



**PRIME
COMMERCIAL /
INDUSTRIAL FOR
SALE OR LEASE**

FOR SALE OR LEASE

**198 LONDONDERRY TURNPIKE,
HOOKSETT, NH 03106**

7,800 +/- SF AVAILABLE FOR LEASE
BUILDING FOR SALE

PROPERTY INFORMATION



198 Londonderry Turnpike, Hooksett, NH 03106

7,800 +/- SF Available For Lease

Total Building For Sale 18,240 +/- SF on 3.41 +/- Acres

\$1,900,000 Sale Price OR \$12.50 PSF Mod. Gross (\$9 PSF Base Rent)

DESCRIPTION:

The subject property offers excellent visibility and convenient highway access. The entire building is available for sale, with two spaces currently offered for lease.

The warehouse features clear-span construction with approximately 22-foot ceilings at the center and is equipped with two 14-foot drive-in doors, providing easy access and flexible use. An attached first-floor, street-facing retail/office space adds visibility and functionality.

The second-floor space boasts hardwood flooring and abundant natural light, creating an inviting work environment.

Warehouse/office space will be available in approximately 5 months. Second-floor 2,000+/- RSF space is available now.

PROPERTY FEATURES:

- Ample Parking
- Easy Highway Access
- Commercial Zoning
- Propane Heat
- Private Well & Septic

VIRTUAL TOUR LINK

TABLE OF CONTENTS

PROPERTY INFORMATION	02
DEMOGRAPHICS	04
MAP LOCATOR	05
PHOTOS	06
TAX CARDS	07
DEEDS	10
DISCLOSURES, DESCRIPTION, & CONDITIONS OF SALE	13

DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	10,943	108,511	215,318
Households	3,584	45,999	86,863
Families	2,537	25,559	54,128
Avg HH Size	2.84	2.29	2.41
Median Age	40.2	38.0	39.9
Median HH Income	\$115,168	\$77,528	\$89,479
Avg HH Income	\$152,206	\$108,065	\$123,744

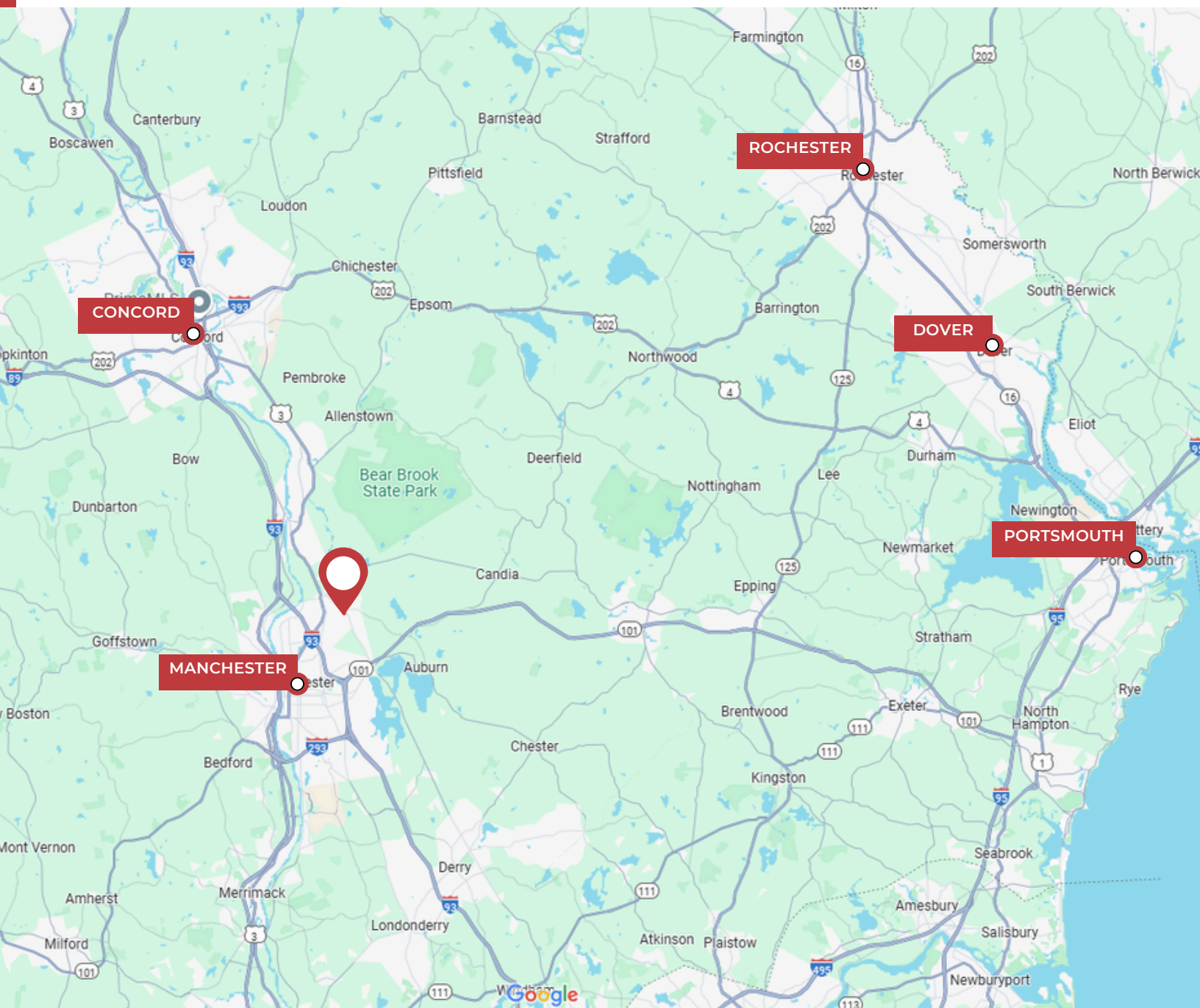
BUSINESSES (10 MILE)



INCOME (10 MILE)



MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	9 mins	Dover, NH	49 mins
Concord, NH	27 mins	Portsmouth, NH	44 mins
Rochester, NH	52 mins		

PHOTOS



TAX CARDS

198 LONDONDERRY TURNPIKE

[Q Sales](#)
[Print](#)
[Map It](#)

Location	198 LONDONDERRY TURNPIKE	Mblu	36/ 45/ 1/ 1
Acct#	4505	Owner	198 LONDONDERRY LLC
PBN		Assessment	\$1,575,900
PID	3422	Building Count	1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$982,100	\$593,800	\$1,575,900

Owner of Record

Owner	198 LONDONDERRY LLC	Sale Price	\$725,000
Co-Owner		Certificate	
Address	101 EAST INDUSTRIAL DRIVE MANCHESTER, NH 03109	Book & Page	2787/1529
		Sale Date	06/16/2005
		Instrument	10
		Qualified	U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
198 LONDONDERRY LLC	\$725,000		2787/1529	10	06/16/2005
TAPPEN, ROBERT E. & SUSAN K.	\$235,000		2111/0178	00	08/03/1998
BAXTER HEALTHCARE CORP	\$410,000		2042/0984	00	12/10/1996
BSH, LLC.	\$450,000		1987/0883	00	05/17/1995
TRAVENOL LABRATORIES, INC.	\$0		1530/0524	1N	09/17/1985

TAX CARDS, CONT.

Building Information

Building 1 : Section 1

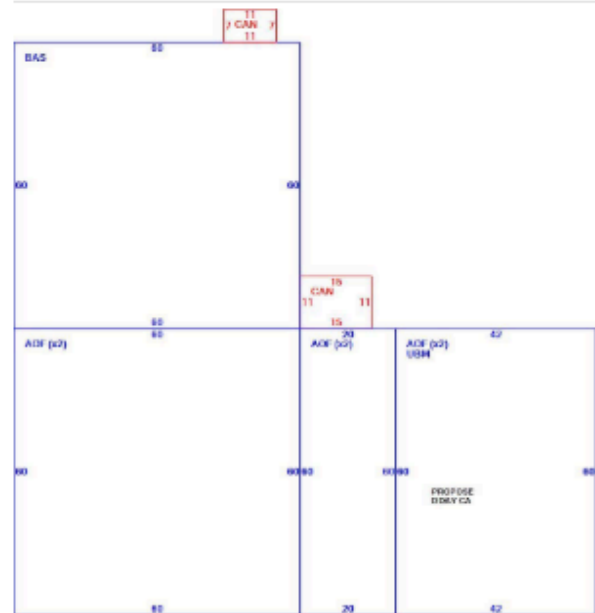
Year Built: 1988
Living Area: 18,240
Replacement Cost: \$1,726,222
Building Percent Good: 52
Replacement Cost
Less Depreciation: \$897,600

Building Attributes	
Field	Description
Style:	Office/Warehs
Model	Industrial
Grade	Average
Stories:	2
Occupancy	4.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	Masonry Veneer
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	COMM WHSE MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3161
Heat/AC	HEAT/AC SPLIT
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Conn Wall	0.00

Building Photo



Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
AOF	Office, (Average)	14,840	14,840
BAS	First Floor	3,800	3,800
CAN	Canopy	242	0
UBM	Basement, Unfinished	2,520	0
		21,002	18,240

TAX CARDS, CONT.

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	3480.00 S.F.	\$7,200	1
SPR2	WET/CONCEALED	14760.00 S.F.	\$36,100	1

Land

Land Use

Use Code 316I
Description COMM WHSE MDL-96 ⓘ
Zone COM
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 3.41
Frontage 0
Depth 0
Assessed Value \$593,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			17666.00 S.F.	\$34,400	1
FN1	FENCE-4' CHAIN			360.00 L.F.	\$6,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$982,100	\$593,800	\$1,575,900
2023	\$982,100	\$593,800	\$1,575,900
2022	\$895,200	\$414,100	\$1,309,300

DEEDS

18.37
9.00

① ✓

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

10 THOUSAND 9 HUNDRED AND 75 DOLLARS

06/16/2006 724795 \$ 10,875

VOID IF ALTERED

RETURN TO:
ANDREW H. SULLIVAN, ESQ.
PO BOX 10354
24 EASTMAN AVENUE
BEDFORD, NH 03110-0354

Deed 607809
Book: 2787
Pages: 1529 - 1531
Filed & Recorded
06/16/2006 10:39AM
KATHI L. GARY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS

RECORDING	\$	18.00
SURCHARGE	\$	2.00
TRANSFER TAX	\$	10,875.00
POSTAGE	\$	0.37

Book 2787 Page 1529

10875.00 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Robert E. Tappen and Susan K. Tappen, husband and wife, of 233 Elkins Road, Town of Elkins, County of Merrimack, State of New Hampshire, for consideration paid, GRANTS to 198 Londonderry, LLC a New Hampshire Limited Liability Company with an address at 101 East Industrial Drive, Manchester, NH 03109 with WARRANTY COVENANTS, the following described property:

The property located at Route 28 By-Pass, Town of Hooksett, County of Merrimack, State of New Hampshire; having an address of 198 Londonderry Turnpike, Hooksett, New Hampshire; and being more particularly bounded and described as:

Two (2) lots or parcels of land with the buildings thereon situated on New Hampshire Route By-Pass 28 (Londonderry Turnpike), Hooksett, County of Merrimack, State of New Hampshire, being shown as Lot 45-1 and Lot 45-2 on a plan entitled "Boundary Plan, Map 36 Lot 45-1 & 45-2 Hooksett, N.H. prepared for Baxter Healthcare Corp. March 19, 1998, 1" = 100' prepared by Duval Survey, Inc. recorded with the Merrimack County Registry of Deeds, as Plan No. 14430, said lots being more particularly described as follows:

Lot 45-1: Beginning at an iron pin on the southwesterly side of New Hampshire Route Bypass 28 at the corner of Map 36, Lot 43 on said plan; thence running

(1) N 51°25'10" W along the southwesterly side of New Hampshire Route Bypass 28 two hundred and 43/100 (200.43) feet to a point at the corner of Lot 45-2; thence running

(2) S 39°19'40" W by Lot 45-2 one hundred seventy and 87/100 (170.87) feet to a point; thence running

(3) S 43°46'16" W by Lot 45-2 ninety-one and 30/100 (91.30) feet to a point; thence running

DEEDS, CONT.

Book 2787 Page 1530

(4) S 38°38'32" W by Lot 45-2 one hundred twenty-five and 60/100 (125.60) feet to a point on the easterly boundary of Map 35 Lot 7 on said Plan; thence running

(5) S 6°10'42" E by Lot 7 one hundred seventy-seven and 47/100 (177.47) feet to a point at the corner of Map 36, Lot 43; thence

(6) N 48°6' 1" E by Lot 43 five hundred twenty and 56/100 (520.56) feet to the point of beginning.

Lot 45-2: Beginning at a point on the southwesterly side of New Hampshire Route Bypass 28 at the corner of Lot 45-1 on said Plan; thence running

(1) N 51°25'10" W along the southwesterly side of New Hampshire Route Bypass 28 three hundred thirty-six and 69/100 (336.69) feet to a granite bound at the corner Map 35 Lot 7-1 on said Plan; thence running

(2) S 7°22'17" W by Lot 7-1 one hundred eighty-two and 61/100 (182.61) to an iron pin; thence running

(3) S 6°27'3" E by Lot 7-1 two hundred sixty-five and 00/100 (265.00) feet to an iron pin; thence running

(4) S 6°27'3" E by Lot 7 sixty-two and 13/100 (62.13) feet to an iron pin; thence running

(5) N 38°38'32" E by Lot 45-1 one hundred twenty-five and 60/100 (125.60) feet to a point; thence running

(6) N 43°46'16" E by Lot 45-1 ninety-one and 30/100 (91.30) feet; thence running

(7) N 39°19'40" E by Lot 45-1 one hundred seventy and 87/100 (170.87) feet to the point of beginning.

Subject to a right of way agreement with the Northeastern Gas Transmission Company dated May 26, 1951, and recorded with the Merrimack County Registry of Deeds in Book 715, Page 182, as amended by an agreement between Baxter Healthcare Corporation and Tennessee Gas Pipe Line Company dated January 16, 1989 and recorded with said Registry of Deeds in Book 1771, Page 430.

Homestead rights do not apply to this conveyance.

Meaning and intending to describe and convey the same premises conveyed to Robert E. Tappen and Susan K. Tappen, July 20, 1998 and recorded with the Merrimack County Registry of Deeds in Book 2111 Page 178.

DEEDS, CONT.

Book 2787 Page 1531

Witness my hand this 15 day of June, 2005.

Susan K. Tappen
Susan K. Tappen

STATE OF NEW HAMPSHIRE)
) SS.:
COUNTY OF HILLSBOROUGH)

On this the 15 day of June, 2005, personally appeared Susan K. Tappen and acknowledged the foregoing to be her free act and deed for the purposes therein contained. Before me,



Tonia A. Collins
Notary Public/Justice of the Peace
My commission expires:

Witness my hand this 15 day of June, 2005.

Robert E. Tappen
Robert E. Tappen

STATE OF NEW HAMPSHIRE)
)
COUNTY OF HILLSBOROUGH)

On this the 15 day of June, 2005, personally appeared Robert E. Tappen and acknowledged the foregoing to be his free act and deed for the purposes therein contained. Before me,



Tonia A. Collins
Notary Public/Justice of the Peace
My commission expires:

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register

DISCLOSURES



Property Address

198 Londonderry Trpk
Hooksett NH

NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON :

Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. 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 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) 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.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: WELL
Location: REAR OF BUILDING
Malfunctions: NONE
Date of Installation: UNKNOWN
Date of most recent water test: 5/05
Problems with system: NONE

SEWERAGE DISPOSAL SYSTEM

Size of Tank: UNKNOWN
Type of system: UNKNOWN
Location: NORTH SIDE OF BUILDING
Malfunctions: NONE
Age of system: UNKNOWN
Date most recently serviced: _____
Name of Contractor who services system: Kent Syptic

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.ziplogix.com

Phone: (603)623-0100

Fax:

Page 1 | 3

Last Revised 2/9/18

Untitled

DISCLOSURES, CONT.

Property Address

198 Londonderry Rd
Hooksett N.H.

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?

Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) 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: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☐

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

DISCLOSURES, CONT.

Property Address _____

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 198 Londonderry Rd Hooksett N.H.

Unit Number (if applicable): _____

Town: _____


SELLER

6/1/25
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

Page 3 | 3

Last Revised 2/9/18

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®
NH CIBOR, 166 South River Road Bedford, NH 03110

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (603) 423-0100

Fax:

Unfilled

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.

PRESENTED BY:

JUDY NILES-SIMMONS

SENIOR ADVISOR

tel (603) 668 - 7000
mobile (603) 496 - 4516
judy@nainorwoodgroup.com

NATHAN BELIVEAU-ROBINSON

ADVISOR

tel (603) 637 - 2248
mobile (603) 345 - 0202
nathan@nainorwoodgroup.com



NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com