



# FLEXIBLE RETAIL / INDUSTRIAL FACILITY WITH HIGH BAY CONVERSION POTENTIAL

**411 ROUTE 108, SOMERSWORTH, NH 03878**

**57,430± SF | Offered at \$4,999,500 | 5.25± Acres**



Commercial Real Estate Services, Worldwide

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Bedford, NH 03110  
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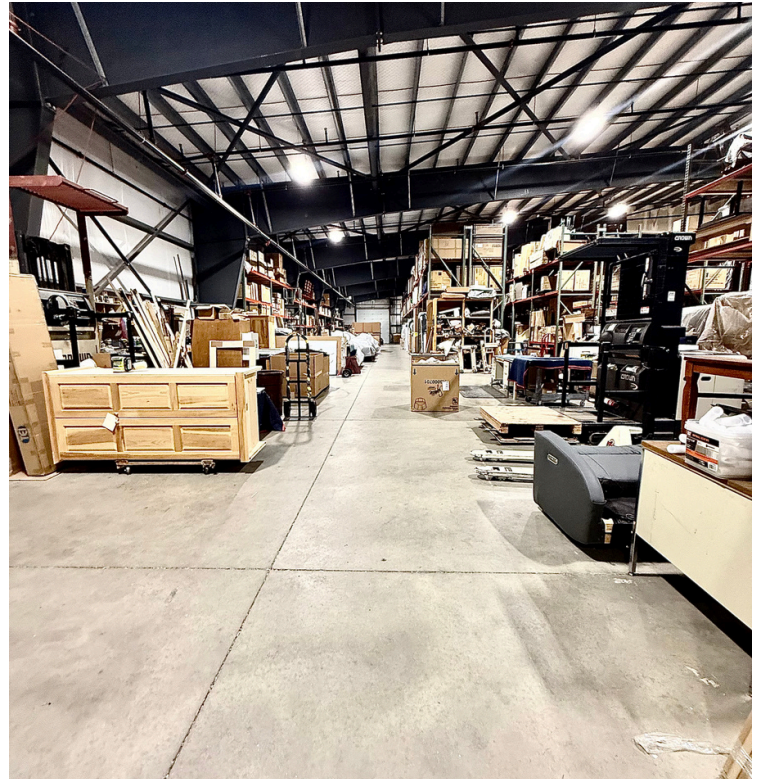
**PORTSMOUTH:**  
2 Greenleaf Woods Drive, #301,  
Portsmouth, NH 03801  
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**CHRISTOPHER NORWOOD**  
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# PROPERTY INFORMATION



## 57,430± SF Available

Retail/Office: 37,430± SF | Warehouse: 20,000± SF

### DESCRIPTION:

Exceptional Retail/Industrial Opportunity with Conversion Potential

A versatile 57,430± SF freestanding building strategically located along the highly trafficked Route 108 corridor in Somersworth, NH. This facility offers a flexible layout with two-thirds currently configured as showroom space and one-third as high bay warehouse — ideal for retailers, distributors, or light manufacturers.

The property sits on 5.25± acres and features 400± feet of road frontage, full utility services (municipal water/sewer, 3-phase power, natural gas, wet/dry sprinklers), and generous parking for 75± vehicles. Built in 2006 and zoned for commercial and industrial use, the facility also qualifies for NH's Economic Revitalization Zone (ERZ), potentially offering tax incentives for new or expanding businesses.

### PROPERTY FEATURES:

- **Flexible Layout:** 37,430± SF showroom | 20,000± SF warehouse (convertible to full warehouse). Existing infrastructure is designed to support a second-floor addition.
- **Loading & Access:** 2 loading docks (10' x 8') and 1 drive-in door (14' x 14')
- **Expansion Ready:** 5.25± acres with room to grow or reconfigure
- **Power & Utilities:** 3-phase power, natural gas, municipal water/sewer, full sprinkler coverage

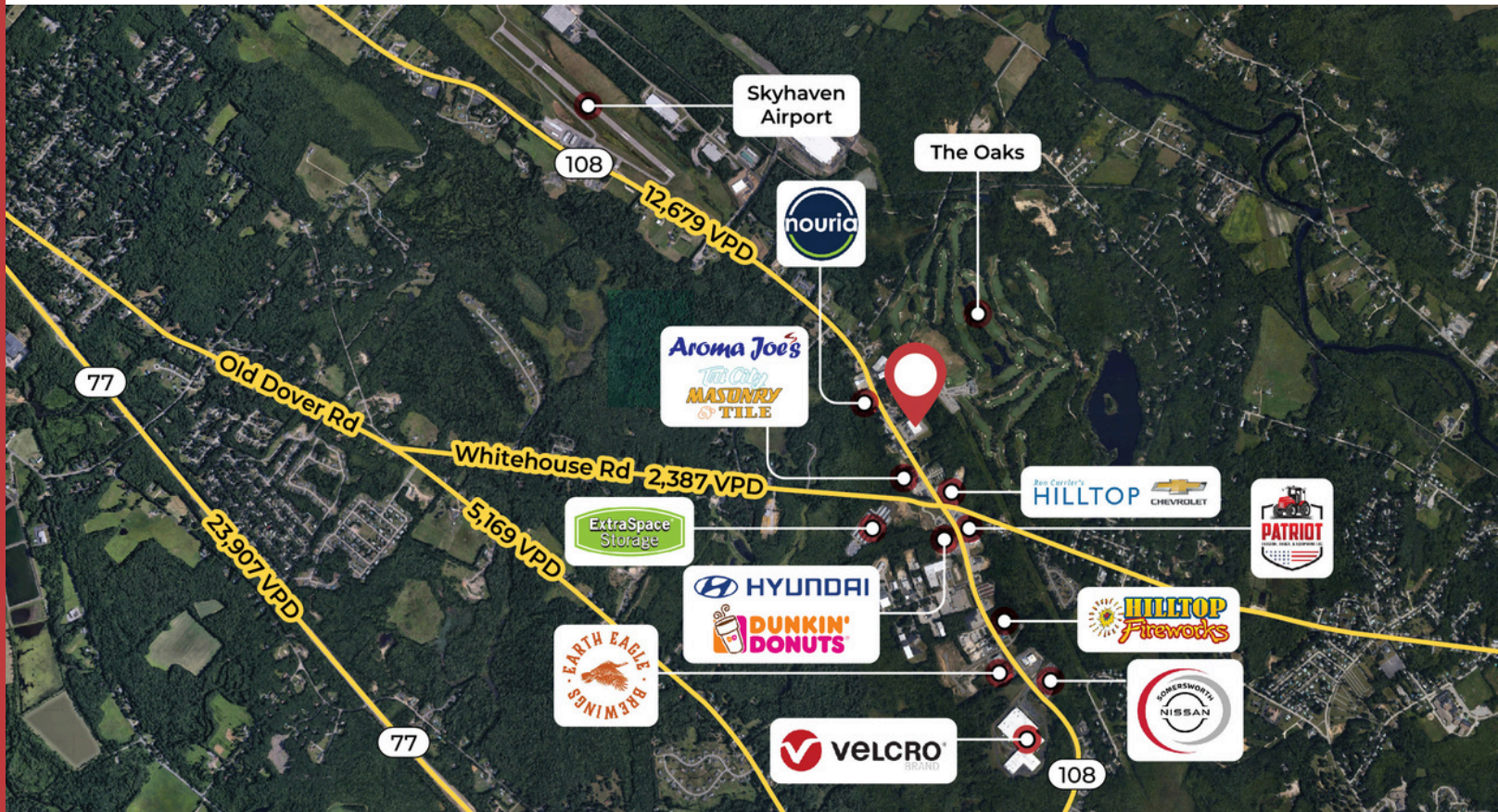
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# DEMOGRAPHICS

📍 Strategically located to serve Seacoast NH, Southern Maine, and Greater Boston markets!



## 2025 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	6,990	57,285	134,308
Households	2,993	24,123	53,619
Families	1,885	14,763	32,840
Avg HH Size	2.30	2.34	2.37
Median Age	46.0	40.6	39.2
Median HH Income	\$75,669	\$79,051	\$85,880
Avg HH Income	\$106,103	\$106,846	\$118,441

### BUSINESSES (10 MILE)



**5,282**

TOTAL BUSINESSES



**57,356**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$85,880**

MEDIAN HH INCOME



**\$47,582**

PER CAPITA INCOME

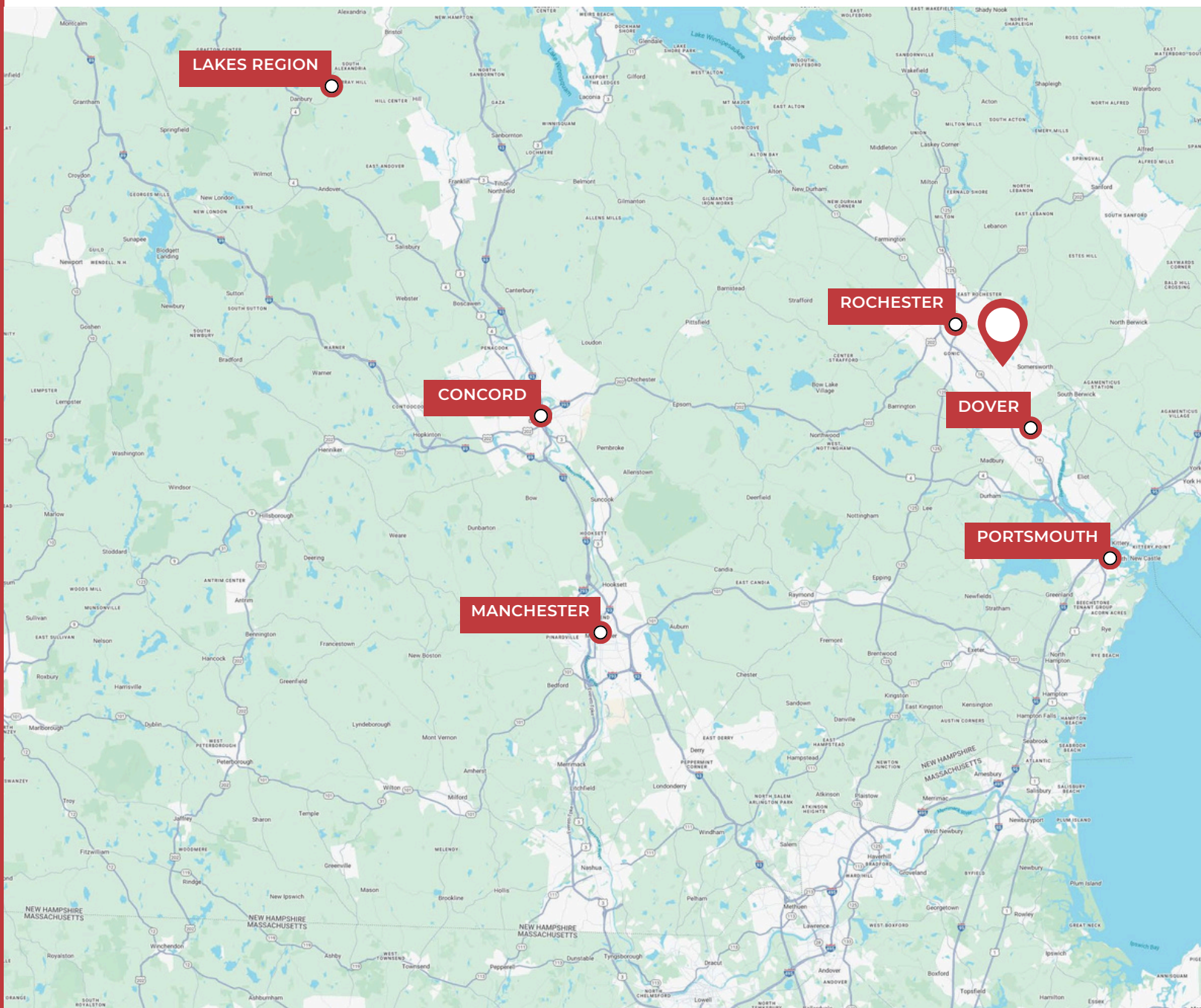


**\$271,074**

MEDIAN NET WORTH



# MAP LOCATOR



## DRIVE TIMES TO:

Rochester, NH	9 mins	Manchester, NH	58 mins
Dover, NH	15 mins	Concord, NH	1 hr
Portsmouth, NH	30 mins	Boston, MA	1 hr 33 mins



# PHOTOS



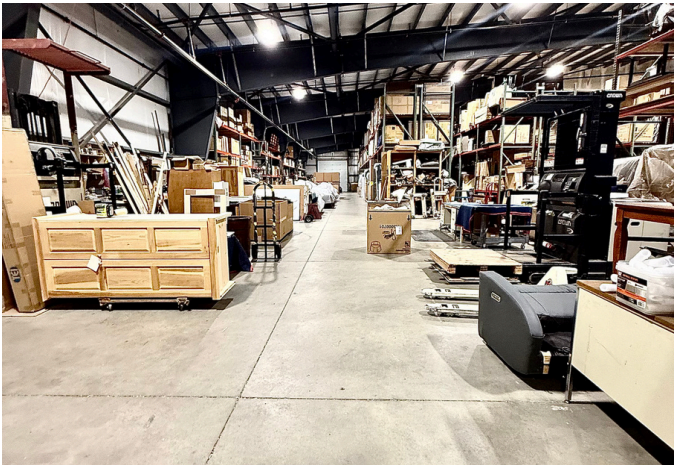


# PHOTOS, CONT.



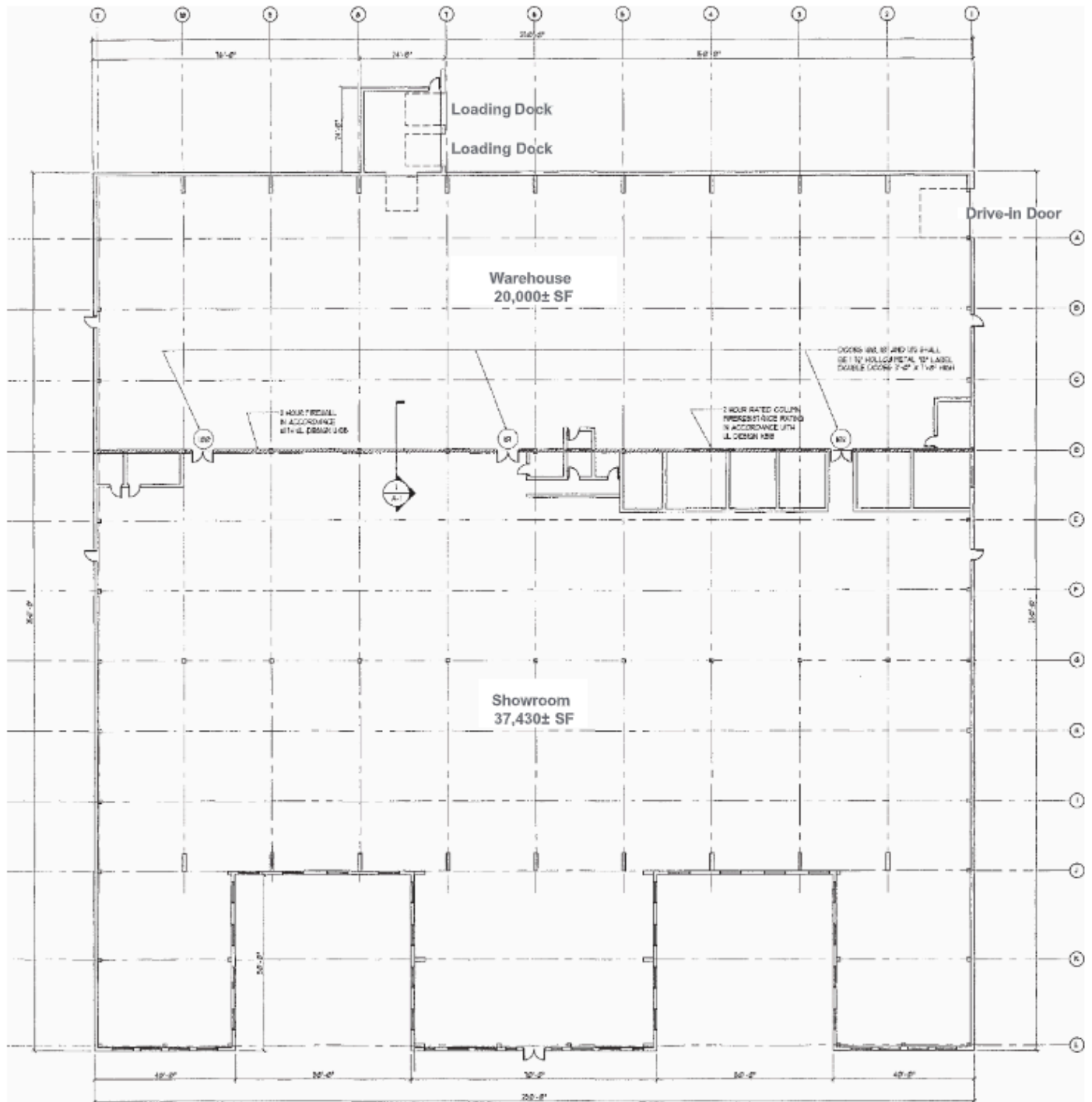


# PHOTOS, CONT.

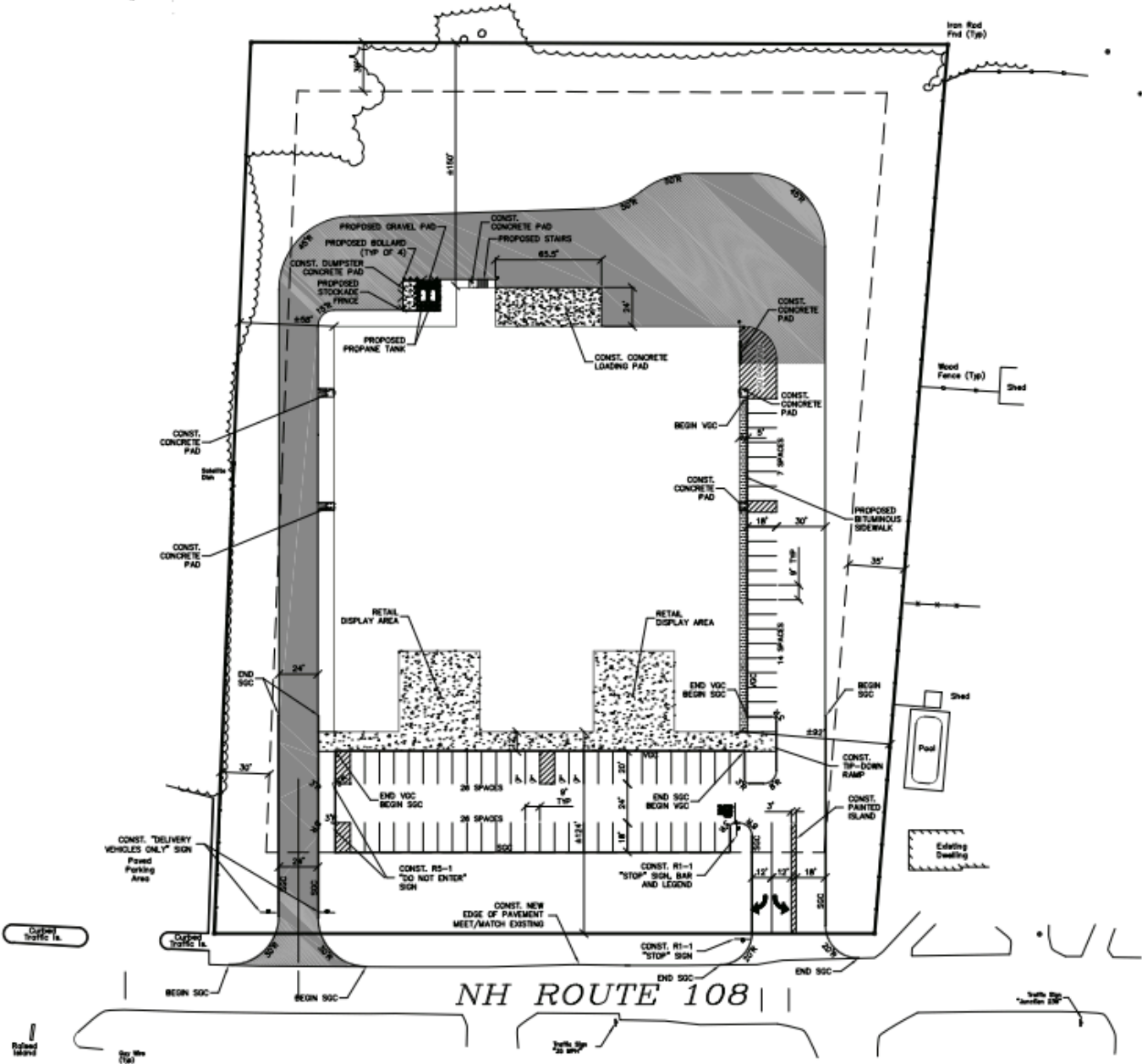




# FLOOR PLAN



SITE PLAN



SITE PLAN			DATE: AUGUST						
C-2	HOLMWOODS DECORATION CENTER 411 ROUTE 108 SOMERSWORTH, NH COUNTY OF STRAFFORD TAX MAP 56 / LOT 10	Bob Fritsell General Contractor Inc. PO Box 907 Milton Business Center Milton, NH 03851	SCALE: 1"=40'						
			DRAWN BY: SRS						
			DESIGN BY: B/SRS						
			APPROVED BY: SRS						
			PROJECT NO: 0022						
			FILE: 0022SITE	NO.	REVISION	APP'D	DATE		

\*Not to scale



# PROPERTY INFORMATION



## PROPERTY INFORMATION OVERVIEW

**411 Route 108, Somersworth, NH 03878**

Offered at \$ 4,999,500 | 57,430± SF | 5.25± Acres

### Property Snapshot

Zoning	C1
Building Size	57,430± SF
Showroom Area	37,430± SF
Warehouse Area	20,000± SF
Lot Size	5.25± Acres
Year Built	2006
Floors	1
Parking	75± On-site Spaces
Restrooms	3
Building Dimensions	250'± x 250'±

### Construction & Systems

Exterior	Metal & Wood Siding
Roof	Metal & Shingle (2006)
Foundation	Concrete
Floors	6" Concrete & Carpet
Interior Walls	Sheetrock
Insulation	Fully Insulated
Windows	Vinyl
Column Spacing	25'± to 55'±
Ceiling Height (Warehouse)	15'4"± to 20'2"±
Clear Height (Warehouse)	20'1"± to 25'9"±
Lighting	Fluorescent
Handicap Accessible	Yes
Elevator	No

### Loading & Access

Loading Docks	2 (10' x 8')
Drive-in Door	1 (14' x 14')
Road Frontage	407'±
Traffic Count (2021)	14,204±
Visibility	Excellent

### Utilities & Services

Power	3 Phase   200 Amps   208/120V   4 Services
Internet	Cable (Comcast)
Hot Water	Electric
Heating (WH & Office)	Natural Gas
Water/Sewer	Municipal
Gas	Natural
Sprinklers	Wet (Warehouse), Dry (Showroom)
Security System	Installed
Backup Generator	None

# PROPERTY INFORMATION, CONT.



## Site Details

Neighborhood	Commercial
Landscaping	Complete
Curb Cuts	2
Sidewalks	Wrap-Around
Topography	Flat
Survey & Site Plan	Available
Subdivided	Yes
Wooded	No
Wetlands	See site plan

## Tax & Valuation

Tax Map/Lot #	56-10-0
2024 Tax Rate per \$1,000	\$29.30
2024 Tax Amount	\$74,046.96
2024 Assessment - Land	\$508,100
2024 Assessment - Building/Yard Items	\$2,019,100
Total Assessment	\$2,527,200



# TAX CARD

3/25/25, 1:57 PM

Unofficial Property Record Card

## Unofficial Property Record Card - Somersworth, NH

### General Property Data

Parcel ID <b>56 10 0</b>	Account Number
Prior Parcel ID <b>1105 --</b>	Property Location <b>411 RT 108</b>
Property Owner <b>L + A MERCIER FURNISHINGS LLC</b>	Property Use <b>COMMERCIAL</b>
Mailing Address <b>23 BAILEY DR</b>	Most Recent Sale Date <b>11/30/2005</b>
City <b>ROCHESTER</b>	Legal Reference <b>3300-698</b>
Mailing State <b>NH</b> Zip <b>03868</b>	Grantor <b>LAPIN MARION TRUSTEE,</b>
ParcelZoning <b>CI</b>	Sale Price <b>650,000</b>
	Land Area <b>5.245 acres</b>

### Current Property Assessment

Card 1 Value	Building Value <b>3,961,800</b>	Xtra Features Value <b>91,700</b>	Land Value <b>535,700</b>	Total Value <b>4,589,200</b>
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### Building Description

Building Style <b>STORE</b>	Foundation Type <b>CONCRETE</b>	Flooring Type <b>CARPET</b>
# of Living Units <b>1</b>	Frame Type <b>STEEL</b>	Basement Floor <b>N/A</b>
Year Built <b>2006</b>	Roof Structure <b>GABLE</b>	Heating Type <b>FORCED H/A</b>
Building Grade <b>AVERAGE</b>	Roof Cover <b>ASPHALT SH</b>	Heating Fuel <b>GAS</b>
Building Condition <b>Good</b>	Siding <b>VINYL</b>	Air Conditioning <b>65%</b>
Finished Area (SF) <b>57340</b>	Interior Walls <b>AVERAGE</b>	# of Bsmt Garages <b>0</b>
Number Rooms <b>0</b>	# of Bedrooms <b>0</b>	# of Full Baths <b>0</b>
# of 3/4 Baths <b>0</b>	# of 1/2 Baths <b>3</b>	# of Other Fixtures <b>0</b>

### Legal Description

B4

### Narrative Description of Property

This property contains 5.245 acres of land mainly classified as COMMERCIAL with a(n) STORE style building, built about 2006 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 3 half bath(s).

### Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

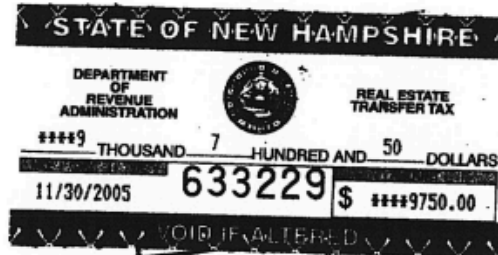
031146

2005 NOV 30 PM 3:07

REGISTER OF DEEDS  
STRAFFORD COUNTY

After Recording, Return to:  
Azarian, David P, Esq  
40 Wakefield Street  
Rochester NH 03867

RS14  
2



## FIDUCIARY DEED

**MARION P. LAPIN, TRUSTEE of THE MARION P. LAPIN REVOCABLE**

**TRUST OF 2005**, a New Hampshire trust created u/d/t dated January 19, 2005, with a mailing address of 276 Spring Street, Farmington, County of Strafford, State of New Hampshire 03835, for consideration paid, grants to, **L & A MERCIER FURNISHINGS, LLC**, a New Hampshire limited liability company, with a mailing address of P.O. Box 498, Town of Milton, County of Strafford, State of New Hampshire 03851, the following described premises:

A certain tract or parcel of land, with any improvements thereon situate in Somersworth, County of Strafford, State of New Hampshire, lying on the Easterly side of the main highway leading from Somersworth to Rochester known as Route 16 (now 108), more particularly bounded and described as follows:

Beginning on the Easterly side of said highway at land, now or formerly, of one Ryan at a pin driven in the ground; thence

Easterly by said Ryan land and land, now or formerly, of Chaplin five hundred fifty (550) feet, more or less, to another pin driven in the ground; thence

Southerly by land of said Chaplin four hundred thirty (430) feet, more or less, to land, now or formerly, of Rousseau, formerly of Arsenault; thence

Westerly by said Rousseau land five hundred fifty (550) feet, more or less, to said highway; thence

Northerly by said highway four hundred thirty (430) feet, more or less, to the point of beginning.

BK3300PG0698

# DEEDS, CONT.

Meaning and intending to describe and convey the same premises conveyed to the Grantor by deed of Marion P. Lapin, dated April 21, 2005 and recorded in the Strafford County Registry of Deeds at Book 3175, Page 154.

THIS IS NOT HOMESTEAD PROPERTY.

Signed this 30<sup>th</sup> day of November, 2005.

THE MARION P. LAPIN REVOCABLE TRUST OF 2005

MARION P. LAPIN.  
Marion P. Lapin, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2005, by Marion P. Lapin, Trustee of THE MARION P. LAPIN REVOCABLE TRUST OF 2005, on behalf of the Trust.

Kristin C. Headley  
Notary Public/Justice of the Peace  
Printed Name: KRISTIN C. HEADLEY  
My Commission Expires: 12/20/05  
(Seal)



BK 3300 PG 0699



# SELLER'S DISCLOSURE

## Mandatory New Hampshire Disclosure & Notification Form Non-Residential

Pursuant to RSA 477:4-a, The SELLER hereby advises the BUYER of the following:

**RADON [GAS]:** Radon [gas], the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. [This] Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish [its] radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

PURSUANT TO RSA 477:4-c, The SELLER hereby provides the BUYER with information relating to the water and sewerage systems:

### WATER SUPPLY SYSTEM

Type: CITY  
Location: 411 RTE 108 SOMERSWORTH, NH 03878  
Malfunctions: NONE  
Date of Installation: 2006  
Date of most recent water test: \_\_\_\_\_  
Problems with system: NONE  
Other known issues: \_\_\_\_\_

### SEWERAGE DISPOSAL SYSTEM

Size of Tank: \_\_\_\_\_  
Type: CITY  
Location: 411 RTE 108 SOMERSWORTH, NH 03878  
Malfunctions: NONE  
Age of system: INSTALLED 2006  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_  
Other known issues: \_\_\_\_\_

Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?

(Per RSA 477:4-g) ☐ Yes ☒ No If Yes, please explain: \_\_\_\_\_

Chris Mercier SELLER 4-3-25 Date

\_\_\_\_\_  
SELLER Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

\_\_\_\_\_  
BUYER Date

\_\_\_\_\_  
BUYER Date

# CONFIDENTIALITY & 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 opinion 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.

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PRESENTED BY:

---

**DEANA ARDEN**

**SENIOR ADVISOR**

tel (603) 637-2014

mobile (603) 682-3440

[darden@nainorwoodgroup.com](mailto:darden@nainorwoodgroup.com)

**CHRISTOPHER NORWOOD**

**PRESIDENT**

tel (603) 668-7000

[cnorwood@nainorwoodgroup.com](mailto:cnorwood@nainorwoodgroup.com)



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