



PROLMAN  
REALTY, INC.

FOR SALE

17 Progress Avenue  
Nashua, New Hampshire 03062

18,600 Square Feet

Consisting of

8,200 Square Feet of Office

6,800 Square Feet of Warehouse

3,600 Square Feet of Mezzanine

Situated on  
0.995 Acres Zoned Park Industrial

Exclusively offered by:  
Prolman Realty, Inc.

Contact:

Mark Prolman  
Lisa Ferrari

*The information provided is based upon reliable information. While we do not doubt its accuracy, Prolman Realty, Inc. does not guarantee its accuracy.*

100 Elm Street, Nashua NH 03060  
Tel. (603) 880-6655 Fax (603) 882-2910  
Email: [mark.prolman@prolmanrealty.com](mailto:mark.prolman@prolmanrealty.com)

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## General Information

Property Location: 17 Progress Avenue  
Nashua, NH 03062

City of Nashua Parcel ID: 0140-00032

Seller: 17 Progress Avenue, LLC  
17 Progress Avenue  
Nashua, NH 03062

Deed Reference: Book 8343, Page 2398, recorded at the Hillsborough  
County Registry of Deeds August 24, 2011.

Building Area (GBA): 18,600 Square Feet

Office: 8,200 Square Feet

Warehouse: 6,800 Square Feet

Mezzanine: 3,600 Square Feet

Land Area: 0.995 Acres

Zoning: Park Industrial (PI)

Year Built:

Front Building 1969

Middle and Back 2003

Renovations 2011

Extensive Renovations: HVAC, Electrical, Plumbing, Windows, Office Area,  
Exterior Painting



Roof:

Front Lower	Rubber Membrane (2011)
Front Building	Rubber Membrane (2003)
Back Building	Standing Seam Metal (2003)

HVAC:

Office Area	Gas/Electric
RTU 1	5 Ton (2011)
RTU 2	3 Ton (2011)
Front Office	Split System (2011)
Back Office	Split System (2003)
Warehouse	Radiant Tube Heaters (5) (2011)
Warehouse	7.5 Ton (2013)

Drive In Doors:

#1	20' W x 12' H
#2	12' W x 12' H
#3, 4, 5, 6	10' W x 10' H
#7	12' W x 12' H

Ceiling Heights:

Office:	12'8" (Reception to Kitchen/Above Drop Ceiling)
Warehouse:	9'4" - 17'6"
Mezzanine:	5'3" - 7'

Bathrooms: 2 Women's and 2 Men's



Electrical: 400 AMP 208/3 Phase

Life Safety:

Five Alarm System Monitored by Monadnock Security

Security Door Entry & Alarms Monitored by Monadnock Security

Sprinkler System:

Wet (50%) Front to Breakroom

Dry (50%) Breakroom to Warehouse

Utilities:

Electric Eversource

Natural Gas Liberty Utilities

Water Pennichuck Water Works

Sewer City of Nashua

Parking: 38 Spaces

Real Estate Taxes: \$23,449 (2023)

Price: \$2,500,000.00

Contact: Mark D. Prolman



**ABUTTERS**

SHEET 140 / LOT 32  
RAISCO INC.  
12 CRESTWOOD LANE  
NASHUA, NH 03062  
BK. 5697 PG. 1413  
ACCT. NO. 23502

SHEET 140 / LOT 39  
GEORGE PELLETIER, TRUSTEE  
AKAWA REALTY TRUST  
25 PROGRESS AVE.  
NASHUA, NH 03062  
BK. 5169 PG. 408  
ACCT. NO. 24712

SHEET 140 / LOT 9  
JC LAND EQUIPMENT ENTERPRISE, LLC  
15 PROGRESS AVE.  
NASHUA, NH 03060  
BK. 5738 PG. 239  
ACCT. NO. 3666

SHEET 140 / LOT 1  
FIVE N ASSOCIATES  
91 AMHERST STREET  
NASHUA, NH 03064  
ACCT. NO. 33234

SHEET 140 / LOT 6  
MCLAUGHLIN STORAGE INC.  
20 PROGRESS AVE.  
NASHUA, NH 03062  
BK. 2277 PG. 142  
ACCT. NO. 23066

MAYNARD & PAQUETTE ENG. ASSOC., LLC  
23 EAST PEARL STREET  
NASHUA, NH 03060

LOT 39 / SHEET 140  
MANUFACTURING

LOT 9 / SHEET 140  
MANUFACTURING

LOT 32 / SHEET 140  
43,348 S.F.

EXISTING BUILDING

EXISTING BUILDING

EXISTING LANDSCAPING  
SPREADING YEW/JUNIPERS  
10' - 15' O.C. (TYP.)

65' WIDE RECIPROCAL CROSS  
ACCESS EASEMENT  
BK. 7121/PG. 2344

EXISTING SCREENED DUMPSTER  
ON CONCRETE PAD

EXISTING MEZZANINE  
3,360 SF

EXISTING BUILDING  
SHOP AREA  
FIRST FL. - 8,800 SF  
SECOND FL. - 3,600 SF

EXISTING PAVEMENT TO  
BE REMOVED. AREA TO  
BE LOAMED AND SEEDED  
FOR SWALE & RECHARGE AREA

OFFICE AREA

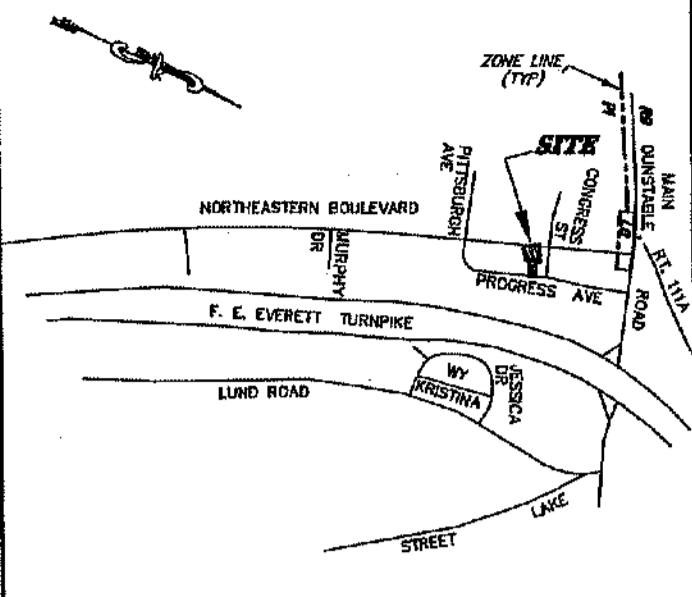
OFFICE AREA

EXISTING BUILDING  
OFFICE AREA  
6,200 SF

**PROGRESS (50' R.O.W.) AVENUE**

LOT B / SHEET 140  
WAREHOUSE

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- MINIMUM BUILDING SETBACK
- EDGE OF PAVEMENT
- ⊙ PROPOSED PARKING SPACES
- ⊙ EXISTING LANDSCAPING
- ⊙ PROPOSED LANDSCAPING  
SPREADING YEW/JUNIPERS  
10'-15' O.C. (TYP.)



**LEGEND**

**VICINITY**

**NOTES**

1. PRESENT ZONING - "PI" - PARK INDUSTRIAL
2. EXISTING & PROPOSED USES - CONTRACTORS OFFICES/SHOP W/OUT OUTDOOR STORAGE (LUC149)
3. THE PURPOSE OF THIS PLAN IS TO UPDATE NR2036 TO REFLECT EXISTING CONDITIONS, LANDSCAPING AND BUILDING USES.
4. TOTAL AREA OF PARCEL - 43,348 S.F.
5. LOT IS SERVED BY PENNICHUCK WATER AND CITY OF NASHUA SEWER.
6. DIMENSIONAL REQUIREMENTS -  
MINIMUM LOT AREA - 30,000 S.F.  
SETBACKS - FRONT 30' - SIDE 20' - REAR 20'  
MAX. BLD. COVERAGE - 40%; PROPOSED BLD. COVERAGE - 33%  
MIN. OPEN SPACE - REQUIRED: 20%; PROVIDED: 22%  
MIN. LOT WIDTH - 120 FEET  
MIN. LOT FRONTAGE - 50 FEET  
MIN. LOT DEPTH - 150 FEET
7. BUILDING AREA: FIRST FLOOR = 15,000 S.F.  
MEZZANINE = 3,360 S.F.  
TOTAL = 18,360 S.F.
8. PARKING REQUIRED:  
18,360 SF @ 1 SPACE/600 SF = 31 SPACES  
PARKING PROVIDED: 38 SPACES (INCLUDING 1 HANDICAP)
9. PER SECTION 16-197 OF THE CITY OF NASHUA REGULATIONS, IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN OR CHANGE ANY USE INDICATED ON THIS PLAN WITHOUT RECEIVING CITY APPROVAL
10. LIGHTING SHALL BE DRIVEN AWAY FROM ANY TRAFFIC INTERFERENCE AND SHALL CONFORM TO SECTION 16-274(4) OF THE CITY OF NASHUA REGULATIONS.
11. SIGNS SHALL CONFORM TO THE CITY OF NASHUA REGULATIONS AND A SIGN PERMIT SHALL BE SECURED PRIOR TO INSTALLATION.
12. LANDSCAPING SHALL CONFORM TO SECTION 16-123 OF THE CITY OF NASHUA REGULATIONS.
13. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON PREVIOUS SUBDIVISION PLAN WHERE POSSIBLE, TAKEN FROM THE FIELD. THE ENGINEER SHALL BE NOTIFIED IN WRITING IF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
14. HOURS OF OPERATION: 5:30 AM TO 9:00 PM - 6 DAYS A WEEK
15. NO PARKING ALLOWED ON PROGRESS AVENUE RELATING TO THE OPERATIONS AT 17 PROGRESS AVENUE.
16. PLANNING BOARD APPROVAL GRANTED ON JUNE 19, 2003 FOR A PROPOSED 8,000 SF ADDITION TO THE EXISTING 6,200 SF BUILDING WITH THE FOLLOWING STIPULATIONS: 1) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BONDING FOR THE SEWER EXTENSION SHALL BE SUBMITTED TO AND APPROVED BY THE DIVISION OF PUBLIC WORKS AND CORPORATION COUNSEL, 2) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED, 3) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL SITE WORK INCLUDING FINAL PAVING AND LANDSCAPING SHALL BE COMPLETED, 4) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE CROSS ACCESS EASEMENT SHALL BE RECORDED, 5) THE SITE IS SUBJECT TO ALL PRIOR ZONING BOARD OF ADJUSTMENT CONDITIONS OF APPROVAL REGARDING AUTOMOTIVE REPAIR.

I, THE UNDERSIGNED, DO HEREBY AGREE TO PERFORM ALL THE SITE IMPROVEMENTS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE CITY OF NASHUA PLANNING BOARD.

RICHARD RAISANEN - RAISCO INC. DATE

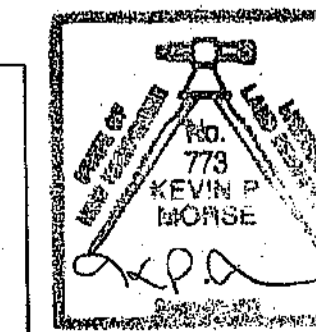
SITE PLAN LOT 32 / SHEET 140  
**17 PROGRESS AVENUE**  
**NASHUA, NEW HAMPSHIRE**

PREPARED FOR:  
RAISCO INC. J LAWRENCE HALL  
59 NORTHEASTERN BOULEVARD 17 PROGRESS AVENUE  
NASHUA, NEW HAMPSHIRE 03062 NASHUA, NEW HAMPSHIRE 03060  
603-888-1100

SCALE: 1" = 20' DATE: MARCH 31, 2003

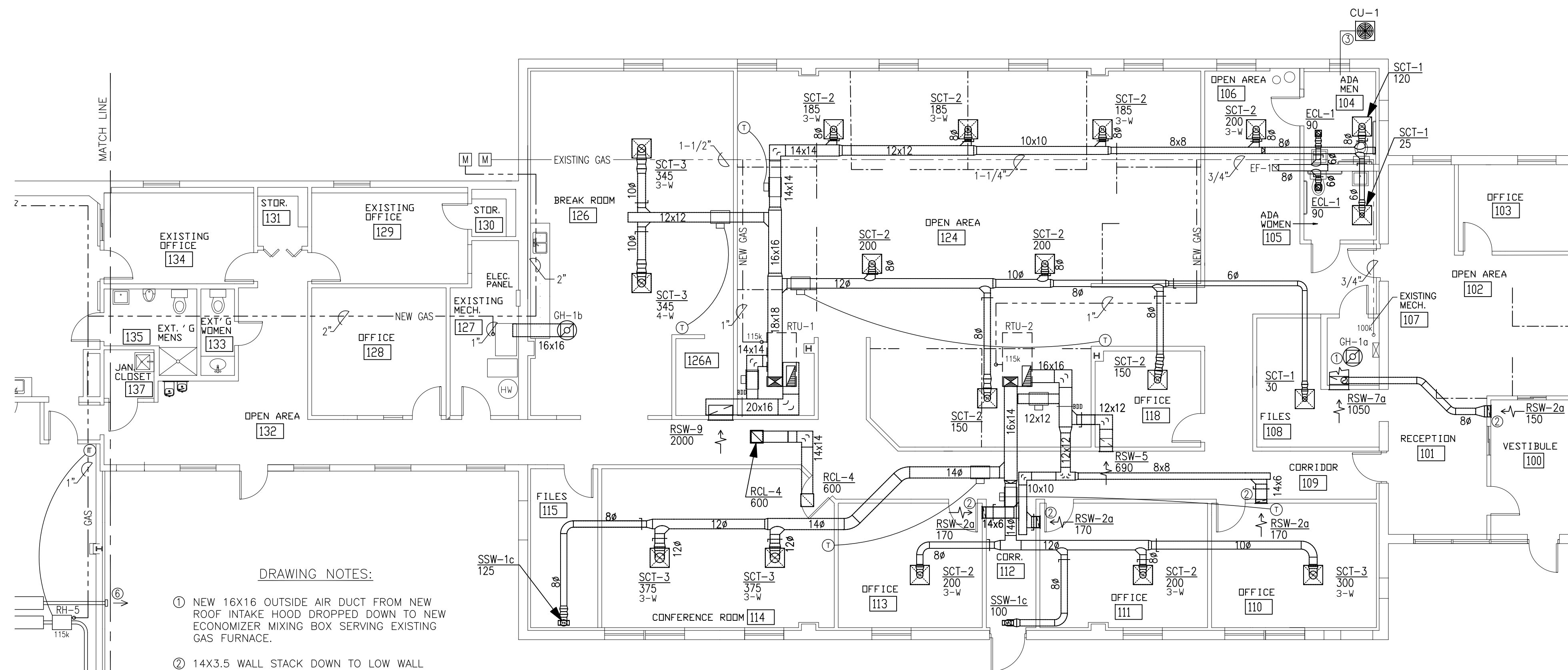
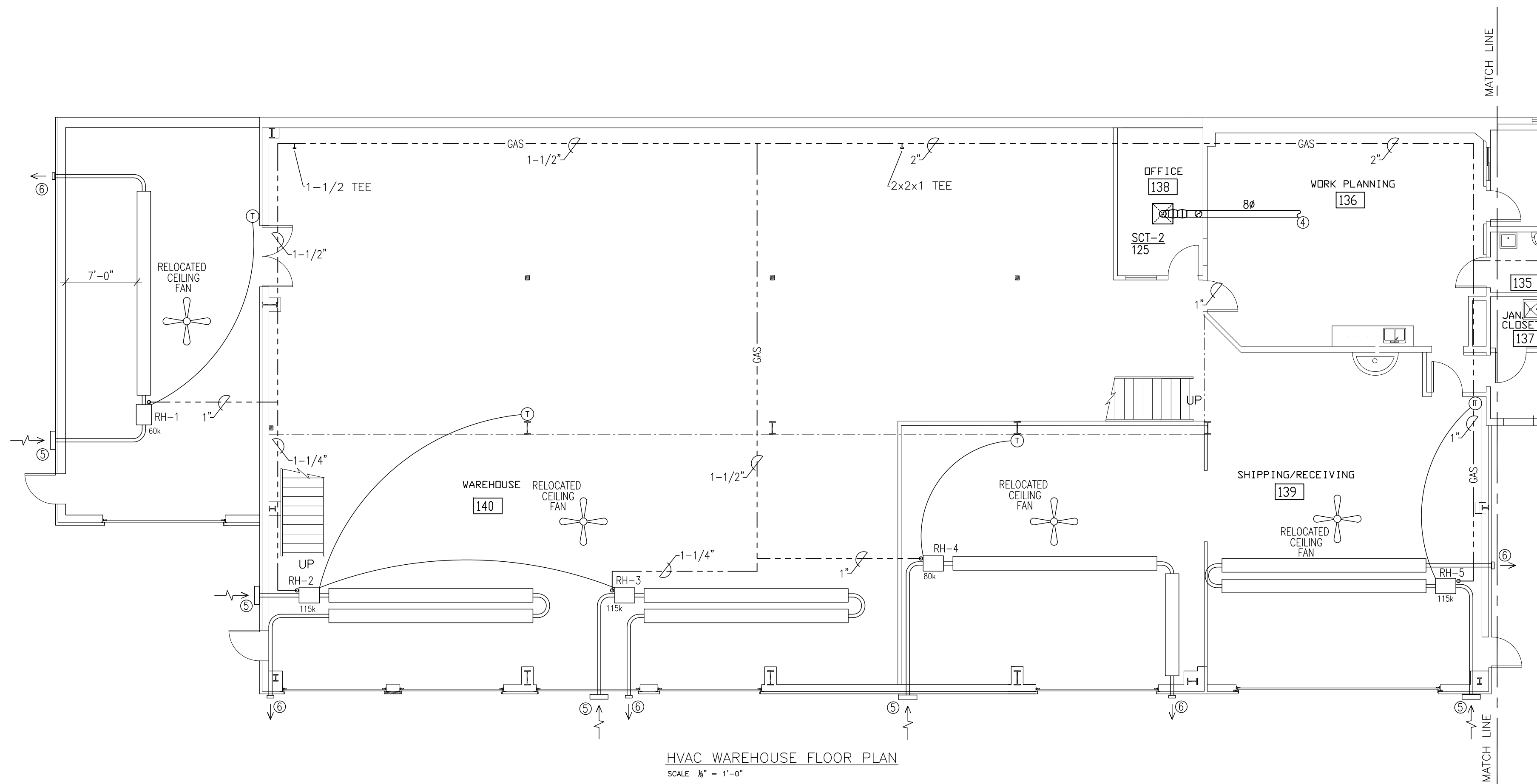
**Maynard & Paquette**  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
23 East Pearl Street, Nashua, NH 03060  
Phone: (603)883-8433 Fax: (603)883-7227

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 AND A FIELD SURVEY MADE ON THE GROUND IN APRIL 2003 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000, IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF NASHUA.



NO.	DATE	REVISION	BY
1	6/9/2003	REVISED MEZZANINE	APB
2	10/14/2003	REVISED NOTES FOR AMENDED SITE PLAN	APB
3	10/28/2003	REVISED NOTES FOR AMENDED SITE PLAN - PER PLANNING DEPT.	APB
4	7/29/2001	UPDATE EXISTING CONDITIONS - J LAWRENCE HALL	APB

DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
APB	APB					D	10641



- DRAWING NOTES:**
- 1 NEW 16X16 OUTSIDE AIR DUCT FROM NEW ROOF INTAKE HOOD DROPPED DOWN TO NEW ECONOMIZER MIXING BOX SERVING EXISTING GAS FURNACE.
  - 2 14X3.5 WALL STACK DOWN TO LOW WALL RETURN AIR GRILLE.
  - 3 R410a REFRIGERANT PIPING FROM CONDENSING UNIT TO EXISTING DX COOLING COIL OF SYSTEM SERVING FRONT OFFICES.
  - 4 CONNECT TO CLOSEST MAIN DUCT LINE.
  - 5 4" SINGLE WALL COMBUSTION AIR DUCT, INTAKE BELOW THE CANOPY.
  - 6 4" B-VENT FLUE PIPE DISCHARGING ABOVE THE CANOPY.

**EQUIPMENT SCHEDULE:**

RTU-1 5 TON CLG, 115 MBH HTG INPUT GAS/ELECTRIC ROOF TOP PACKAGED HVAC UNIT. 485 CFM OA.	GH-1a&b GREENHECK GRS16 VENTILATION AIR INTAKE HOOD
RTU-2 3 TON CLG, 115 MBH HTG INPUT GAS/ELECTRIC ROOF TOP PACKAGED HVAC UNIT. 265 CFM OA.	UH-1 REZTOR 125 MBH POWER VENTED UNIT HEATER
EF-1 GREENHECK G065D 175 CFM @ .25"wc	CU-1 3 TON CONDENSING UNIT
	RH-1 ROBERTS-GORDON CTH2-60N20 RH-2,3,5 ROBERTS-GORDON CTH3-115N40A RH-4 ROBERTS-GORDON CTH3-80N30A

General Notes

No.	Revision/Issue	Date
 <b>J. LAWRENCE HALL CO., INC.</b> 10 COTTON ROAD • NASHUA NEW HAMPSHIRE 03063 PHONE: (603) 882-2021 • FAX: (603) 882-1287 <a href="http://www.jlawrencehall.com">www.jlawrencehall.com</a>		
<b>BUILDING RENOVATIONS</b> 17 PROGRESS, NASHUA, NH  <b>HVAC FLOOR PLAN</b>		
Project	C11-MOVE	
Date	9/14/2011	
Scale	AS NOTED	
Sheet	<b>M-1</b>	

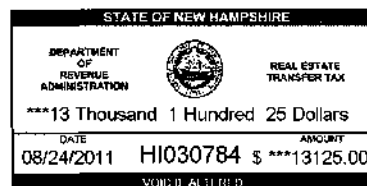
17 Progress Avenue Nashua, NH





Return to: G07

Attorney Jeffrey A. Zall  
PO Box 3652  
Nashua, NH 03061-3652



**WARRANTY DEED**  
**(17 Progress Ave, Nashua, N.H.)**

Raisco, Inc., a New Hampshire corporation, of Nashua, Hillsborough County, New Hampshire, for consideration paid, grants to 17 Progress Ave., LLC, a New Hampshire limited liability company, with an address of 10 Cotton Road, Nashua, Hillsborough County, New Hampshire, with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land, with the buildings thereon, situated on the west side of Progress Avenue in Nashua, Hillsborough County and State of New Hampshire, bounded and described as follows:

Beginning at a point in the westerly line of Progress Avenue at the northeast corner of the herein described parcel; thence

1. Southerly along the said westerly line of Progress Avenue by a curve having a radius of four hundred fifty-four and 3/10ths (454.3) feet a distance of thirty-six and 9/10ths (36.9) feet to a concrete bound at the point of tangent; thence

2. South 26° 30' East along said westerly line of Progress Avenue a distance of eighty-eight and 1/10<sup>th</sup> (88.1) feet to a point; thence

3. South 63° 30' West along Lot 16 a distance of three hundred forty-six and 6/10ths (346.6) feet to a point; thence

4. North 26° 30' West along Lot 16 a distance of one hundred twenty-five (125) feet to a concrete bound; thence

5. North 63° 30' East along Lot 13, being land now or formerly of Bingay, a distance of three hundred forty-eight and 1/10<sup>th</sup> (348.1) feet to the point of beginning.

Containing one (1) acre, more or less, and being Lot 16C on Plan No. 4023 at the Hillsborough County Registry of Deeds.

The premises are conveyed subject to and together with the Non-Exclusive Permanent Cross-Access and Maintenance Agreement for Lot 32/Sheet 140 (17 Progress Avenue) and Lot

1/Sheet 140 (111 Northeastern Blvd.), Nashua, New Hampshire by Raisco, Inc. and Five N Associates dated August 12, 2003 and recorded with said Registry of Deeds at Book 7121, Page 2344, and any rules and regulations established pursuant thereto.

The premises are conveyed subject to the following:

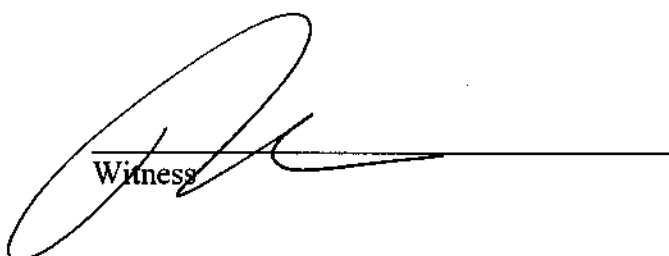
1. The Declaration of Covenants and Restrictions (together with the Storm Water Management System Operation & Maintenance Plan) by Raisco, Inc. dated June 30, 2003 and recorded with said Registry of Deeds at Book 7039, Page 2886;
2. Easement of Raisco, Inc. to the City of Nashua (for access), dated June 30, 2003 and recorded with said Registry of Deeds at Book 7039, Page 2890;
3. All matters shown on the site plan entitled "17 Progress Avenue, Nashua, New Hampshire, Prepared For Raisco, Inc." dated March 31, 2003, on file with the Nashua Planning Department as Plan No. 2036, which plan is referenced in item 1 above;
4. All matters shown on the plan entitled "Cross-Access Easement Lots 32 & 1/Sheet 140, 17 Progress Avenue & 111 Northeastern Blvd., Nashua, New Hampshire" by Maynard & Paquette Engineering Associates, LLC, on file with the City of Nashua as Plan No. 2036 (sheet 3), and recorded with the Hillsborough County Registry of Deeds as Plan No. 37174;
5. All matters shown on the plan entitled "Plan Lot 16B Industrial Park of Nashua, Northeastern Blvd. & Pittsburgh Ave, Nashua, New Hampshire" dated July 1, 1968 and recorded with said Registry of Deeds as Plan No. 4023; and
6. The easement of Gerald Q. Nash et al to Public Service Company of New Hampshire et al dated May 31, 1962 and recorded with said Registry of Deeds at Book 1699, Page 244 and Book 1910, Page 482, if applicable and still in effect.

For title, reference is made to the deed of Peter M. Ulcickas to Raisco, Inc. dated March 4, 1996 and recorded with said Registry of Deeds at Book 5697, Page 1413.

IN WITNESS WHEREOF, Raisco, Inc. has caused this instrument to be duly executed this 24th day of August, 2011.

Raisco, Inc.

By:   
Richard C. Raisanen, President

  
Witness

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this 24<sup>th</sup> day of August, 2011, by Richard C. Raisanen, President of Raisco, Inc., a New Hampshire corporation, on behalf of the corporation.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

**JEFFREY A. ZALL, Notary Public  
New Hampshire  
My Commission Expires May 2, 2012**