

CHASE PARK ROAD SEABROOK, NH 03874



Site outline is approximate

**INDUSTRIAL LAND FOR SALE
10.78 ACRES WITH RADIO TOWER**

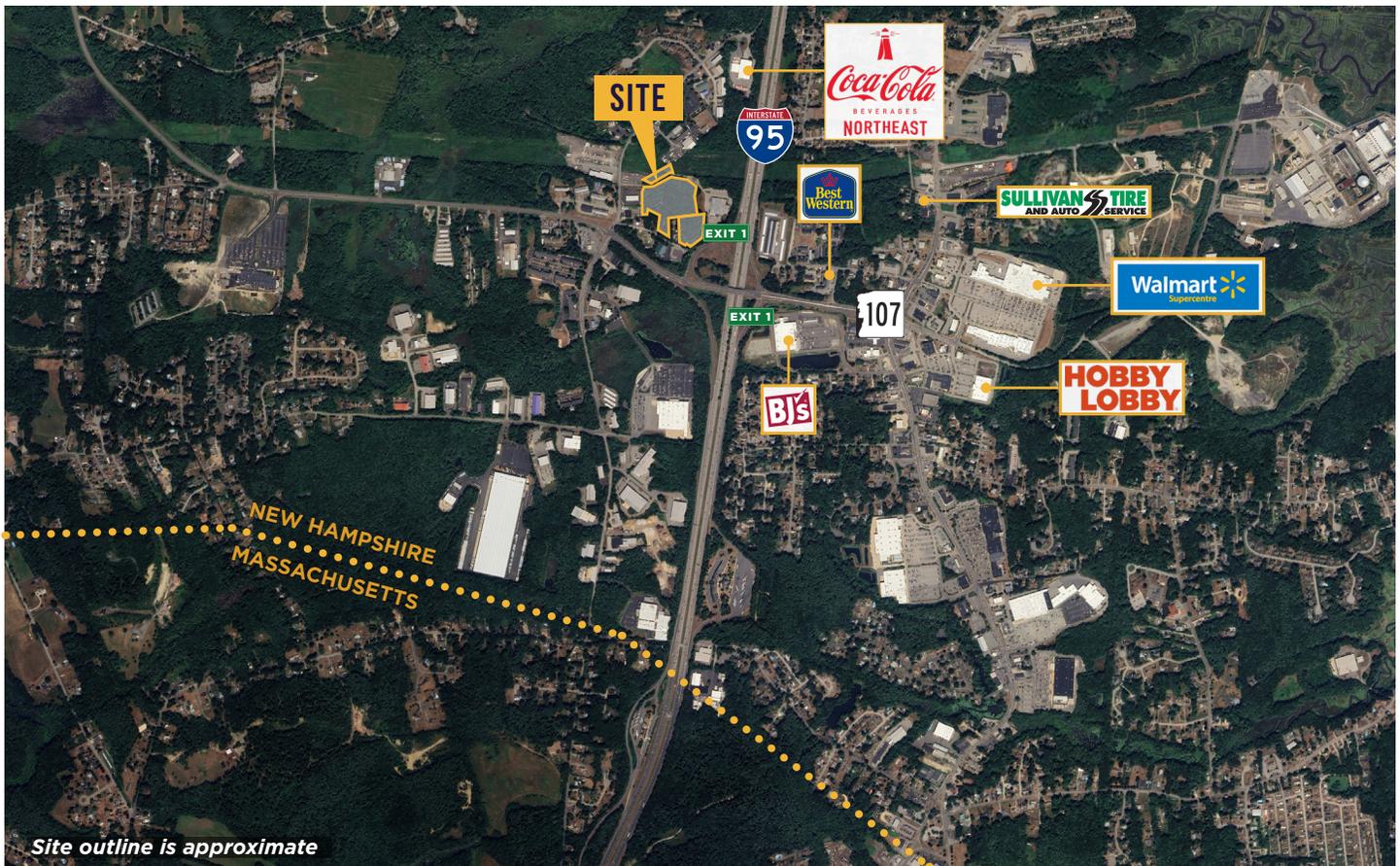
PROPERTY DETAILS

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- **LOT SIZE** 10.78 Acres
- **ZONING** Industrial
- **FRONTAGE** ±671' of frontage on Chase Park Road
±255' of frontage on New Zealand Road
±220' of frontage on I-95 South, Exit 1 off ramp
- **ACCESS** Exit 1 off I-95 via Rte 107 & Stard Rd
- **UTILITIES** Municipal water, sewer, natural gas
- **PARCEL ID** Map 5 Lots 5-17, 5-20
Map 4 Lot 4-22
- **RADIO TOWER** ±321 foot high, 3000 watt Class A FM radio tower
21-year lease commenced 1992 with three 7-year options
2025 income \$53,524.00 with annual CPI increases
Owner at its expense has the right to relocate the Radio Tower

TRAVEL TIMES

- 2 MILES to I-95
- 4 MILES to the Massachusetts border via I-95
- 23 MINUTES to I-93
- 45 MINUTES to the Manchester Boston Regional Airport
- 50 MINUTES to Downtown Boston and Logan Airport



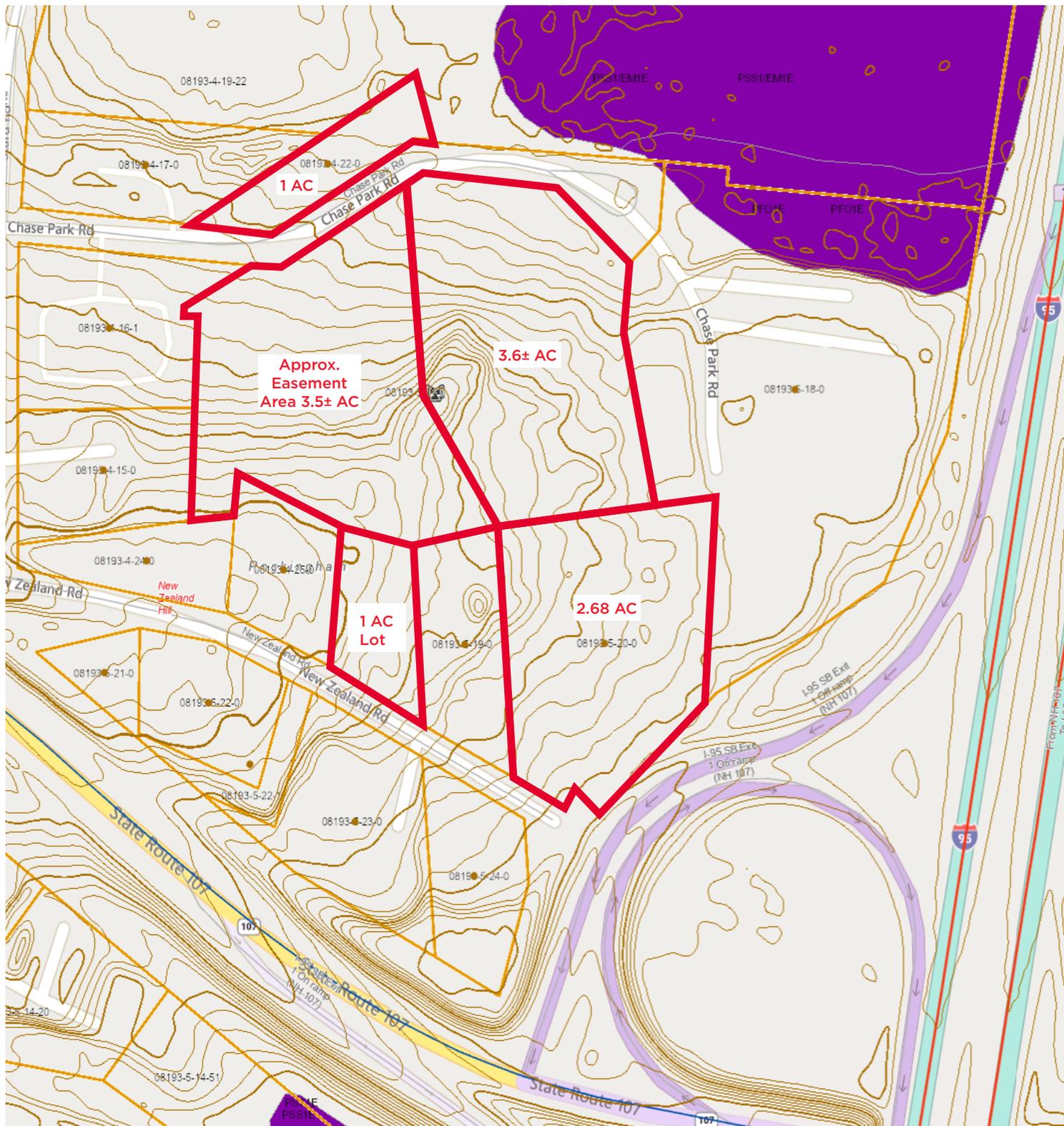
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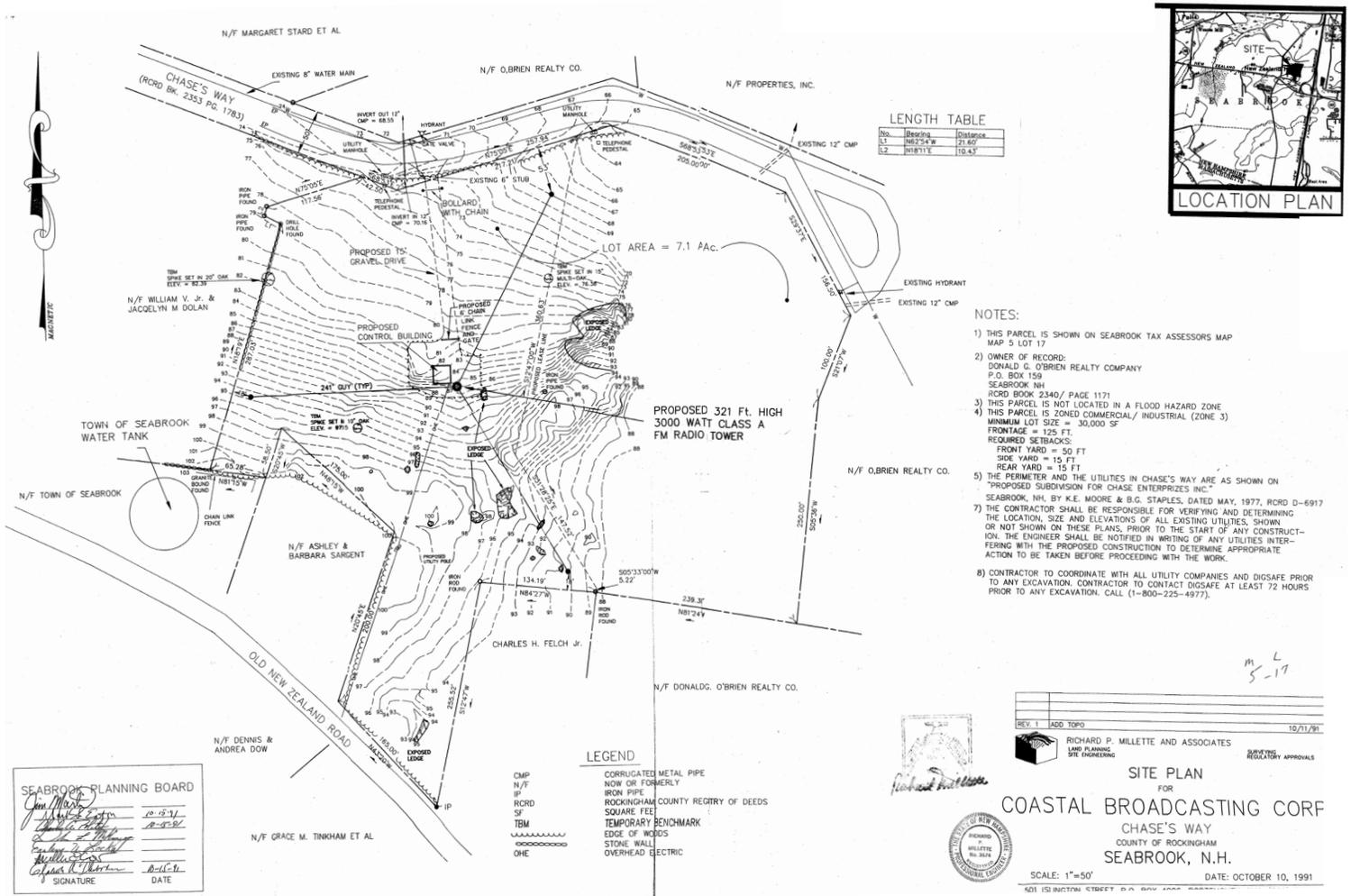
THE NEW HAMPSHIRE ADVANTAGE

There are many advantages to living and working in New Hampshire. New Hampshire regularly ranks high in economic and quality of life indicators. New Hampshire is one of only two states with no sales, income or state capital gains tax. New Hampshire's quality of life is high and our housing is affordable. Some of the companies that have chosen New Hampshire for their corporate headquarters include Timberland, Hitachi Cable, Highliner Foods, BAE and Planet Fitness.

TOWER & SITE PLAN



BROADCASTING TOWER



*Owner at its expense has the right to relocate the Radio Tower

FOR MORE INFORMATION, PLEASE CONTACT:

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