



# GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

**FOR SALE**

**HAMPSTEAD NH**

**14,600 SF**

**COMMERCIAL / INDUSTRIAL BUILDING ROUTE 111**



**5 COMMERCE PARK DRIVE**

(aka 7 Commerce Park Drive)

14,600 SF Free standing building on a 2 acre parcel



## 5 COMMERCE PARK DRIVE

(aka 7 Commerce Park Drive)

**14,600 SF Building on 2 acres of Commercially zoned land near the intersection of Route 111 and Commerce Park Drive**

|                  |   |                 |           |
|------------------|---|-----------------|-----------|
| <b>ACCESS:</b>   | Rt 111 & Commerce Park Drive, Hampstead NH  |                 |           |
| <b>LAND:</b>     | 2.00 acres  | <b>PARKING:</b> | 45 spaces |
| <b>FRONTAGE:</b> | 125' on Commerce Park Drive   |                 |           |
| <b>BUILDING:</b> | Pre-engineered Butler building(s). The original structure was built in 1984 with subsequent additions between 1998 and 2004. Steel frame structure(s) with metal panel exterior.                |                 |           |
| <b>ROOF:</b>     | Externally drained, metal panel. The front portion (7,250 SF) of the building, per an experienced commercial roofing contractor, needs to be replaced at an estimated cost of approx. \$75,000. |                 |           |
| <b>HEIGHT:</b>   | 11', varying because of the roof pitch  |                 |           |

**NOTES:**

1. OWNER OF RECORD FOR TAX LOTS 18-154 & 155: WBZ L.L.C. P.O.BOX 900 EAST HAMPSTEAD, NH 03826.
2. THIS PLAN SERVES TO SHOW A PROPOSED ADDITION TO THE EXISTING BUILDING ON TAX LOT 18-154. THE 4000 S.F. ADDITION IS TO HOUSE PRINTING MACHINERY.
3. THE NEW ADDITION WILL REQUIRE NO ADDITIONAL EMPLOYEES. TOTAL # OF EMPLOYEES WILL REMAIN THE SAME. THE TOTAL SEPTIC LOADING WILL REMAIN UNCHANGED. THE NUMBER OF PARKING REQUIRED FOR EMPLOYEES SHALL REMAIN UNCHANGED SINCE THE # OF EMPLOYEES SHALL REMAIN THE SAME.
4. MAP 18 LOT 154 TOTAL COVERAGE: 12,997 S.F./87,240 S.F.= 14.9 %.
5. MAP 18 LOT 155 TOTAL COVERAGE: 9,700 S.F./67,545 S.F.= 14.36 %.
6. TOTAL LOT COVERAGE ALLOWED IS 15%.
7. BUILDING HEIGHT NOT TO EXCEED 35'.
8. THIS SITE DOES NOT LIE IN A FLOOD PLAIN PER COMMUNITY PANEL #330211 0005A DATED: JUNE 16, 1993.
9. EMERGENCY EVACUATION PLAN: TRAVEL THE DRIVEWAY TO COMMERCE PARK DRIVE. TURN LEFT AND FOLLOW TO ROUTE 111. GO RIGHT OR LEFT.
10. REFERENCE PLAN: -- "TAX MAP 18 PARCELS 154 & 155 LOT LINE CHANGE PLAN OF LAND IN HAMPSTEAD, NH AS DRAWN FOR WBZ L.L.C." PREPARED BY THIS OFFICE AND DATED JANUARY 9, 2001.--"TAX MAP 18 LOTS 154 & 155 LOT LINE CHANGE PLAN OF LAND IN HAMPSTEAD, NH AS DRAWN FOR WBZ L.L.C." DATED APRIL 7, 2004, SCALE 1"=40' AND DRAWN BY THIS OFFICE.
11. THIS SITE LIES WITHIN THE COMMERCIAL ZONE C-1.
12. A VARIANCE WAS REQUESTED AND GRANTED TO ARTICLE III-4 SECTION 5C1 BY THE TOWN OF HAMPSTEAD ZONING BOARD OF ADJUSTMENT ON AUGUST 5, 2004. THE VARIANCE ALLOWS FOR A REDUCED NUMBER OF PARKING SPACES TO BE REQUIRED.
13. PARKING CALCULATIONS: 45 SPACES ARE PROVIDED. COMPACT SPACES MAY MAKE UP 30% OF TOTAL SPACES. 13 COMPACT PROVIDED=29%.

**ABUTTERS LIST**  
 MAP 18, LOTS 154 & 155  
 HAMPSTEAD, NH

**MAP-LOT OWNER BOOK-PAGE**  
 18-154 & 18-155 WBZ, LLC 3279-1464  
 P. O. Box 900  
 East Hampstead, NH 03826-0900

**MAP-LOT ABUTTER**  
 18-70 Warren C. & Adele G. Trested N/A  
 P. O. Box 169  
 East Hampstead, NH 03826

18-71 Michael M. & Joanne M. Curry N/A  
 16 Woodridge Road  
 East Hampstead, NH 03826

18-78 Peter A. & Elaine J. Sakash N/A  
 8 Woodridge Road  
 East Hampstead, NH 03826

18-79 MediaOne of New England, Inc. N/A  
 Tax Department  
 P. O. Box 173838  
 Denver, CO 80217-3838

18-43 Hampstead Investments, LLC 3448-1111  
 P. O. Box 3322  
 East Hampstead, NH 03826

18-166 Roland P. Gosselin Et Al 3382-2023  
 732 River Road  
 Manchester, NH 03104

18-157 Sumner F. Kalman, Trustee N/A  
 Massapaug  
 50 Main Street  
 Kingston, NH 03848-3210

**CONSULTANTS**  
 James M. Lavelle Associates  
 Stage Road Junction  
 Hampstead, NH 03841

Steven E. Cummings  
 285 Pleasant Street  
 Concord, NH 03301

|         |                              |
|---------|------------------------------|
| 9-8-04  | PER PLANNING BOARD MEETING   |
| 6-30-04 | PER SFC LETTER DATED 6-14-04 |
| DATE    | REVISION                     |

It is hereby certified that the lands developed on this map are owned by title of record and that consent to the approval of said map is given.  
 date: \_\_\_\_\_

I hereby certify that this map and survey has been made under my supervision. The date of the survey was: \_\_\_\_\_

I have carefully examined this map and find it conforms with the laws and requirements applicable thereto.  
 date: \_\_\_\_\_

This map is hereby approved by the Hampstead Planning Board at an official meeting held on \_\_\_\_\_ and shall be filed on or before \_\_\_\_\_ with the Rockingham County Registry of Deeds.  
 date: \_\_\_\_\_

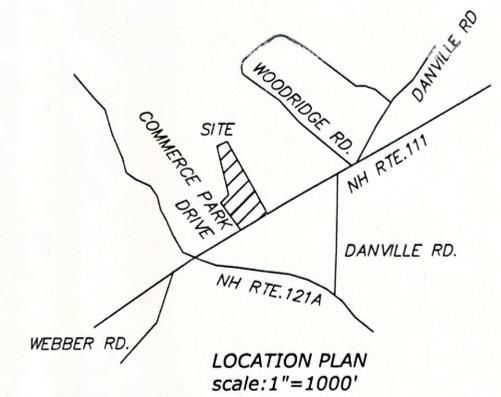
I hereby certify that the fieldwork done for the preparation of this plan had an error of closure no greater than 1 part in 10,000.

*James M. Lavelle*

APPROVED BY THE TOWN OF HAMPSTEAD PLANNING BOARD

CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_



**TAX MAP 18 LOT 154  
 SITE PLAN  
 OF LAND IN  
 HAMPSTEAD, NH  
 AS DRAWN FOR  
 WBZ L.L.C.**

RECEIVED

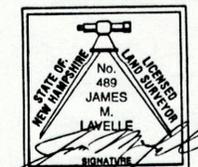
SEP 9 2004

PLANNING BOARD  
 HAMPSTEAD, NH

SCALE: 1"=40' DATE: 4-7-2004  
 0' 40' 80' 120' 160'



PREPARED BY  
 JAMES M. LAVELLE ASSOC.  
 STAGE RD. JUNCT.  
 HAMPSTEAD, N.H.  
 1(603)329-6851





**Conference room**



**2<sup>nd</sup> level office**



**4,000 SF addition circa 2004**





Main Entrance

North side of 4,000 SF addition



Main Entrance



**HVAC Units**



**Electrical panel**

**ELECTRICAL:** Two services: **(1)** 1,000 Amps, 120/208V, 3 PH **(2)** 600 Amps, 277/480 Volt, 3 PH

Electrical use, in full production, was approx. \$80,000/Yr for 2024 & 2025

**LOADING:** Two (2) 8' x 8' loading docks, one (1) load leveler

**UTILITIES:** Septic (320 GPD system w/1,000 gal holding tank), well & propane

**HVAC:** Electric/gas air conditioning & heat in entire building

| <u>Unit</u> | <u>Make</u> | <u>Model</u>   | <u>Serial</u> | <u>Voltage</u> | <u>Condition (est.)</u> |
|-------------|-------------|----------------|---------------|----------------|-------------------------|
| 1           | Allied      | TGA060B2DH1Y   | 5607H22520    | 230 1 PH       | Good                    |
| 2           | Goodman     |                | 0206508XXX    | 230 1 PH       | Good                    |
| 3           | Heil, ICP   | GPFM60L100F    | G060721010    | 460 3 PH       | Fair                    |
| 4           |             | PGB090210-3    |               | 208 3 PH       | Inop.                   |
| 5           | Rheem       | RKKA-A085DL13E | 2A6220ADA AF  | 460 3 PH       | Good                    |
| 6           | Trane       |                |               | 460 3 PH       | Good                    |
| 7           | ICP, LLC    | PGE120L250A    | G052020671    | 460 3 PH       | Good                    |
| 8           | ICP, LLC    | GPFM30K080E    | G050640724    | 230 1 PH       | Good                    |
| 9           | Heat Ctrlr  | MSS-018A       |               | 230 1 PH       | Fair                    |

Propane gas has been approximately \$15,000/Yr for 2024 & 2025





**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
 7 Eagle Square, Concord, NH 03301-4980  
 Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

|   |      |   |      |
|---|------|---|------|
| Name of Consumer (Please Print)                                       |      | Name of Consumer (Please Print)                         |      |
| Signature of Consumer   | Date | Signature of Consumer                                   | Date |
| Provided by: Name & License #   |      | Date (Name and License # of Real Estate Brokerage Firm) |      |
| _____ consumer has declined to sign this form<br>(Licensees Initials) |      |   |      |

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.