

# INDUSTRIAL OPPORTUNITY FOR SALE

## 99 Airport Drive, Concord NH



### OFFERING MEMORANDUM



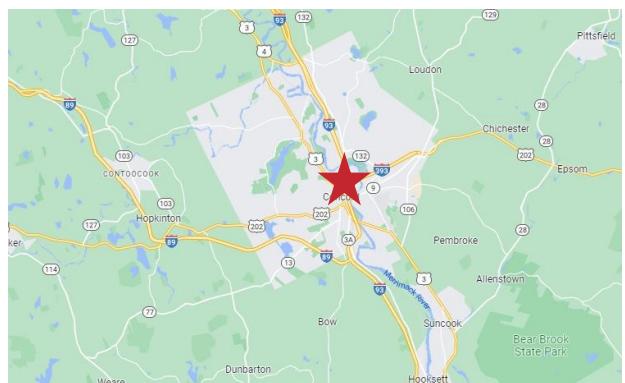
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# Concord Area Retailers



DRIVING TIMES TO:	
PORTSMOUTH NH	55 min
NASHUA NH	37 min
BOSTON MA	65 min
PORLTAND ME	95 min



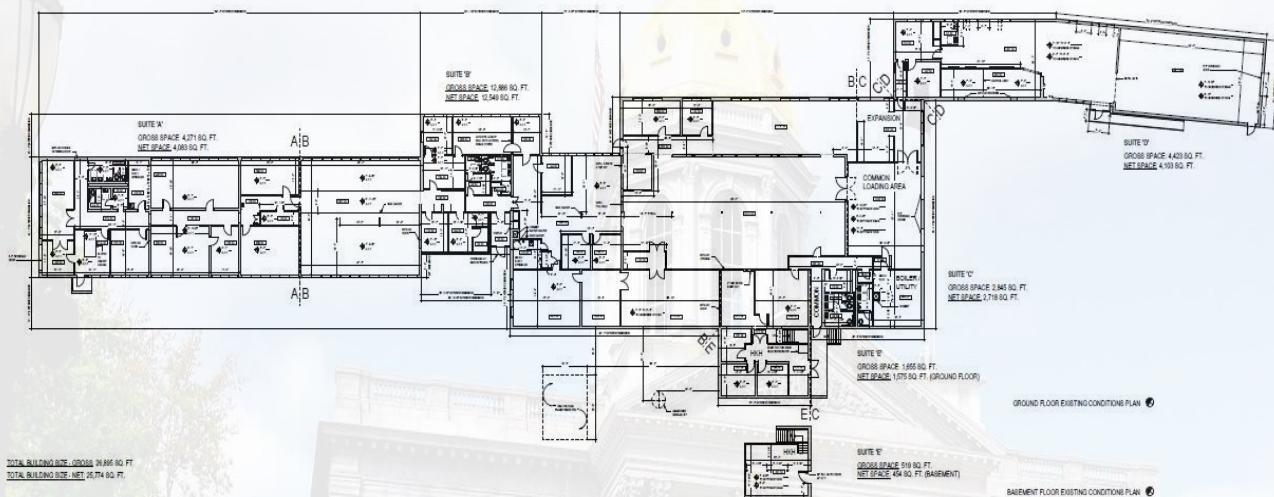
# Property Information



Sitting adjacent to the Concord Airport, this is a rare opportunity to purchase industrial space with quick access to 93. The property is laid out for office and manufacturing/shipping but could be reconfigured. The layout is set up for two tenancies so there is an ability to bring in extra income as an owner occupant. Almost all of the lot is paved so it provides users a chance to capitalize on yard space. Grandfathered access to the runway for a lifetime.

**26,332± SF Industrial Building**  
**3.50 acres**  
**99 Airport Road | Concord NH**

# 99 Airport Road | Floor Plan



*The Information contained herein has been given to us by the owner of the property and other sources we deem reliable. We do not guarantee this data nor the returns on investment listed above. All information should be verified prior to any offer to purchase.*

# 99 Airport Road



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# Tax Card

## 99 AIRPORT RD

Location 99 AIRPORT RD

Mblu 752/Z 2 //

Owner JMC AIRPORT PROPERTIES  
LLC

Assessment \$784,600

Appraisal \$784,600

PID 8940

Building Count 1

Tract # 4520-B

Tract # 4520-B-1

Tract #

Tract #

Tract #

Tract #

### Current Value

#### Appraisal

Valuation Year	Improvements	Land	Total
2021	\$407,700	\$376,900	\$784,600

Valuation Year	Improvements	Land	Total
2021	\$407,700	\$376,900	\$784,600

### Owner of Record

Owner JMC AIRPORT PROPERTIES LLC

Sale Price \$700,000

Co-Owner

Certificate

Address 5 LEHOUX DR  
HOOKSETT, NH 03106-1836

Book & Page 3626/2025

Sale Date 04/03/2019

Instrument 00

### Ownership History

#### Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JMC AIRPORT PROPERTIES LLC	\$700,000		3626/2025	00	04/03/2019
HKH ASSOCIATES INC	\$425,000		1925/0749	00	07/27/1993
NORTHERN TELECOM INC	\$0		0/0		04/14/1957

# Tax Card

### **Building 1 : Section 1**

Year Built:	1957
Living Area:	26,332
Replacement Cost:	\$1,133,255
Building Percent Good:	30
Replacement Cost	
Less Depreciation:	\$340,000

Building Attributes	
Field	Description
Style:	Light Indust
Model	Industrial
Grade	Average
Stories:	1
Occupancy	4.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/RUBBER
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	FACTORY MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	2
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comm Wall	0.00
Trend	

## Building Layout



(ParcelSketch.ashx?pid=8940&bid=9479)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	22,274	22,274
AOF	Office	4,058	4,058
CLP	Loading Platform, Finished	216	0
UBM	Basement, Unfinished	480	0
		27,028	26,332

# Tax Card

Code	Description	Size	Value	Assessed Value	Bldg #
LDL1	LOAD LEVELERS	3.00 UNITS	\$3,500	\$3,500	1
SPR1	SPR-WET	18854.00 S.F.	\$9,600	\$9,600	1
A/C	AC COMERCIAL	8000.00 S.F.	\$8,500	\$8,500	1

## Land

### Land Use

Use Code 4000  
 Description FACTORY MDL-96  
 Zone IN  
 Neighborhood 0414  
 Alt Land Appr No  
 Category

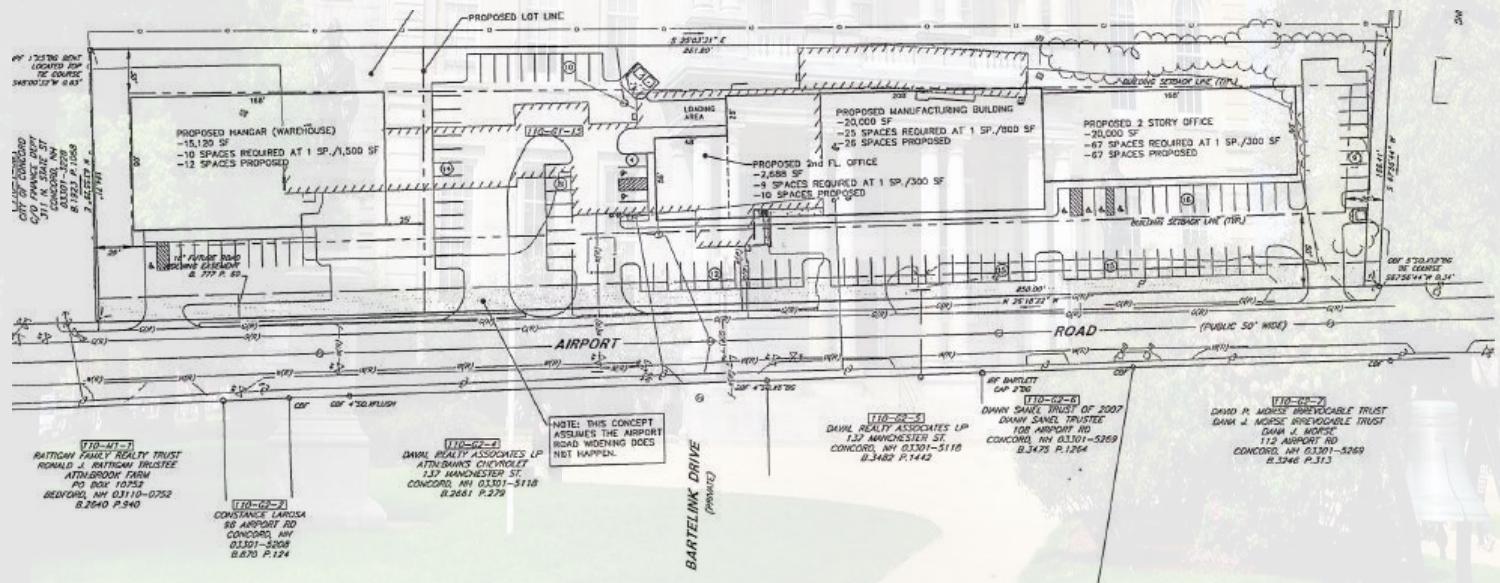
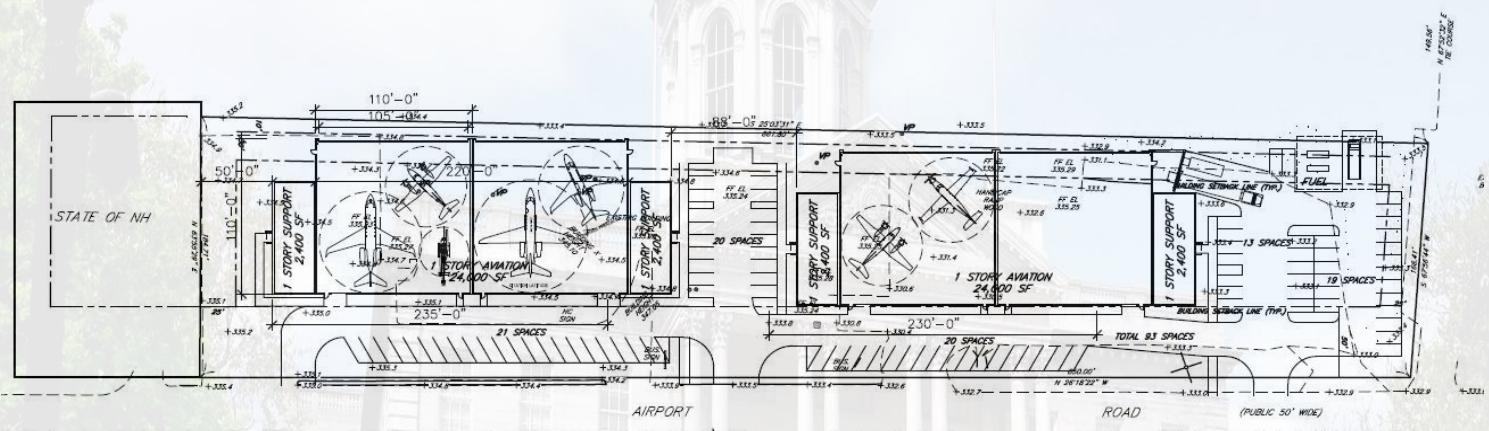
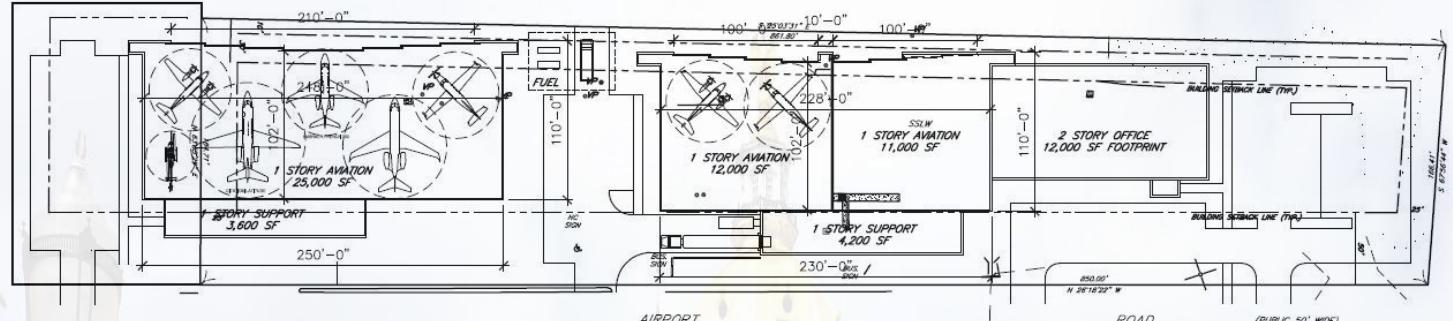
### Land Line Valuation

Size (Acres) 3.5  
 Frontage 0  
 Depth 0  
 Assessed Value \$376,900  
 Appraised Value \$376,900

## Outbuildings

Outbuildings					Legend
Code	Description	Size	Value	Assessed Value	Bldg #
PAV1	PAVING-ASPHALT	52000.00 S.F.	\$48,100	\$48,100	1

# Future Concept Plans



**99 Airport Drive, Concord NH  
PRESENTED BY:**

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**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 option 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.*