

266 ROUTE 125 KINGSTON, NH 03848

176,081 SF / 27+ ACRES

HIGH-BAY WAREHOUSE FOR LEASE/SALE



Hard to find 27'-32' Clear High-Bay Warehouse Space!

FOR MORE INFORMATION, PLEASE CONTACT:

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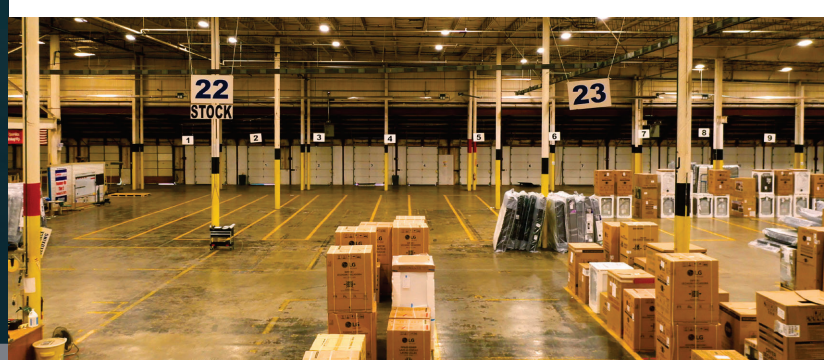


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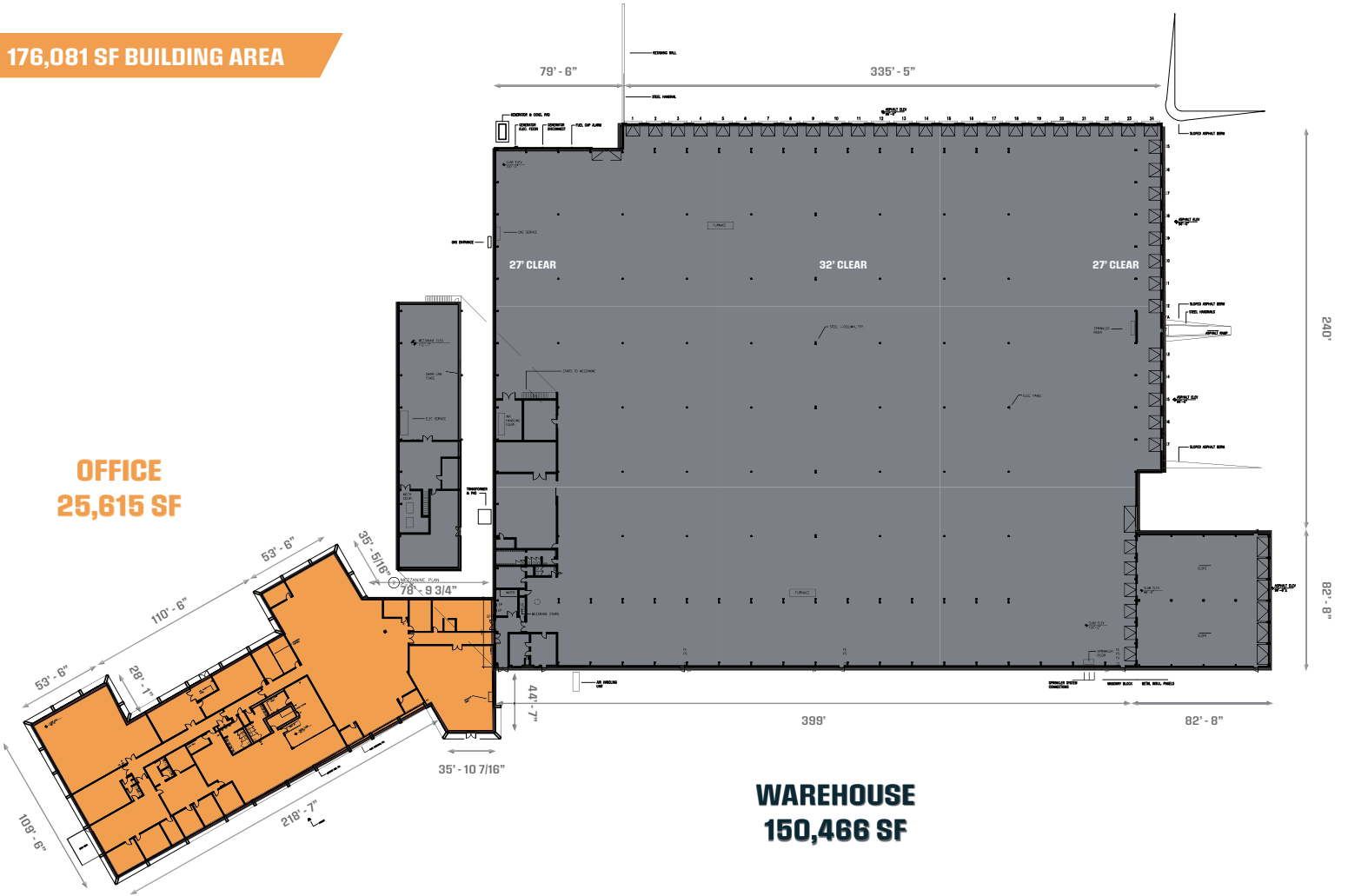
BUILDING AND SITE SPECIFICATIONS

Building Area	176,081 SF including 150,466 SF high-bay warehouse and 25,615 SF office.
Land Area	27.43 acres.
Zoning	C-II.
Year Built	1981 with additional loading constructed in 1991.
Clear Height	32' in the center, 27' at the eaves.
Column Spacing	Warehouse 40' x 40', 80' x 280'.
Loading	<ul style="list-style-type: none"> Nineteen (19) tailboard dock positions including thirteen (13) dock positions with 8' X 10' overhead doors, levelers and soft sided shelters with 30" projections and six (6) enclosed dock positions with 8' X 9' overhead doors with levelers accessible via 12' X 16' overhead doors with electric operators. Two (2) drive-in doors including one (1) 18'8" X 18' OH door and one (1) 14'8" X 16' OH door with electric operators.
Roof	<ul style="list-style-type: none"> Warehouse - mechanically fastened Carlisle .060 EPDM membrane installed 2020 and 2021. Office - 4,745 Sf Johns Manville .60 TPO installed 2018 and 20,870 SF EPDM with stone ballast.
HVAC	<ul style="list-style-type: none"> Office - Two (2) 1,500,000 BTU propane fired HB Smith boilers supplying perimeter forced hot water radiators and nine (9) rooftop and pad mounted HVAC units with reheat coils for supplemental office heat and delivering 100 tons of AC. Warehouse - Fourteen (14) Propane fired 205,000 BTU infrared heating units and seven (7) Greenheck roof mounted exhaust fans.
Electricity	1600 amps, 480/277 volt, 3 phase.
Emergency Power	400 KW Caterpillar back up generator with automatic transfer switch.
Utilities	<ul style="list-style-type: none"> Private well with 7.5 hp pump supplying 60 GPM of domestic water. Septic system one (1) 3,500 gallon and one (1) 2,500 gallon tank, sewage ejection pump, one (1) 1,000 gallon dosing chamber and two (2) 4,400 SF leach fields providing capacity of 5,250 GPD. Seven (7) 1,000 gallon underground liquid propane tanks with vaporizer installed 2015.
Life Safety	<ul style="list-style-type: none"> 1,000 GPM Diesel powered fire pump drawing water from the Little River supplies wet sprinkler coverage throughout 170,000 SF of warehouse and office space. 6,000 SF of dry sprinkler coverage in the enclosed truck well.
Lighting	<ul style="list-style-type: none"> Warehouse - LED and T-5 fluorescent with occupancy sensors. Office - T-8 and T-12 Fluorescent.
Parking	<ul style="list-style-type: none"> Fifteen (15) visitor and executive parking spaces at office lobby entrance. Ninety-three (93) general office and warehouse (parking spaces expandable). Nine (9) trailer slips (expandable).
Telecommunications	Comcast.
Area Amenities	Kingston's Carriage Town Plaza is a 3 minute drive and offers a variety of amenities including Dunkin Donut's, Partners Bank, the Carriage Towne Bar & Grille, US Post office, Rite Aid and a variety of retail shops. Market Basket, Lowe's, Home Depot and a large variety of retail convenience are a quick 10 minute drive in nearby Epping.



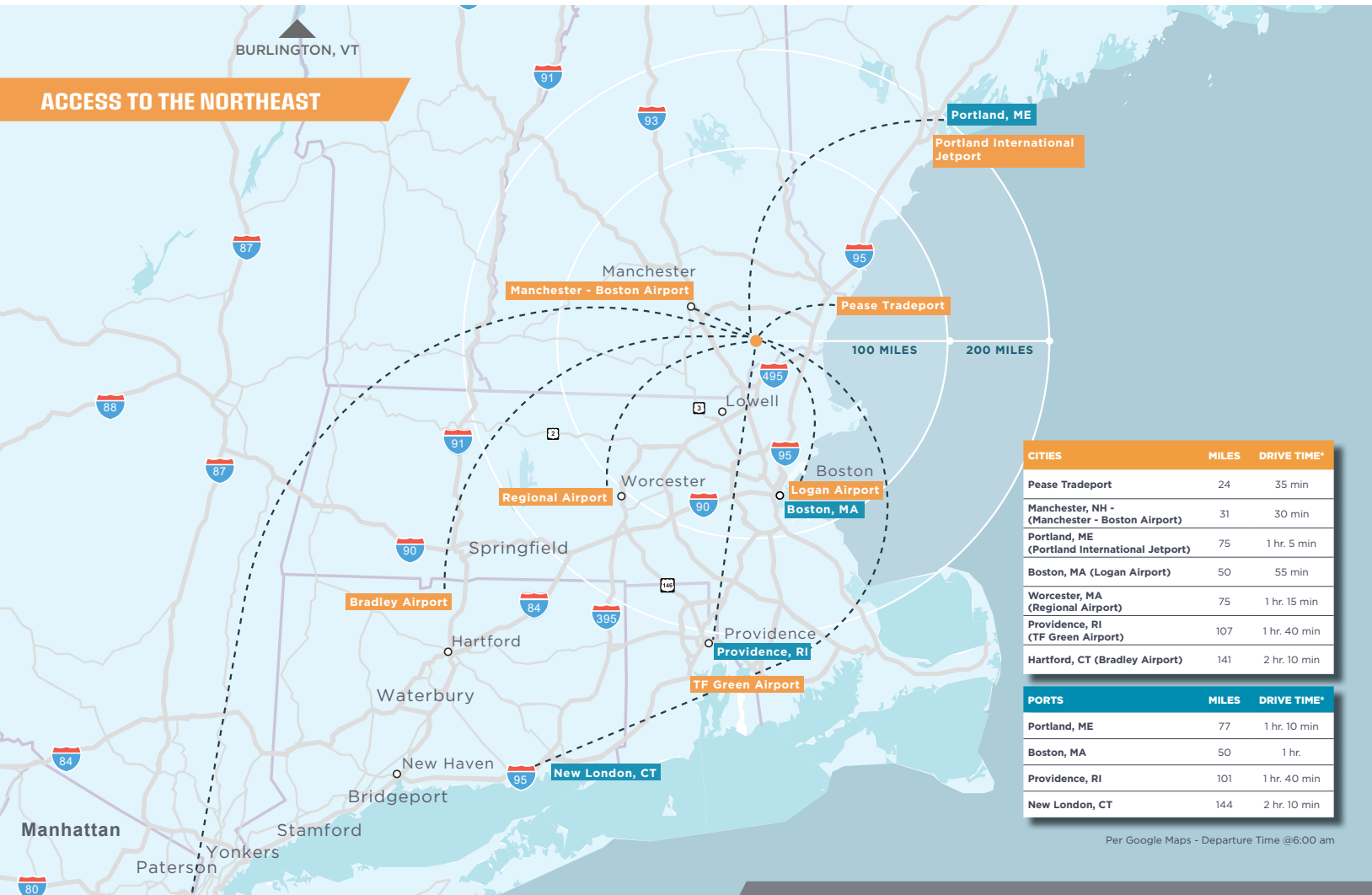
176,081 SF BUILDING AREA

OFFICE
25,615 SF



WAREHOUSE
150,466 SF

ACCESS TO THE NORTHEAST



CITIES	MILES	DRIVE TIME*
Pease Tradeport	24	35 min
Manchester, NH - (Manchester - Boston Airport)	31	30 min
Portland, ME (Portland International Jetport)	75	1 hr. 5 min
Boston, MA (Logan Airport)	50	55 min
Worcester, MA (Regional Airport)	75	1 hr. 15 min
Providence, RI (TF Green Airport)	107	1 hr. 40 min
Hartford, CT (Bradley Airport)	141	2 hr. 10 min

PORTS	MILES	DRIVE TIME*
Portland, ME	77	1 hr. 10 min
Boston, MA	50	1 hr.
Providence, RI	101	1 hr. 40 min
New London, CT	144	2 hr. 10 min

* Per Google Maps - Departure Time @6:00 am

OFFICE BUILDING ENTRANCE



EXPANSIVE PRIVATE GROUNDS WITH MATURE LANDSCAPING

PRIVATE OUTDOOR SEATING AREA



CAFETERIA



OFFICE SPACE





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	Signature of Consumer
Date	Date
Cushman & Wakefield of NH 012561	
Provided by: Name & License #	(Name and License # of Real Estate Brokerage Firm)
Date	
_____ consumer has declined to sign this form	
(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.