	62,000±
Number of Buildings	2
Floors per Building	1
Building Dimensions	Production bldg: 415'± x 180'± Back whse: 99'± x 46'±
Loading Docks	Production bldg: 4 (2 w/ levelers) Back whse: 1 (10' x 10')
Drive-in Doors	2
Restrooms	5
Construction Data	
Year Built	1975 & 1996
Year Renovated	2023 (sprinklered)
Exterior	Concrete masonry unit block
Roof (type & age)	Flat membrane (2022)
Foundation	CIP concrete
Insulation	Fiberglass
Exterior Doors	Metal
Interior Walls	Metal stud
Lighting	Production bldg: Fluorescent Back whse: metal halide
Column Spacing	Production bldg: 25' x 34' Production whse: 16' x 19' Back whse: clear span
Ceiling Height	Production bldg: 11'± Machine shop: 9'6"± Production whse: 21'9"± Back whse: 19'10"±
Clear Height	Production bldg: 9'6"± Machine shop: 9'1"± Production whse: 20'2"± Back whse: 18'1"±
Floors	1
Windows	Metal
Handicapped Access	Partial
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Wooded	No
Topography	Generally flat
Wetlands	See survey

Site Data	
Zoning	C-1
Traffic Count (NH DOT 2023)	4,078± AADT
Road Frontage	1,065± on Plaistow/Westville Rds
Neighborhood	Commercial
Landscaping	Complete
Curb Cuts	2
Sidewalks	None
Parking	54±
Site Status	Complete
Services Data	
Warehouse Heat	Hung gas heaters
Office & Machine Shop HVAC	Central
Power	
3 Phase	Yes
Amps	800
Volts	208
# of Services	2
Back-up Generator	No
Internet Connection Type	Ethernet
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Septic
Gas (type)	Natural gas
Sprinkler (type)	Wet
Security System	Yes
Tax Data	
2023-2024 Tax Amount	\$59,570
Tax Map & Lot Number	26/038/000
2023 Tax Rate per 1,000	\$22.34
2024 Assessment	
Land	\$778,800
Building/Yard Items	\$1,706,300
Total Assessed Value	\$2,485,100
2023 EQ Ratio	91.8%
Other Data	
Deed Reference(s)	3106/2142
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of **Acton Family Limited Partnership**.

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or **Acton Family Limited Partnership** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **Acton Family Limited Partnership**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

Buyer understands that Colliers is the sole Broker involved in this transaction. Buyer acknowledges that it is not acting as a Broker in requesting this information. Should Buyer elect to utilize a Broker of their own, Buyer shall be solely responsible for compensating their Broker.

BUYER:

Signature

Date

Name (typed or printed)

