



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR SALE or LEASE

**TWO STORY COMMERCIAL BUILDING
1.14 ACRES of COMMERCIAL LAND
ON EXIT 2 SALEM NH**



18 PELHAM ROAD SALEM NH

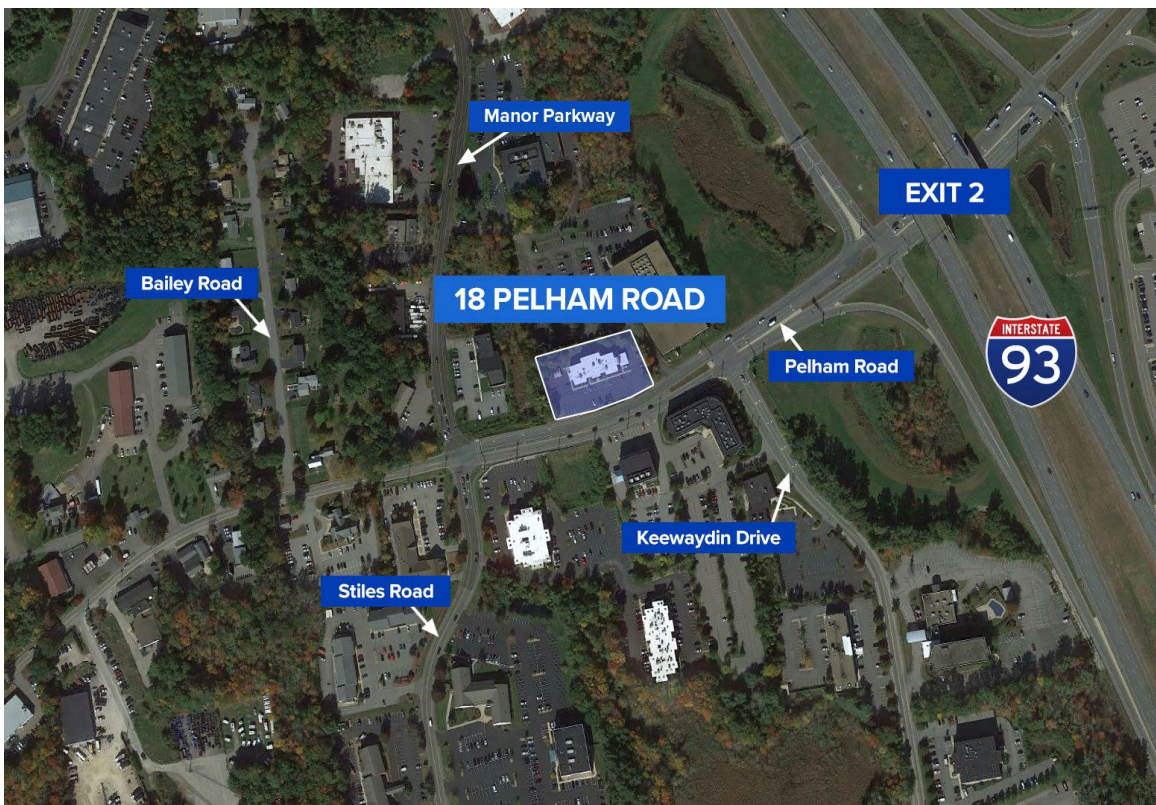
This 15,262 SF (approx.) two story building can accommodate a wide variety of uses.
This site is located 100 yards away from Exit 2, Interstate 93.

THE OPPORTUNITY

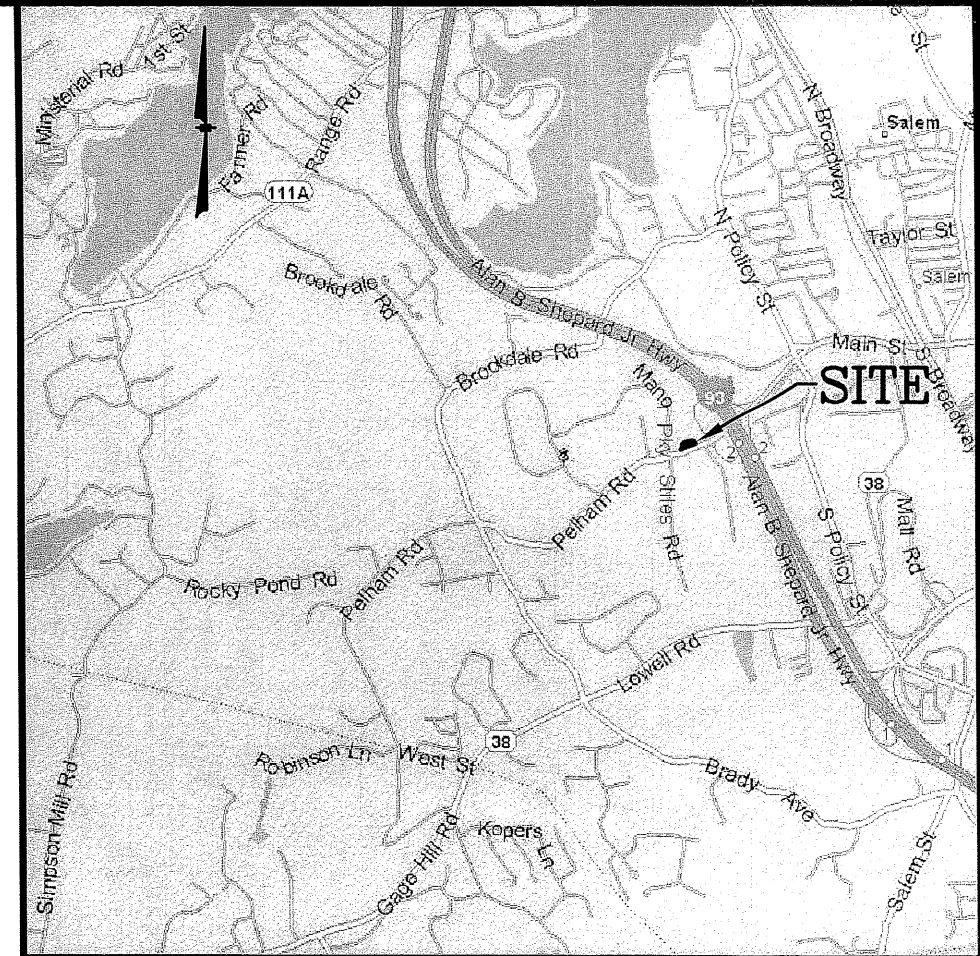
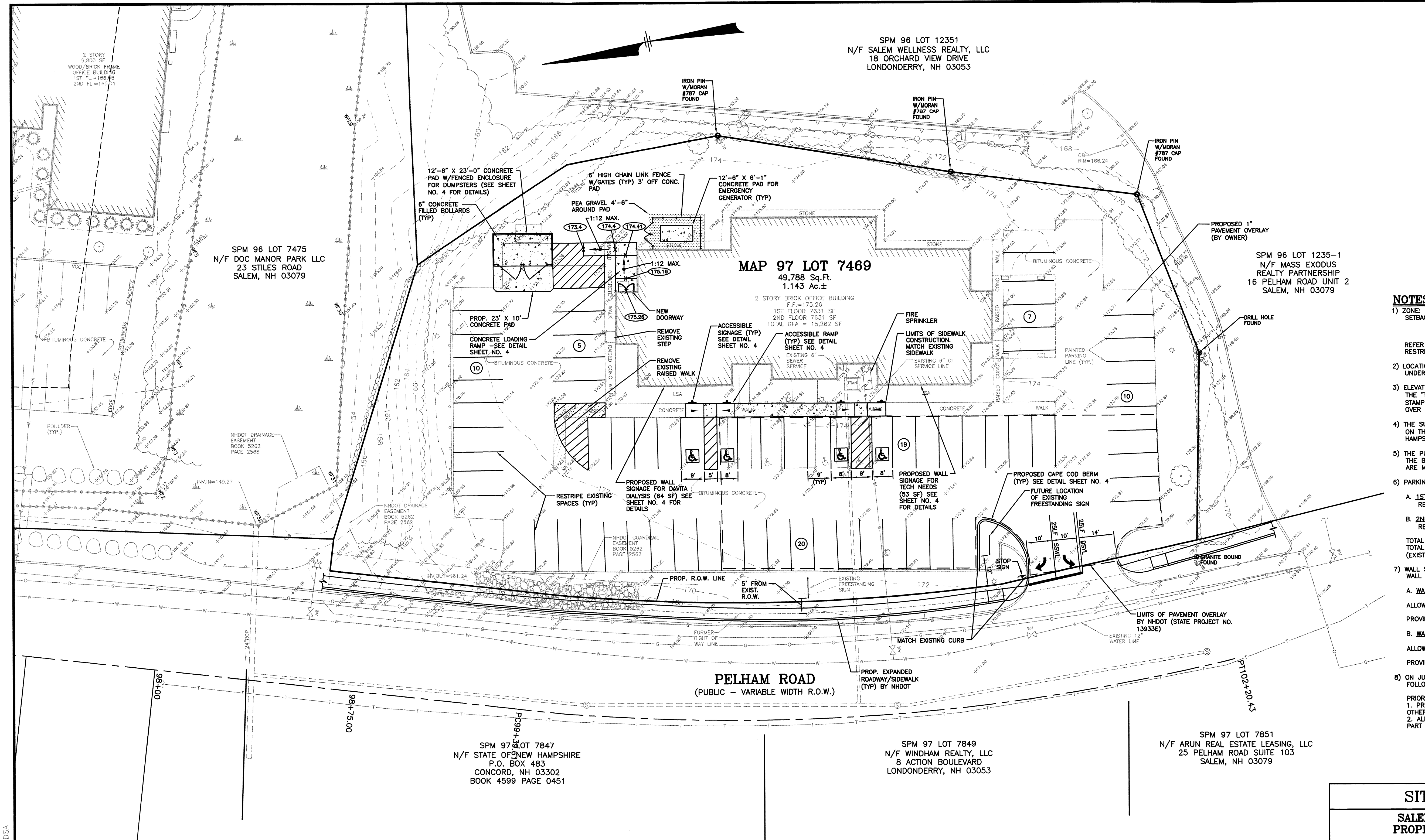
For Lease: The entire 1st floor, 7,611 SF, is available for lease

For Sale: The entire building is available for sale. The property owner would execute a Five (5) year lease with a Five (5) year option to renew on the easterly end on the 2nd floor of the building on terms and conditions to be agreed upon.

- Commercial Industrial B zoning allows a wide variety of uses
- 1.14 acre site with 71 parking space
- Municipal sewer, water and natural gas
- This steel columned, metal deck, concrete floors, brick/masonry building was constructed in 1985.
- The 7,611 SF ground floor was fit up for a dialysis operation in 2003/04.
- The second floor is occupied by the property owner. The owner would lease back all or a portion of the second floor.
- The property owner is offering a first mortgage on favorable terms to qualified prospects.



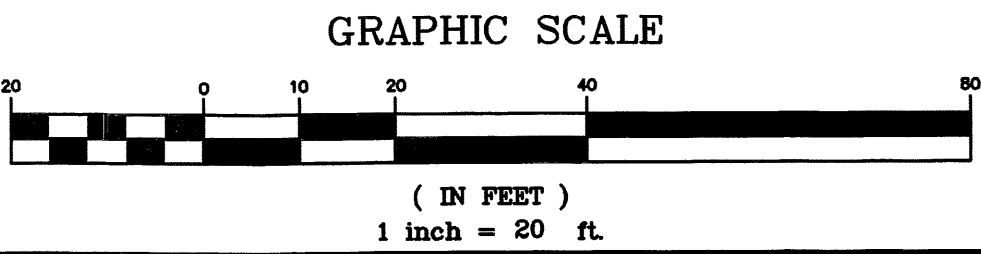
Exit 2 is 100 yards away from the parking lot entrance



- NOTES:**
- ZONE: COMMERCIAL - INDUSTRIAL B
SETBACKS:
FRONT 30 FT.
SIDE 20 FT.
REAR 20 FT.
REFER TO THE TOWN OF SALEM ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
 - LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
 - ELEVATIONS SHOWN HEREON ARE ON NGVD 1929. CURB ELEVATIONS SHOWN ARE AT THE "TOE" OF CURB. CURBS ARE 0.50'± HIGH. BENCHMARK: NHDOT STANDARD DISK STAMPED "R-3" IN THE SOUTHEAST WINGWALL OF THE NORTHBOUND I-93 BRIDGE OVER PELHAM ROAD. ELEVATION=172.02.
 - THE SURVEY TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER: 3301500563E; EFFECTIVE DATE: MAY 17, 2005.
 - THE PURPOSE OF THIS PLAN IS FOR THE REOCCUPATION OF THE FIRST FLOOR OF THE BUILDING FOR DAVITA DIALYSIS. MINOR SITE PLAN REVISIONS AND WALL SIGNAGE ARE MADE PART OF THIS REOCCUPATION OF SPACE.
 - PARKING FOR THE SITE IS CALCULATED AS FOLLOWS:
A. 1ST FLOOR (MEDICAL OFFICE SPACE, 7631 SF)
REQUIRED PARKING: 1 SPACE/250 SF x 7631 SF = 30.52
B. 2ND FLOOR (OFFICE SPACE, 7631 SF)
REQUIRED PARKING: 1 SPACE/300 SF x 7631 SF = 25.40
TOTAL SPACES REQUIRED = 56.0
TOTAL SPACES PROVIDED = 71.0
(EXISTING PARKING ON SITE = 74 SPACES)
 - WALL SIGNAGE IS PROPOSED FOR BOTH DAVITA DIALYSIS AND TECH NEEDS. ALLOWABLE WALL SIGNAGE IS CALCULATED AS FOLLOWS:
A. WALL SIGN #1 (DAVITA DIALYSIS)
ALLOWABLE: 1.5 SF/LF OF BUILDING = 1.5 SF x 145 LF = 217.5 SF (100 SF MAX.)
PROVIDED SIGNAGE = 64 SF
B. WALL SIGN #2 (TECH NEEDS)
ALLOWABLE: 1.5 SF/LF OF BUILDING = 1.5 SF x 145 LF = 217.5 SF (100 SF MAX.)
PROVIDED SIGNAGE = 53 SF
 - ON JUNE 11, 2013 THE SALEM PLANNING BOARD APPROVED THE SITE PLAN WITH THE FOLLOWING CONDITIONS:
PRIOR TO OCCUPANCY:
1. PROVIDE CERTIFIED AS-BUILT SITE PLAN
OTHER:
2. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS ARE INCORPORATED AS PART OF APPROVAL

LEGEND

○	IRON PIN FOUND	⊕	UTILITY POLE
—VGC—	VERTICAL GRANITE CURB	⊙	DRAIN MANHOLE
—BCG—	BITUMINOUS CONCRETE CURBING	⊗	SEWER MANHOLE
—	OVERHEAD SERVICE WIRES	⊕	TELEPHONE MANHOLE
—DSL—	DOUBLE SOLID LINE YELLOW	□	CATCH BASIN
—SSL—	SINGLE SOLID LINE WHITE	—	WATER LINE
—SBL—	SINGLE BROKEN LINE WHITE	—	WATER VALVE
—	SIGN	—	FIRE HYDRANT
—	TREELINE	—	GAS VALVE
—	WETLAND LINE	—	GAS LINE
—	SPOT ELEVATION	—	UNDERGROUND TELEPHONE LINE
—190—	CONTOUR ELEVATION	—	UNDERGROUND ELECTRIC AND TELEPHONE



NO.	DESCRIPTION	BY	DATE
1	REVISED PER ENGINEERING COMMENTS	MSG	5/29/13
REVISIONS			

SITE DEVELOPMENT PLAN

SALEM PROPERTY MAP 97 - LOT 7469
PROPERTY ADDRESS - 18 PELHAM ROAD

PREPARED FOR:
GUDEK REALTY, LLC
18 PELHAM ROAD, SUITE 202
SALEM, NEW HAMPSHIRE 03079

MHF Design Consultants, Inc.
44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

SCALE: 1"=20'
DATE: MAY 23, 2013

OWNER OF RECORD GUDEK REALTY, LLC 18 PELHAM ROAD, UNIT 103 SALEM, NH 03079 BOOK 3536 PAGE 2939	SALEM PLANNING BOARD APPROVAL
ZONE: COMMERCIAL - INDUSTRIAL B	

DESIGNED BY: MSG	DRAWN/CHECKED: RGW/MSG	DWG. NAME: 3270SP.DWG	PROJECT No.: 327013	SHEET No.: 3
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Multi-tenant sign



First Floor Lobby



1st Floor Open Area



1st Floor Electric w/automatic transfer switch



1st Floor Corner Office



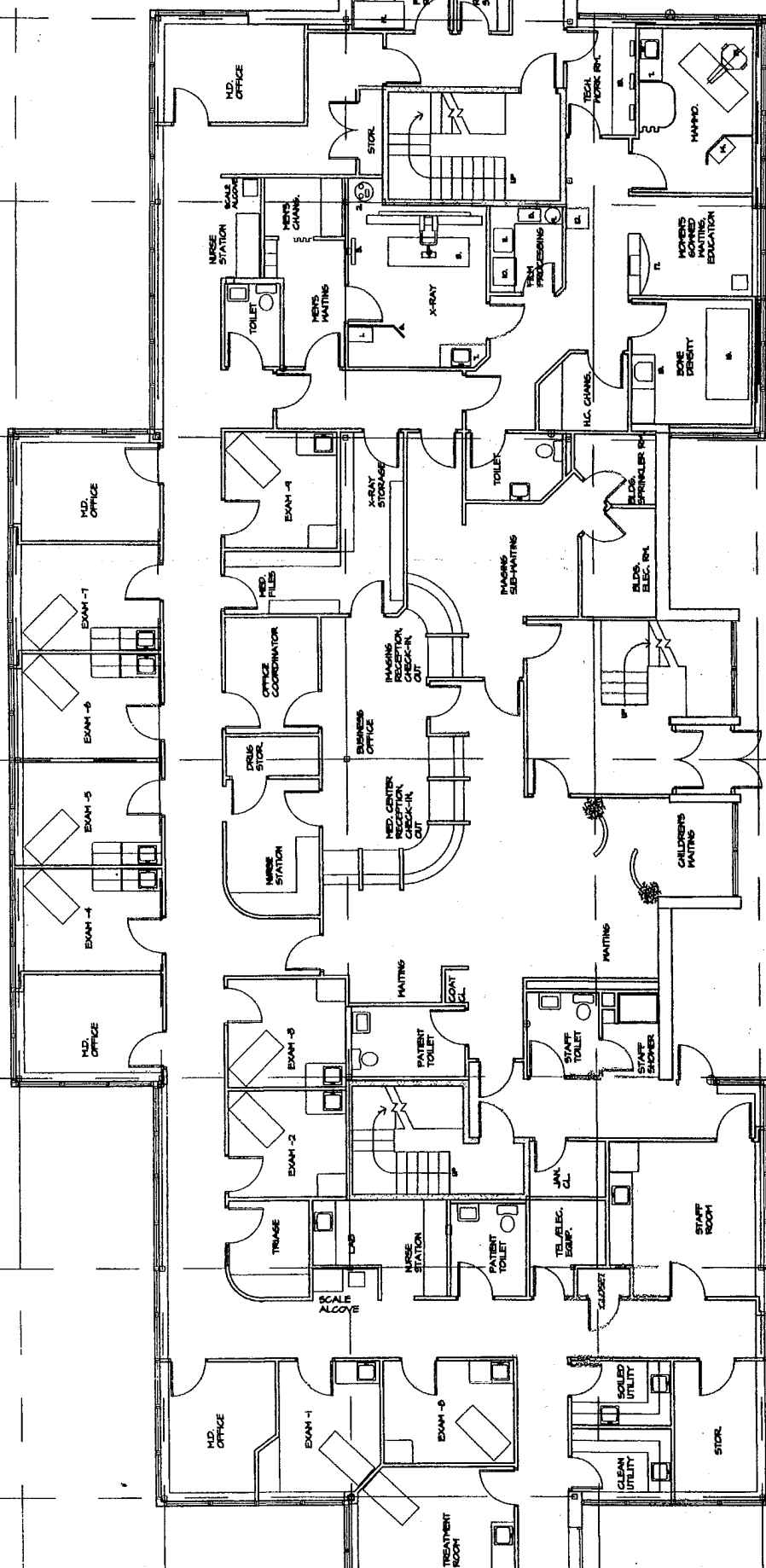
2nd Floor Tenant Lobby



2nd Floor Corner Office



2nd Floor Conference Room

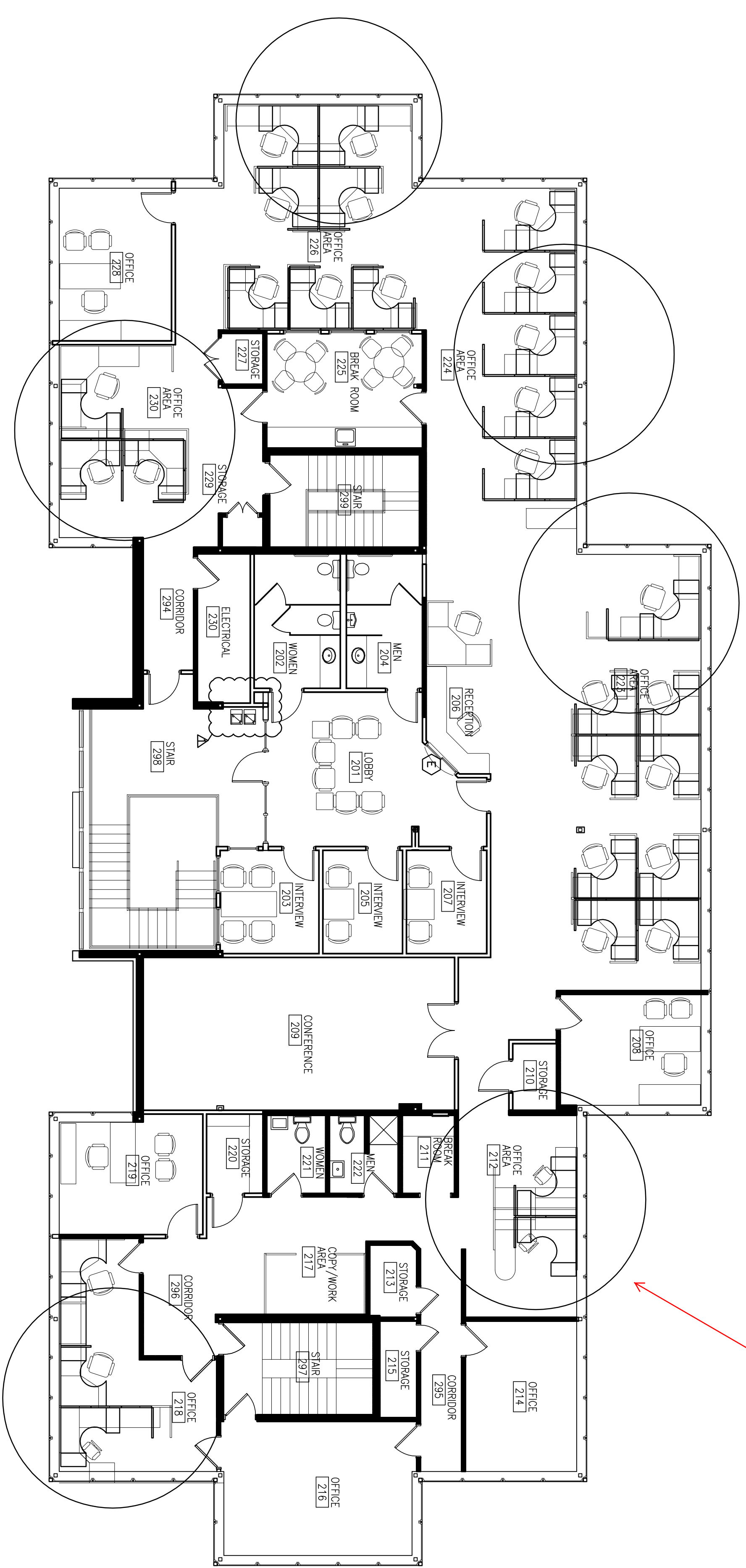


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CONSULTANTS ME/F/PLAN

DESIGN BUILD CONTRACTOR:
HUTTER CONSTRUCTION CORP.
PO BOX 287, ROUTE 124
NEWPSWICH, NH 03071
T: (603) 878-2300
F: (603) 878-3919



2nd Floor

FURNITURE PLAN

08/16/13
ISSUED FOR CONSTRUCTION

10/31/13 REVISIONS TO FURNITURE SYSTEMS
10/16/13 REVISIONS TO FURNITURE SYSTEMS
12/11/13 REVISIONS TO FURNITURE SYSTEMS

SCALE: AS NOTED DWG: 31714-2.DWG
JOB #: 317 XREF:
DWG BY: TL CND BY:

18 PELHAM ROAD
2ND FLOOR
SALEM, NEW HAMPSHIRE

PROJECT TITLE / ADDRESS
TECHNICAL NEEDS



PROPERTY DETAILS

LAND: 1.14 Acres of Commercial industrial B zoned land- wide variety of allowed uses

PARKING: 71 parking spaces, lot was resurfaced in 2004 and was compliant with ADA regulations at that time.

BUILDING:

- Constructed in 1985
- Exterior walls are load bearing masonry wall assemblies with a brick façade
- Interior steel columns support roof framing
- Steel bar joists, metal fluted decking, concrete floors
- 8' finished ceiling(s)
- Operable windows were installed ten (10) years ago (approx.)
- White vinyl roof installed ten (10) years ago (approx.)
- Three vehicle covered car port

ELECTRICAL: 1st Floor: 600A, 120/208 V, 3 phase, 4 wire, one meter, 180kw diesel generator with an automatic transfer switch
2nd Floor: 800A, 120/208 V, 3 phase, 4 wire, one house meter and three individual meters

INTERNET: Comcast, fiber to the building. 2nd floor has cat5e cabling. The service is split with one half of the floor run to the telecommunications room while the other half is run to the server room. The server room has two 220V power hookups for server(s)/UPS equipment. The server room has a mini split A/C unit with a lockable door.

UTILITIES: Municipal sewer 8" line, municipal water 6", natural gas

HVAC: The 1st floor HVAC was installed by the prior tenant 10 years ago and is no longer operational. Total replacement is probable.
2nd Floor: Three (3) Bryant RTU's, 7.5 tons of cooling in total, natural gas fired, installed on 11/15

SPRINKLER: Building has a wet, ordinary hazard sprinkler system. There is an irrigation system.

ASSMT/TAXES: M/L 97/7496 \$2,007,800 \$16.96/\$1,000 = \$34,052.29/yr

ADDITIONAL: The Property Owner is offering, for qualified prospects, the opportunity for a 1st Mortgage on terms and conditions to be mutually agreed upon. Please inquire.

FOR LEASE: \$18.00 SF NNN **CAM/RE TAXES:** \$5.50 SF (est.)

FOR SALE: \$3,995,000

CONTACT: Christopher B. Goodnow
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