



OFFERING MEMORANDUM

135

FOLLY MILL RD
SEABROOK, NH 03874

MANSARD



Table of Contents

Executive Summary	3
Property Details	4
Location Overview	5
Additional Photos	6
First Floor	7
Second Floor	8
Third Floor	9
Area Map	10
Tax Map	11
Site Survey	12
Demographics	13
About Boston, MSA	14

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Executive Summary



INVESTMENT HIGHLIGHTS

24,225 SF modernized office building

Zoned IND 2R for business flexibility

Strategic location in the Boston area

ADA Accessible

Near the Massachusetts border

Sale Price

\$1,995,000

PROPERTY OVERVIEW

135 Folly Mill Road is a 24,225 SF professional building that has been the headquarters location for Superior Controls and E-Tech Group since 2009. Renovated in 2009, the building features three stories with a walk-out lower level, ADA accessibility, an elevator, and abundant on-site parking. Zoned ZONE-2R, the property provides flexibility for various uses, and its strategic location offers convenient access to the thriving business landscapes of Boston and Southern New Hampshire. 135 Folly Mill Road also features a solar array that generates up to \$15,000/year in energy savings for the property.

OFFERING SUMMARY

Building Size:	24,225 SF
Price / SF:	\$82.35
Year Built:	1988
Renovated:	2009
Zoning:	IND 2R

Property Details

Building Name	Route 95 Professional Building Opportunity Zone Seabrook, NH
Property Type	Office
Property Subtype	Office Building
APN	9-226-0
Building Size	24,225 SF
Lot Size	2.65 Acres
Building Class	B
Year Built	1988
Year Last Renovated	2009
Number of Floors	3
Construction Status	Existing
Roof	Asphalt Shingle
Free Standing	Yes
Exterior	Brick/Masonry
Environmental Status	Phase 2 on File
Assessed Value	\$2,058,050
Sprinklers	Wet
Heat	Natural Gas
Opportunity Zone	Yes
Real Estate Taxes	\$24,126 (2024)
Water/Sewer	Municipal
Elevator	1 Passenger Elevator
Parking	75 Spaces



Location Overview



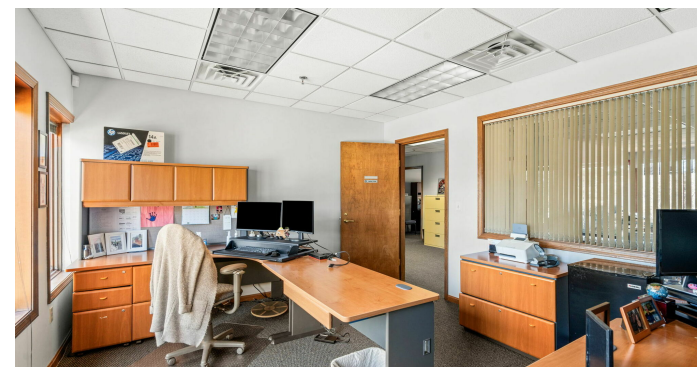
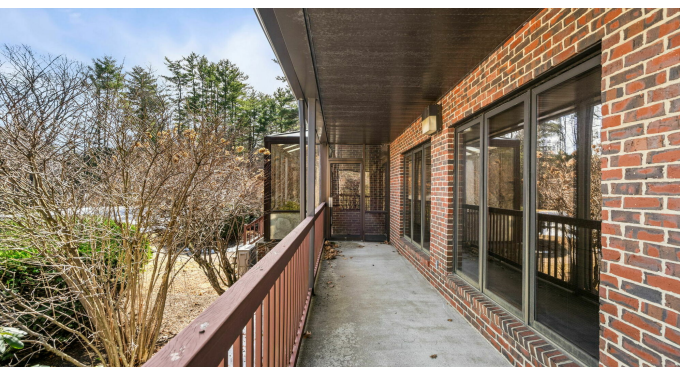
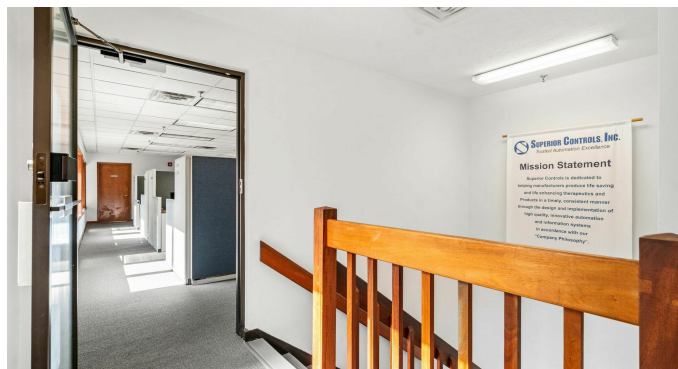
HIGHLIGHTS

- Prime Location: Situated just 1.5 miles from the Massachusetts border
- Tax Advantages: Businesses can capitalize on New Hampshire's lack of sales tax and income tax
- Thriving Business Community: The area hosts a diverse mix of employers in manufacturing, logistics, and technology
- Strategic Connectivity: Immediate access to Route 1 and proximity to Interstate 95
- Air Travel Access: Located 45 miles from Logan International Airport and 20 miles from Portsmouth International Airport at Pease

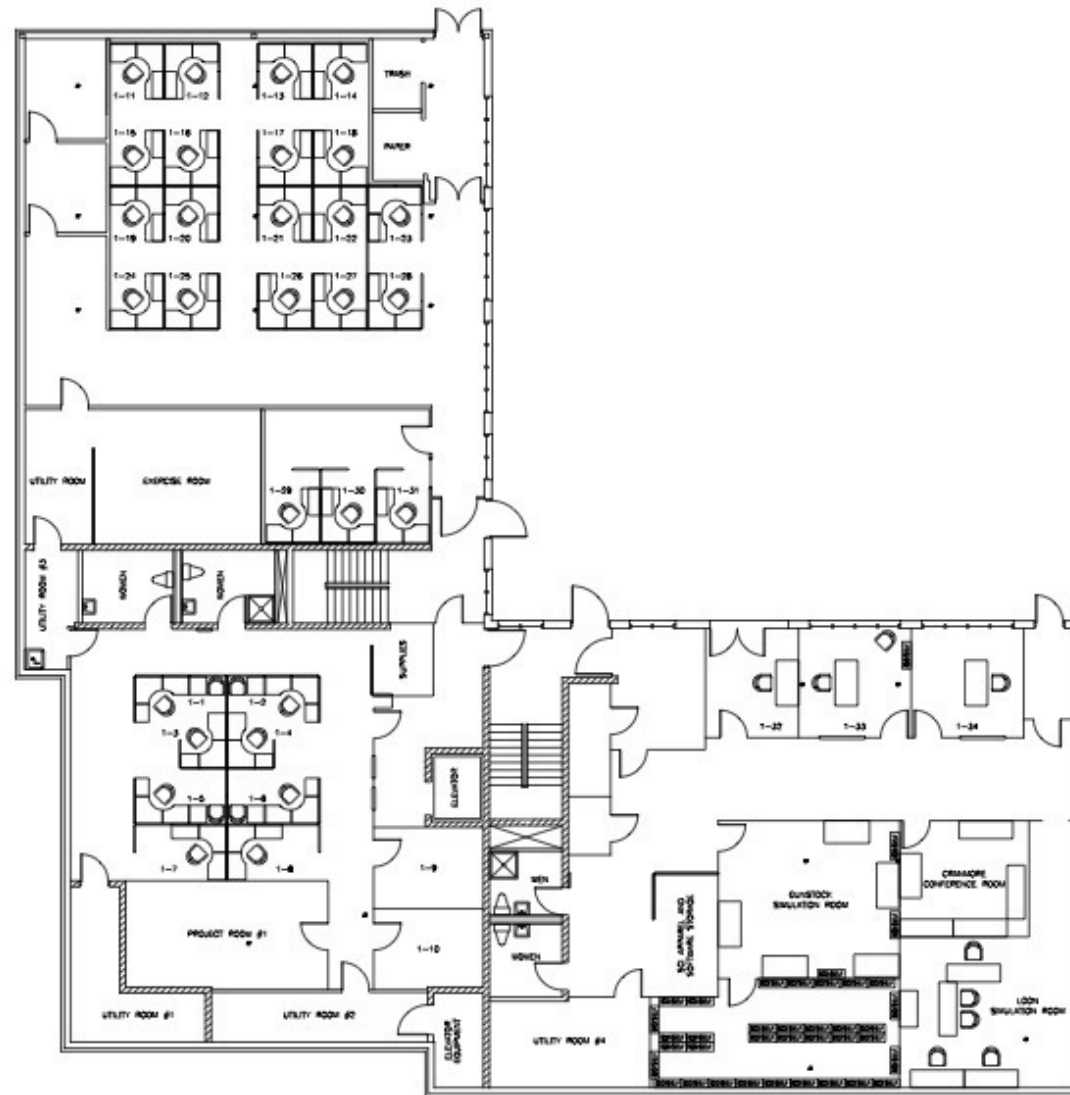
LOCATION OVERVIEW

135 Folly Mill Road offers businesses a prime location near the Massachusetts border, providing access to a robust regional economy while benefiting from New Hampshire's pro-business tax environment. Situated just 1.5 miles from the Massachusetts state line, this property enables companies to capitalize on New Hampshire's lack of sales tax and income tax, making it an attractive option for business owners and employees. The surrounding area is home to a diverse mix of employers in industries such as manufacturing, logistics, and technology. Notable companies in Seabrook and the surrounding region include Lindt & Sprüngli, Seabrook International, Smuttynose Brewing Company, and Sig Sauer, all contributing to a strong local economy with a skilled workforce. With immediate access to Route 1 and proximity to Interstate 95, businesses at this location enjoy seamless connectivity to Boston, Portland, and other key commercial hubs in New England. The property is just 5 minutes from I-95, facilitating efficient regional and national distribution. Logan International Airport is approximately 45 miles south and offers direct access to domestic and international destinations. Portsmouth International Airport at Pease is just 20 miles north and provides additional travel and cargo options.

Additional Photos

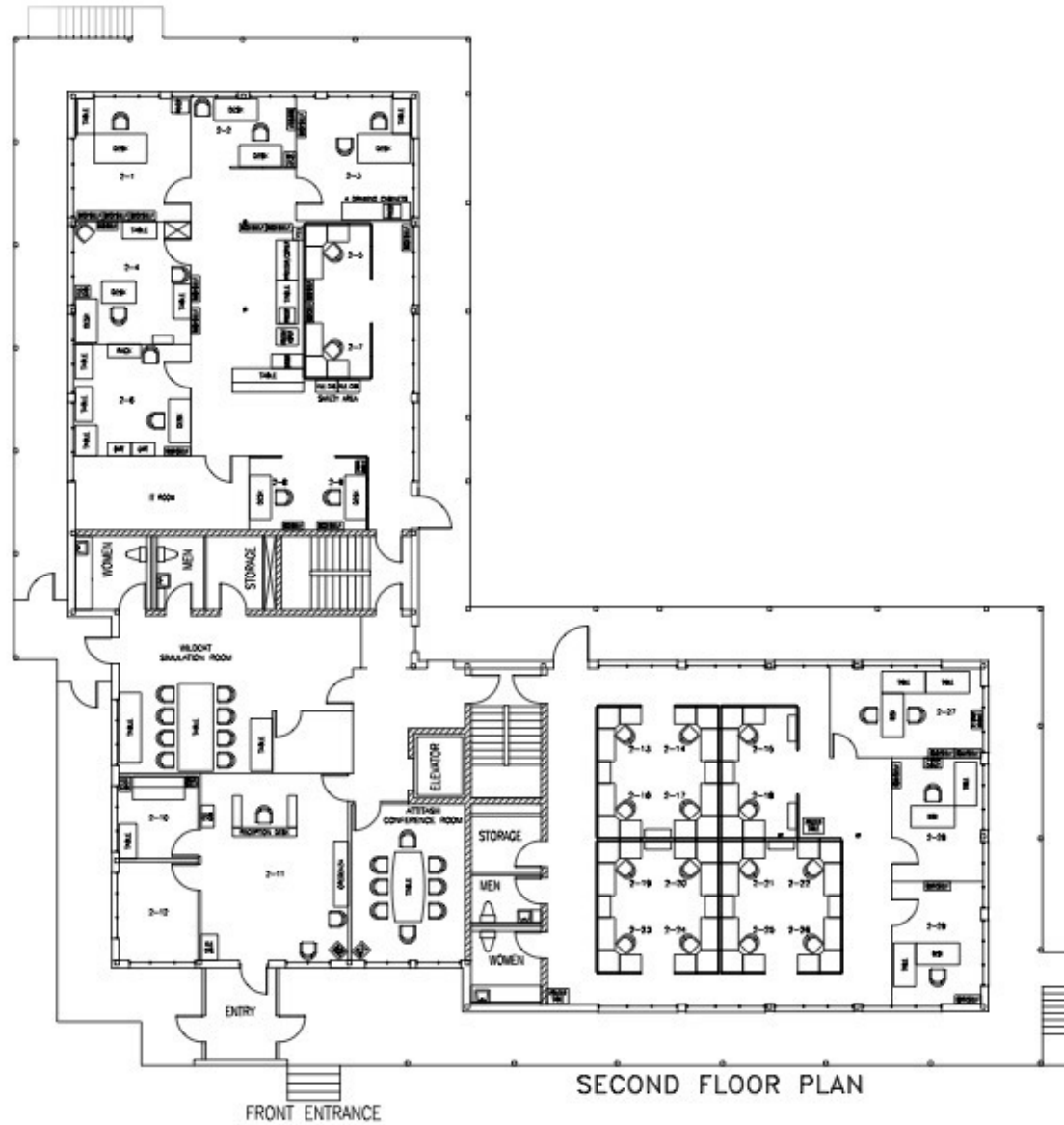


First Floor



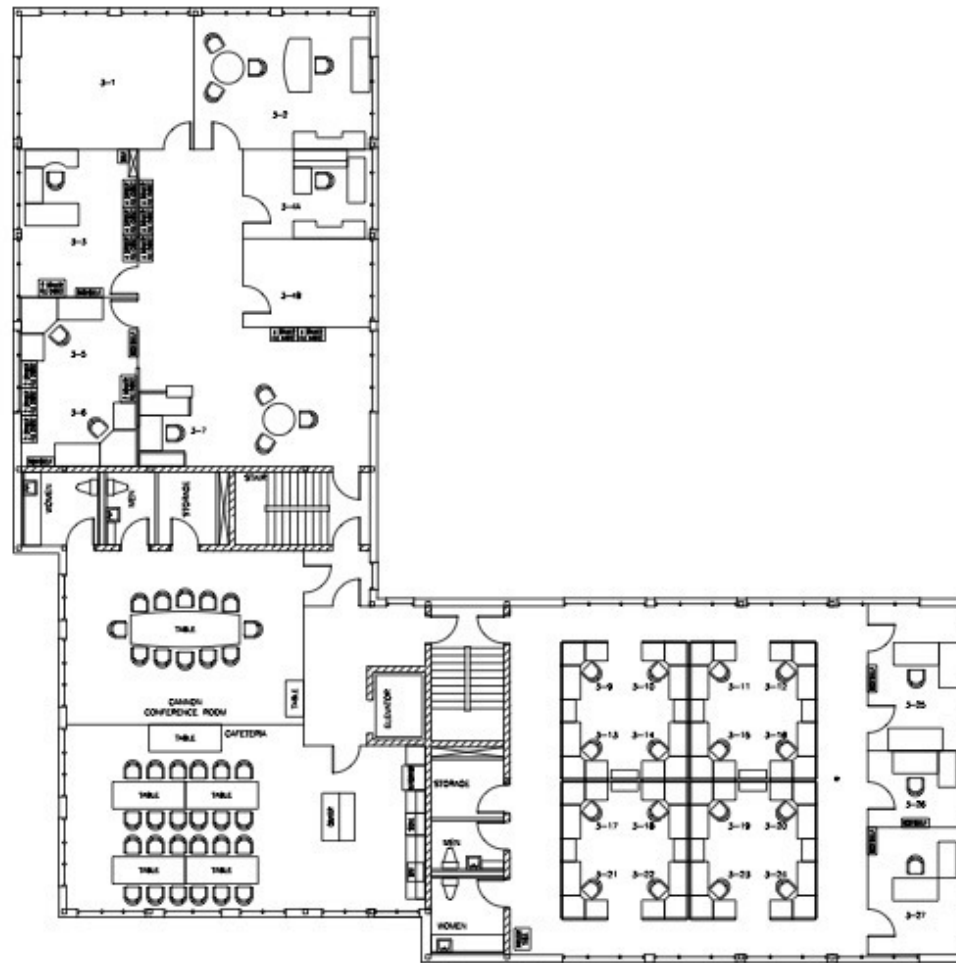
FIRST FLOOR PLAN

Second Floor



2-1
2-2
2-3
2-4
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2-10
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2-27

Third Floor



THIRD FLOOR PLAN

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3-27

Area Map

135 Folly Mill Road
in Seabrook, NH

107 (6,000+ VPD)

Public Storage

ATG

US FOODS

Henkel

Lucid HEARING

Walmart

SUBWAY

Panera BREAD

SUNDOD

UBREAKIFIX

SUPERCUTS

DUNKIN' DONUTS

Jersey Mike's

HomeGoods

BARNES & NOBLE

ULTRA

CVS

five BELOW

DICK'S SPORTING GOODS

FAMOUS

Michael's

PET SMART

McDonald's

HOBBY LOBBY

RED'S KITCHEN & TAVERN

Staples

BOB'S Discount Furniture

goodwill

TRATOR SUPPLY CO. AQUA LIVING

JOANN

REELEASY CUSTOM RODS & TACKLE

Aroma Joe's

Ashley HOMESTORE

Cardi's FURNITURE - MATTRESSES

Ocean State JOB LOT

Maximus RC Raceway Club Corp

THE HOME DEPOT

LOWE'S West Marine

chili's KOHL'S

BARTLETT'S FARM STAND

BURGER KING

Exxon Mobil

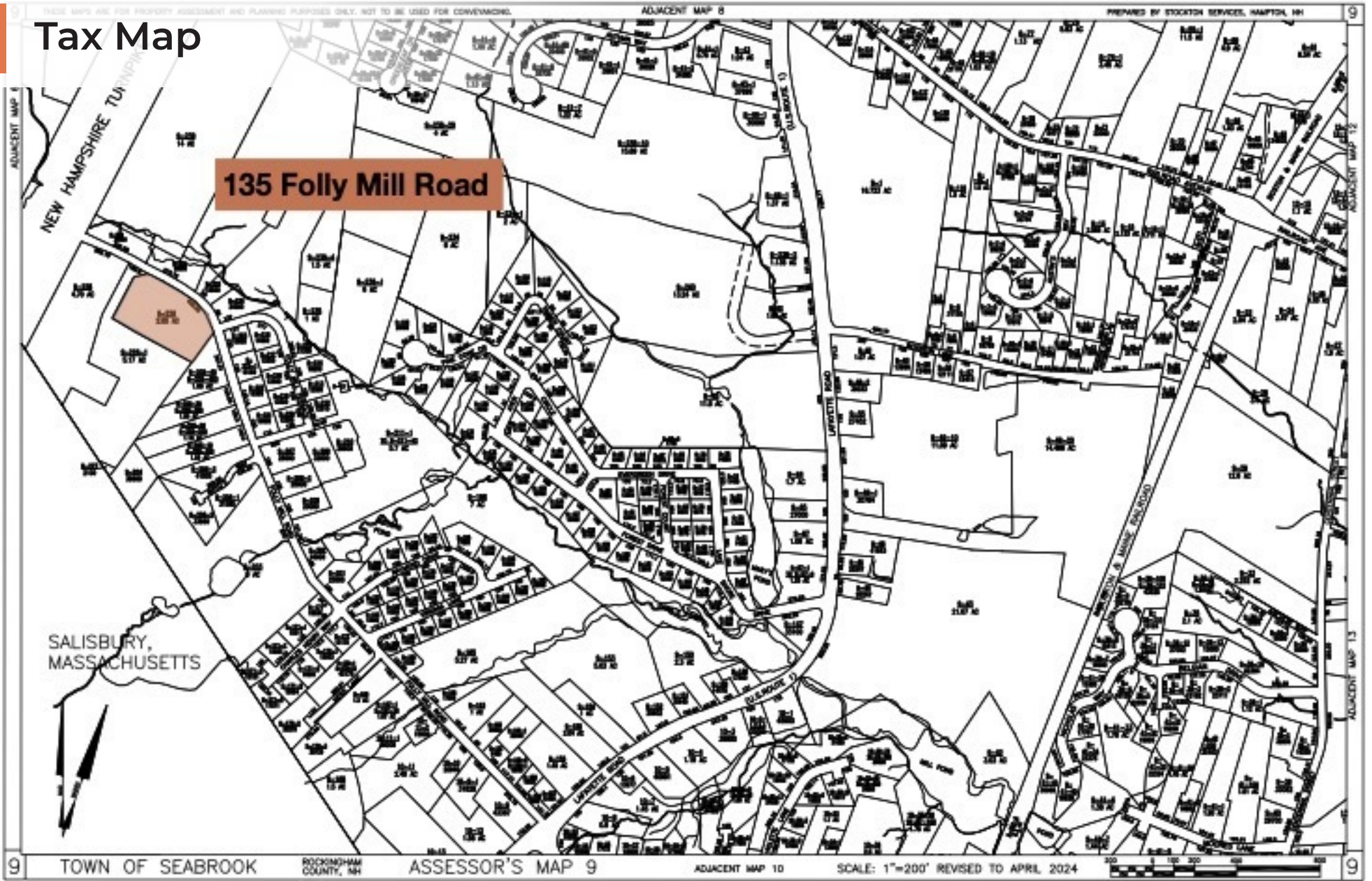
Rabbit Rd

Main St (15,656 VPD)

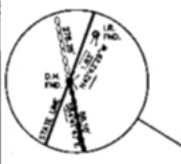
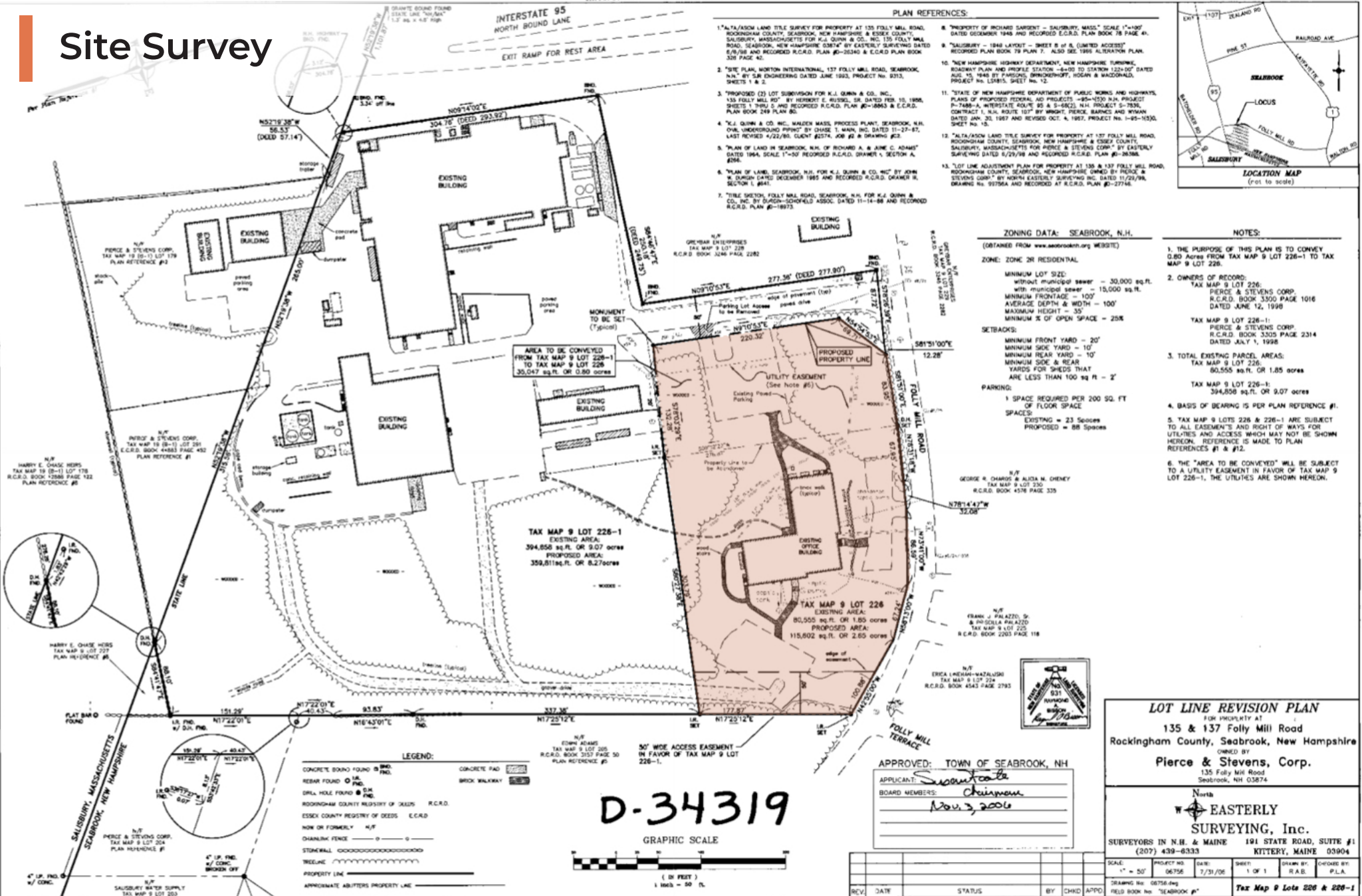
286 (6,000+ VPD)

I-95 (102,042 VPD)

Tax Map



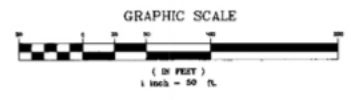
Site Survey



LEGEND:

CONCRETE BOUND FOUND	CONCRETE PAD
REBAR FOUND	BRICK WALKWAY
DRILL HOLE FOUND	
ROCKINGHAM COUNTY REGISTRY OF DEEDS	R.C.D.
ESSEX COUNTY REGISTRY OF DEEDS	E.C.D.
NON OR FORMERLY	N/F
CHAINLINK FENCE	
STONEWALL	
TREELINE	
PROPERTY LINE	
APPROXIMATE ADJUTERS PROPERTY LINE	

D-34319



APPROVED: TOWN OF SEABROOK, NH
 APPLICANT: *Susan...*
 BOARD MEMBERS: *Chairman*
Nov 3, 2006

REV	DATE	STATUS	BY	CHKD	APPO

LOT LINE REVISION PLAN
 FOR PROPERTY AT
 135 & 137 Folly Mill Road
 Rockingham County, Seabrook, New Hampshire
 OWNED BY
Pierce & Stevens, Corp.
 135 Folly Mill Road
 Seabrook, NH 03874

North
EASTERLY SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
 (207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 50' PROJECT NO. 06756 DATE: 7/31/06 SHEET: 1 OF 1 DRAWN BY: R.A.B. CHECKED BY: P.L.A.
 DRAWING NO. 06756.dwg FIELD BOOK NO. "SEABROOK #"

Tax Map 9 Lots 226 & 226-1

Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,939	19,157	53,666
Average Age	45	45	47
Average Age (Male)	45	44	45
Average Age (Female)	46	46	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,215	8,076	23,659
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$124,172	\$123,149	\$138,788
Average House Value	\$460,741	\$508,535	\$614,683

* Demographic data derived from 2020 ACS - US Census



\$128,703

AVERAGE HOUSEHOLD INCOME



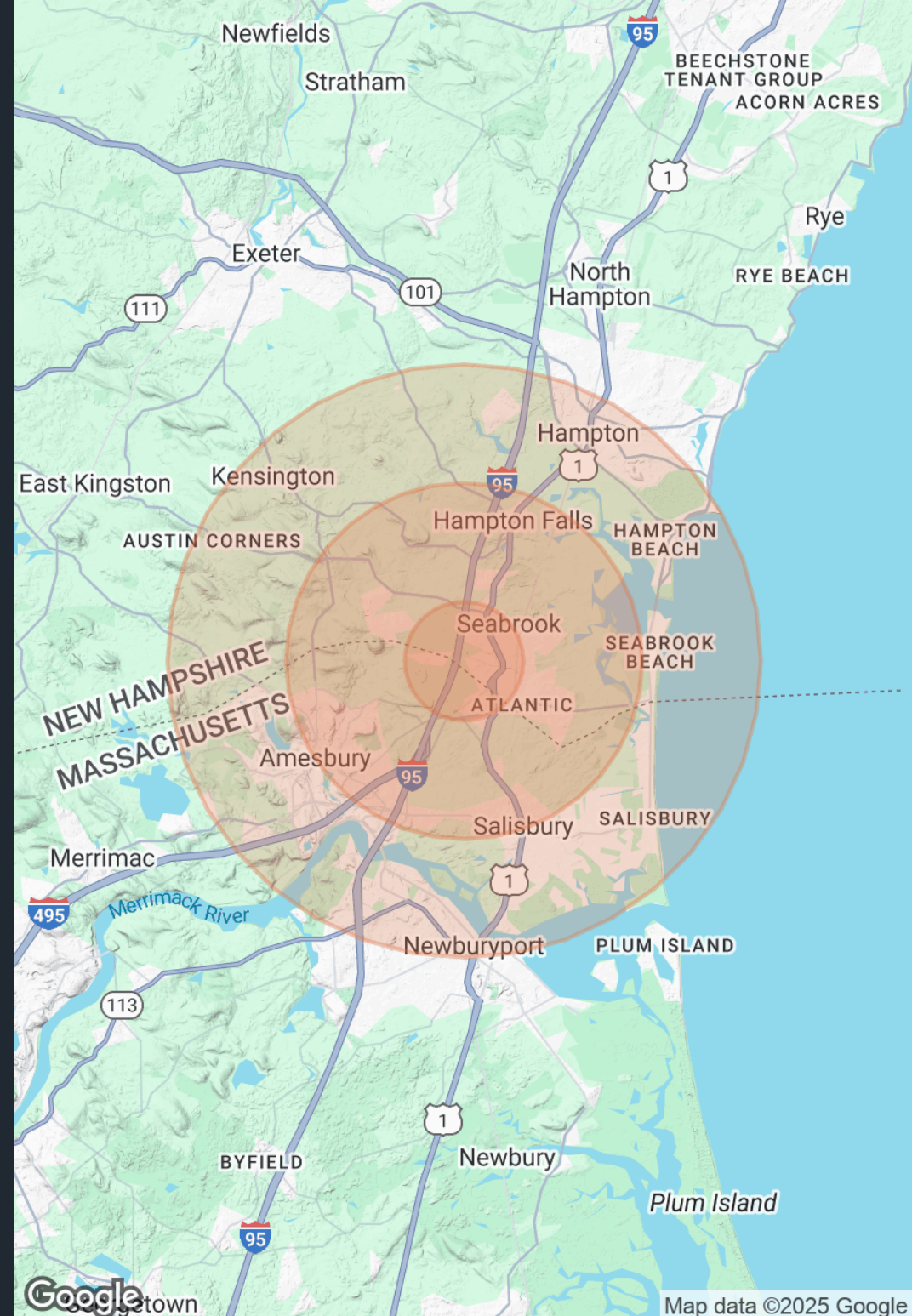
\$614,683

AVERAGE 5 MILE HOUSE VALUE



\$54,464

PER CAPITA INCOME



Map data ©2025 Google

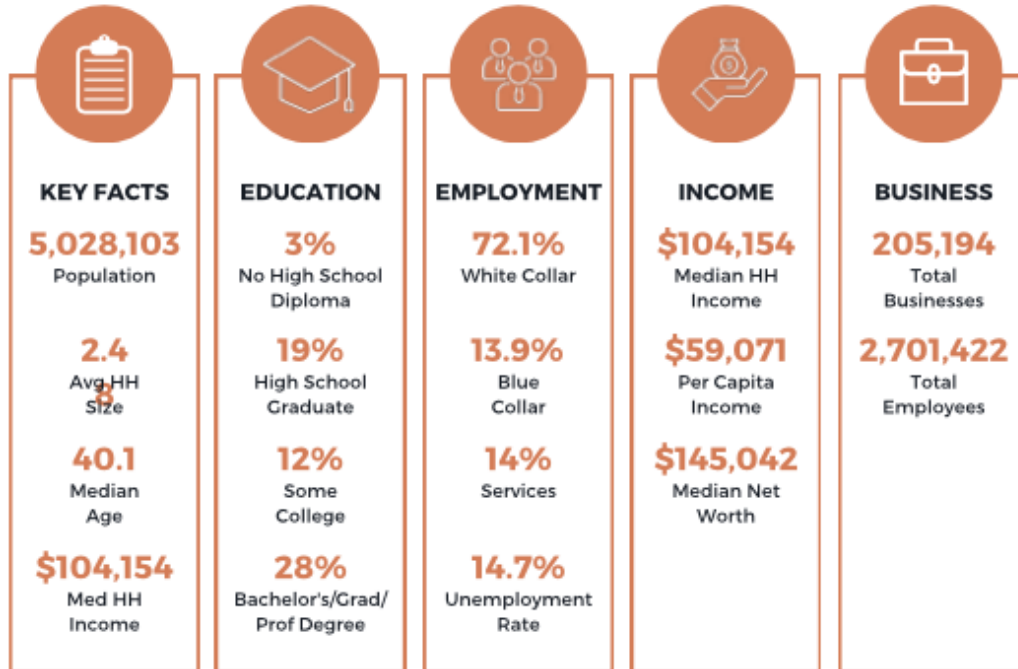
About Boston, MSA



BOSTON MSA Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff
<\$15,000	9%	-0.5%
\$15,000 - \$24,999	6.1%	-1%
\$25,000 - \$34,999	5.6%	-0.9%
\$35,000 - \$49,999	8.2%	-0.9%
\$50,000 - \$74,999	13.5%	-1%
\$75,000 - \$99,000	11.4%	-0.4%
\$100,000 - \$149,999	18.5%	+0.9%
\$150,000 - \$199,999	9.3%	+1.1%
\$200,000+	14%	+2.7%

Bars show deviation from Massachusetts

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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:
Sales, Leasing and Valuations

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