

85 Ledge Road, Seabrook

For Lease or Sale:





PROPERTY SUMMARY

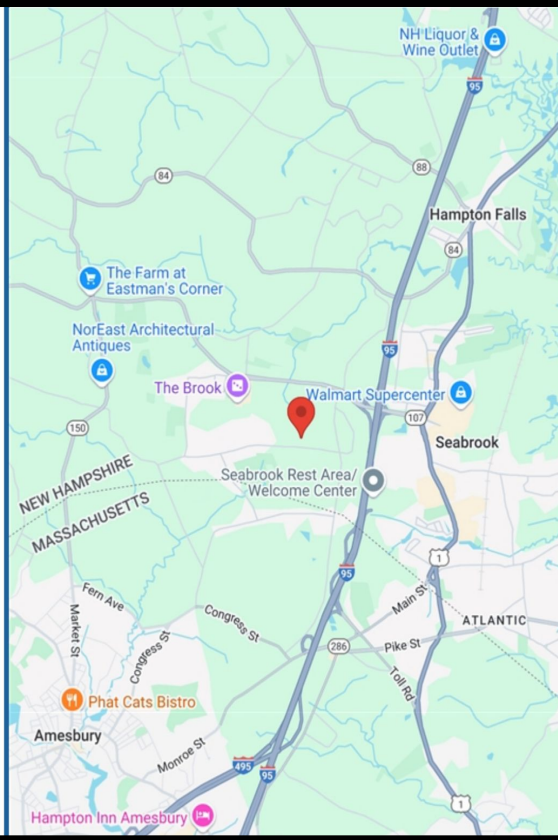
Offering Price	Negotiable
Building SqFt	25,200 SqFt
Year Built	2006-Renovated 2024
Lot Size (SF)	159,429.60 SqFt
Parcel ID	SEAB M:5 B:8 L:710
Zoning Type	INDUSTRIAL
County	Rockingham
Frontage	200.00 Ft
Coordinates	42.891340,-70.892378

INVESTMENT SUMMARY

For Lease or Sale. Market Rate. 85 Ledge Road in Seabrook, NH, offers customizable Industrial / Flex space with a strategic location less than one mile from Interstate 95, and with easy access to Interstate 495. The property is within an economic opportunity zone. Ideal for specialty manufacturing or as a warehouse / distribution hub. The building consists of approximately 25,000 rentable square feet that is subdivided in approximately 1,800 Square Foot units with the ability to expand the space for the right tenant / buyer. There is ample parking and a sizable outside storage area. 85 Ledge offers close proximity to all the amenities this seacoast region has to offer, with an equidistant commute to the vibrant cities of Portsmouth NH and Newburyport MA.

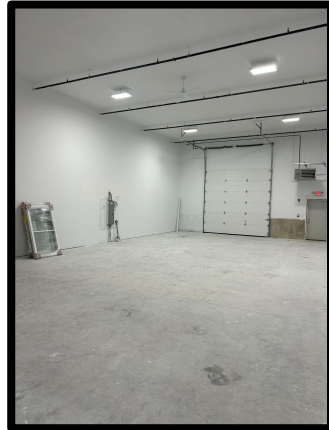
INVESTMENT HIGHLIGHTS

- New Construction Industrial or Flex space
- 19' Clear Height
- 200 AMP service in each unit
- Oversized Drive In Bay(s) in each unit
- Ample Designated Park with overflow available
- Clear Span Layout
- On-site Management



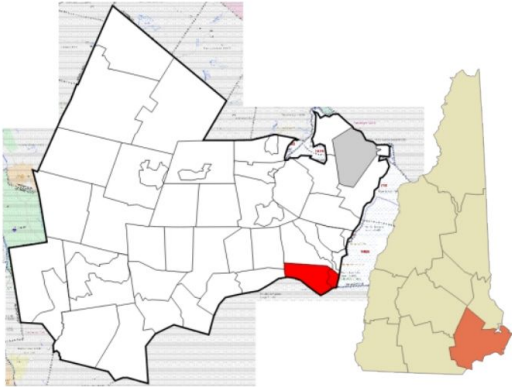
LOCATION HIGHLIGHTS

- 85 Ledge offers close proximity to all the amenities this seacoast region has to offer, with an equidistant commute to the vibrant cities of Portsmouth NH and Newburyport MA.
- Strategically located approximately 45 minutes from both Boston's Logan International Airport and Boston-Manchester Regional Airport.
- Less than 1 mile to major North/South Interstate 95, with quick access to Interstate 495 and Route 101 East/West.



ABOUT SEABROOK

Seabrook is a town in Rockingham County, New Hampshire, United States. The population was 8,401 at the 2020 census. Located at the southern end of the coast of New Hampshire, on the border with Massachusetts, Seabrook is noted as the location of the Seabrook Station Nuclear Power Plant, the third-most recently constructed nuclear power plant in the United States.



INCORPORATED 6/2/1768



CITY 9.7 SQ MI

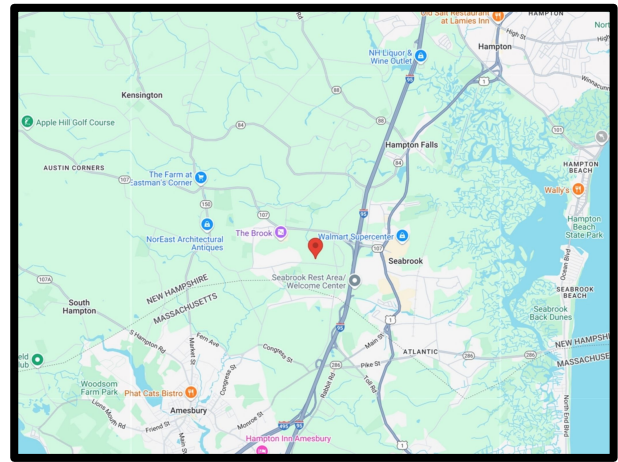
LAND 9 SQ MI

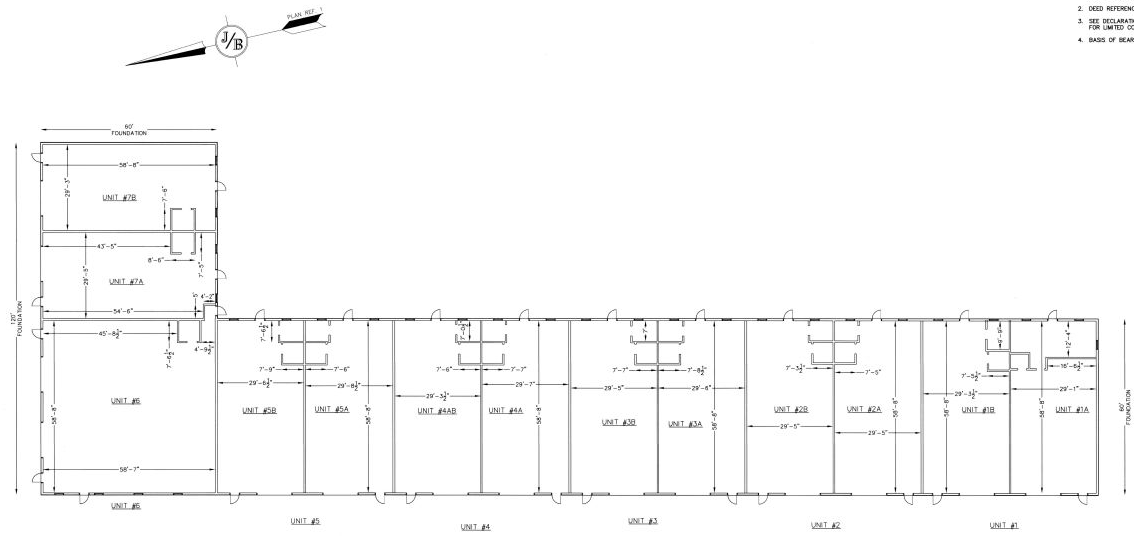
WATER 0.7 SQ MI

ELEVATION 69 FT



POPULATION 8,401





- NOTES:**
1. THE INTENT OF THIS PLAN IS TO SHOW THE FLOOR PLANS OF EXISTING STRUCTURES LOCATED AT 85 LEDGE ROAD, SEABROOK, NH. THE FOUNDATION AND EXTERIOR WALLS OF THE STRUCTURE SHOWN ARE COMPLETE. INTERIOR WALLS AND IMPROVEMENTS ARE IN CONSTRUCTION AT THE TIME OF THIS PLAN.
 2. CDD REFERENCE R.C.R.D. BOOK 6496, PAGE 473.
 3. SEE DECLARATION OF CONDOMINIUM AND AMENDED CONDOMINIUM SITE PLAN FOR LIMITED COMMON AREA AND HORIZONTAL UNIT BOUNDARIES.
 4. BASIS OF BEARING: HORIZONTAL = PLAN REFERENCE 1, VERTICAL = ASSUMED. SEE BENCHMARKS ON SITE PLAN.

CONDOMINIUM FLOOR PLANS
SCALE: 1/16" = 1'-0"

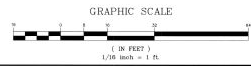
CONDOMINIUM FLOOR PLAN CERTIFICATION:

PERIODIC 33 RSA 676:10-13 AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAN 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 CERTIFY THAT THIS PLAN IS ACCURATE THAT THESE FLOOR PLANS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE NEW HAMPSHIRE CONDOMINIUM ACT RSA 676:20 II AND V, AND THAT THE UNITS SHOWN ARE BEGUN, BUT NOT YET COMPLETE.



MATTHEW J. SALVUCCI, LLS 1030
OR BEAUF. OF JONES & BEACH ENGINEERS, INC.

DATE: 4/9/24



Design: EJP Drawn: GAF Date: 11/28/24
Checked: WSM Scale: AS NOTED Project No.: 22018
Drawing Name: 22018-AMENDED CONDO FLOOR PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

DATE	ISSUED FOR REVIEW	 APPROVED - SEABROOK, NEW HAMPSHIRE PLANNING BOARD CASE # 2024-3 DATE 04/22/24 Project: PROPOSED INDUSTRIAL DEVELOPMENT 85 LEDGE ROAD, SEABROOK, NH Owner of Record: NORTH COAST CURB, LLC 58 FOLLY MILL ROAD, SALISBURY MA 01962 Plan Name: AMENDED CONDOMINIUM FLOOR PLAN Jones & Beach Engineers, Inc. <i>Civil Engineering Services</i> 85 Portsmouth Ave. 603-772-4746 PO Box 919 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM	DRAWING NO. CF2
	REVISION		

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SHATTUCK PROPERTIES, LLC and it should not be made available to any other person or entity without the written consent of SHATTUCK PROPERTIES, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SHATTUCK PROPERTIES, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SHATTUCK PROPERTIES, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SHATTUCK PROPERTIES, LLC has not verified, and will not verify, any of the information contained herein, nor has SHATTUCK PROPERTIES, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE SHATTUCK PROPERTIES, LLC ADVISOR FOR MORE
DETAILS.

EXCLUSIVELY PRESENTED BY:

TED GEARY

Principal Broker

Mobile: 617-501-5970

tgeary@shattuckre.com

License #: EDWARD GEARY



SHATTUCK PROPERTIES, LLC

150 Merrimac Street / Suite D
Newburyport , MA 01950

Office: 617-501-5970
EDWARD GEARY