



Industrial Property For Lease

29 Garfield Street

Exeter, New Hampshire

Nordlund Associates Inc. is pleased to present a +/- 7,920 square foot warehouse building for lease at 29 Garfield St., Exeter, NH. The building includes +/- 6,000 square feet of warehouse, +/- 960 square feet of office with +/- 960 square feet of mezzanine above. The building has 240V 200 A electrical service, is located on a +/- .5 acre parcel, has 23 foot clear height, one drive-in door and one loading dock.

Rick Bartley

rbartley@nordlundassociates.com

(603)-957-0137

www.NordlundAssociates.com



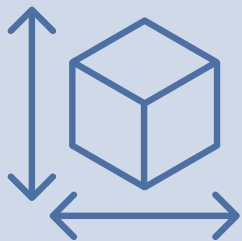
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ASSOCIATES

Location Description

29 Garfield St. is strategically located adjacent to the Exeter, NH Amtrak station next to a public parking area. It is 2.2 miles or 7 minutes from NH-101 Exit 10, and 5 miles or 12 minutes from I-95 Exit 1. It provides easy access to the seacoast area of New Hampshire, Merrimack Valley of Massachusetts, and Rockingham County, NH.



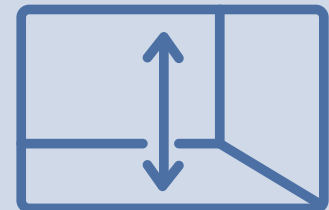
Property Highlights



+/- 7,960 SF
.51 Acres



1 Drive-In Door
1 Loading Dock



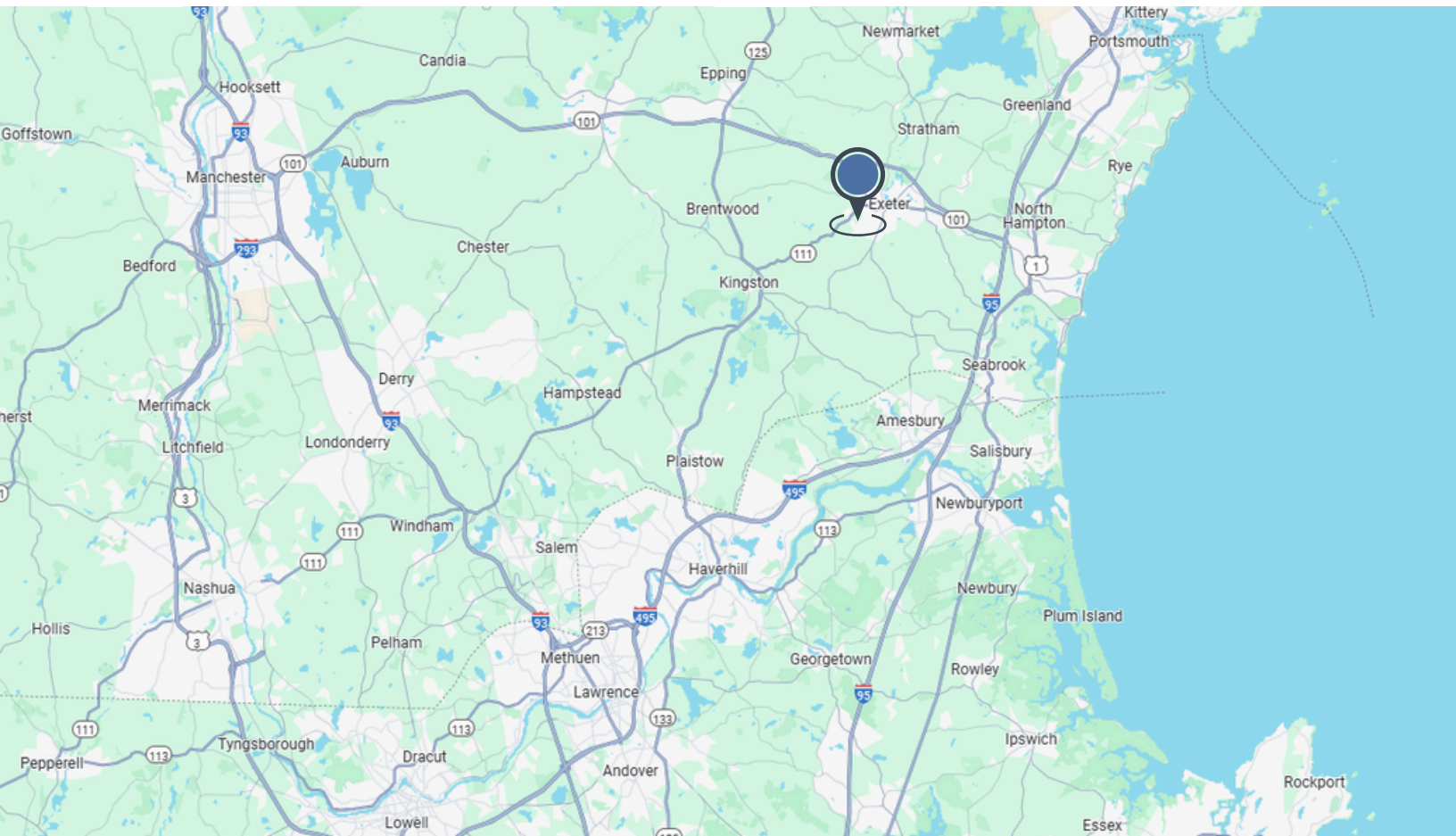
23'
Ceiling Height

29 Garfield Street



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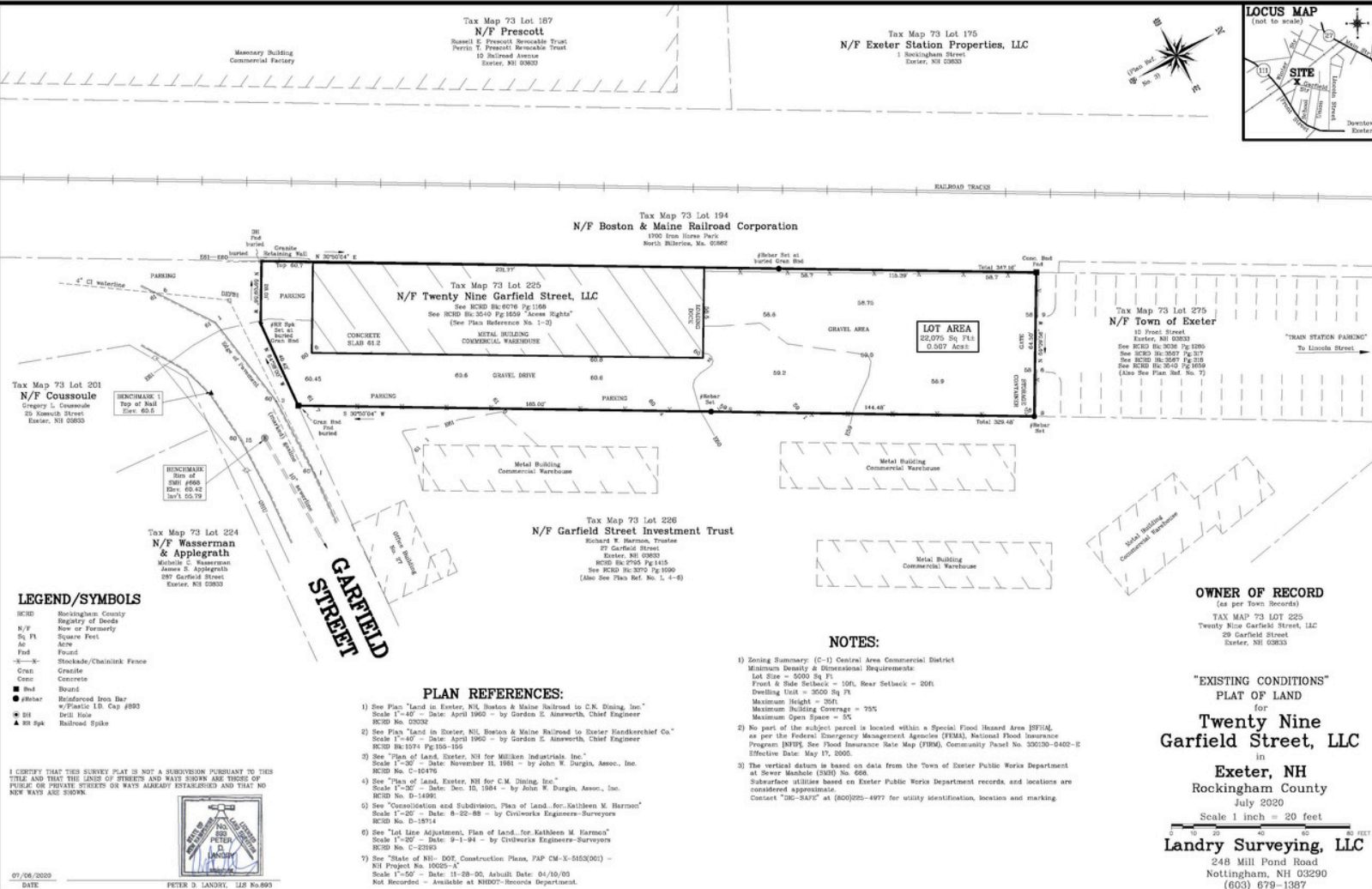
Distances

NH 101: **7 Minute / 2.2 Miles**



I-95: **6 Minutes / 2 Miles**





LEGEND/SYMBOLS

- BCSD Rockingham County Registry of Deeds
- N/F None or Formerly
- Sq Ft Square Feet
- Ac Acre
- Fnd Found
- X—X— Stake/Chainlink Fence
- Crn Concrete
- Con Concrete
- Rebar Reinforced Iron Bar w/ Plastic I.B. Cap #893
- BH Drill Hole
- ▲ 1/2" Spk Railroad Spike

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



DATE: 07/08/2020
 PETER D. LANORY, L.S. No. 893

PLAN REFERENCES:

- 1) See Plan "Land in Exeter, NH, Boston & Maine Railroad to C.K. Dining, Inc." Scale 1"=40' - Date: April 1962 - by Gordon E. Ainsworth, Chief Engineer. BCSD No. C-2302.
- 2) See Plan "Land in Exeter, NH, Boston & Maine Railroad to Exeter Handkerchief Co." Scale 1"=40' - Date: April 1962 - by Gordon E. Ainsworth, Chief Engineer. BCSD No. 1574 Pg.150-155.
- 3) See "Plan of Land, Exeter, NH for Milliken Industrial, Inc." Scale 1"=20' - Date: November 11, 1981 - by John W. Durgin, Assoc., Inc. BCSD No. C-10476.
- 4) See "Plan of Land, Exeter, NH for C.K. Dining, Inc." Scale 1"=20' - Date: Dec. 10, 1981 - by John W. Durgin, Assoc., Inc. BCSD No. D-14991.
- 5) See "Consolidation and Subdivision, Plan of Land, for Kathleen M. Harmon" Scale 1"=20' - Date: 8-22-88 - by Civilworks Engineers-Surveyors BCSD No. D-15714.
- 6) See "Int. Line Adjustment, Plan of Land, for Kathleen M. Harmon" Scale 1"=20' - Date: 9-1-94 - by Civilworks Engineers-Surveyors BCSD No. C-23193.
- 7) See "State of NH - DOT, Construction Plans, PAP CM-X-545(200) - NH Project No. 10025-1" Scale 1"=50' - Date: 11-28-00, Asbuilt Date: 04/10/03. Not Recorded - Available at NHDOT-Records Department.

NOTES:

- 1) Zoning Summary (C-1) Central Area Commercial District
 Minimum Density & Dimensional Requirements:
 Lot Size = 5000 Sq Ft
 Front & Side Setback = 10ft. Rear Setback = 20ft.
 Dwelling Unit = 3500 Sq Ft
 Maximum Height = 20ft.
 Maximum Building Coverage = 75%
 Maximum Open Space = 5%
- 2) No part of the subject parcel is located within a Special Flood Hazard Area (SFHA), as per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP). See Flood Insurance Rate Map (FIRM), Community Panel No. 330130-0402-E Effective Date: May 17, 2005.
 Subsurface utilities based on Exeter Public Works Department records, and locations are considered approximate.
 Contact "D&S-S&T" at (603)225-4977 for utility identification, location and marking.
- 3) The vertical datum is based on data from the Town of Exeter Public Works Department at Sever Marshole (SMH) No. 668.

OWNER OF RECORD
 (as per Town Records)
 TAX MAP 73 LOT 225
 Twenty Nine Garfield Street, LLC
 29 Garfield Street
 Exeter, NH 03833

"EXISTING CONDITIONS" PLAT OF LAND
 for
Twenty Nine Garfield Street, LLC
 in
Exeter, NH
 Rockingham County
 July 2020
 Scale 1 inch = 20 feet
Lantry Surveying, LLC
 248 Mill Pond Road
 Nottingham, NH 03290
 (603) 679-1387

FOR MORE INFORMATION

RICK BARTLEY

RBARTLEY@NORDLUNDASSOCIATES.COM

(603)-957-0137



NORDLUND
ASSOCIATES

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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 | Date | Signature of Consumer | Date |
| Provided by: Name & License # | | Date | |
| | | (Name and License # of Real Estate Brokerage Firm) | |
| _____ 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.