

FOR SALE/LEASE | INDUSTRIAL BLDG

59 OPTICAL AVENUE, KEENE, NH 03431



PROPERTY DETAILS

The Boulos Company is pleased to present the availability of 59 Optical Avenue, Keene, New Hampshire for sale or lease. Built in 1974, this 53,280± square foot industrial facility is situated on 5.5 acres in Keene's notable industrial park. The property is comprised of 36,960 SF of manufacturing space, with the remainder 16,320 SF as office space on the first and second floor mezzanine. There is one loading dock and two overhead doors (expandable). Parking can accommodate approximately 110± vehicles.

Business neighbors include Timken, Smiths Medical and Paragon Digital Media. Optical Avenue is located directly off Route 101 and less than 3 miles from U.S. Route 9. The Vermont border is within 30 miles of the property.



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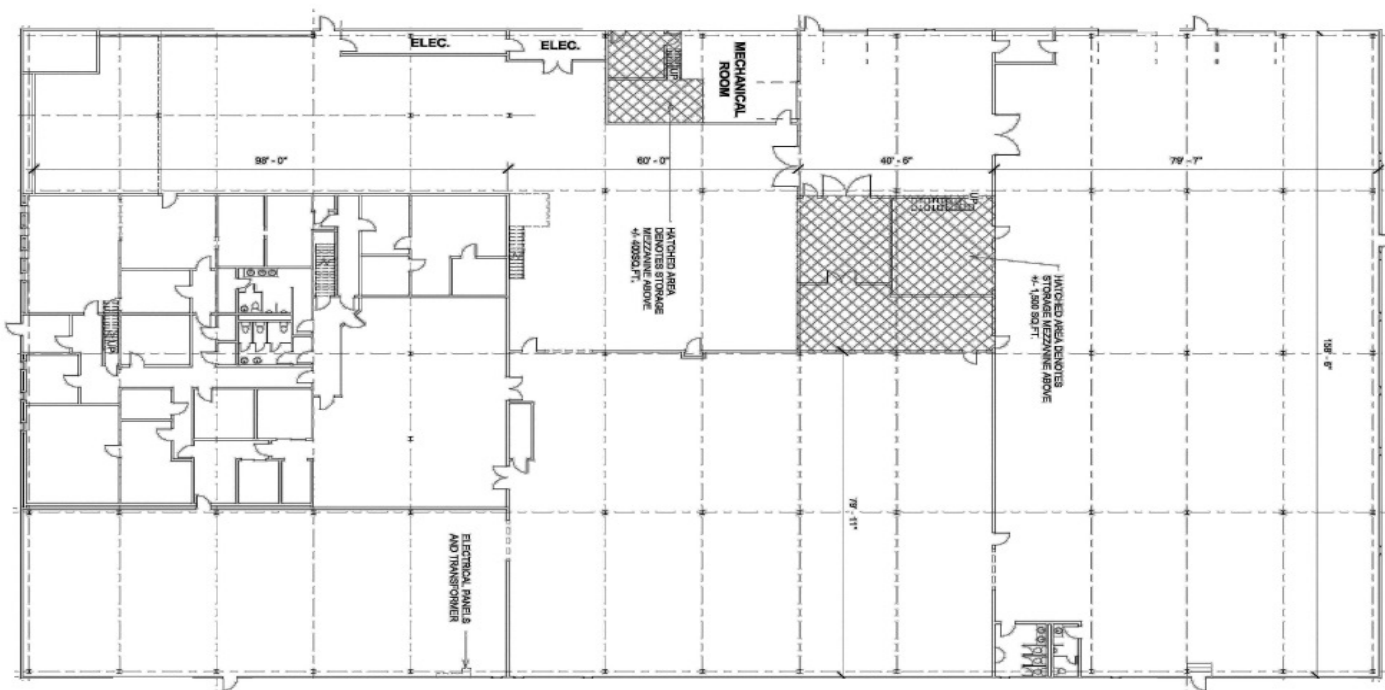


PROPERTY SPECIFICATIONS

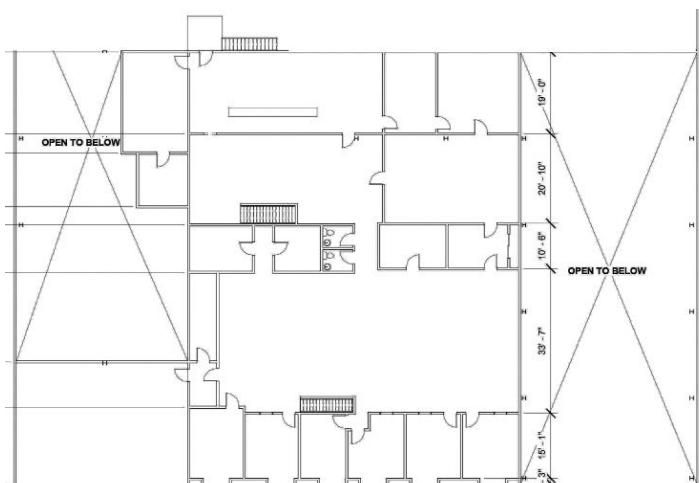
BUILDING SIZE:	53,280± SF	POWER:	1,200 Amps/3-phase
AVAILABLE FOR LEASE:	12,000± SF-53,280± SF	CLEAR HEIGHT:	16'
LOT SIZE:	5.50 acres	PARKING:	110± spaces
YEAR BUILT:	1974	LOADING:	(1) dock; (2) drive-in (expandable)
ZONING:	Industrial-P	LEASE RATE:	\$6.50/SF-\$7.50/SF NNN
UTILITIES/HVAC:	Oil heat; Central A/C	SALE PRICE:	\$2,790,000.00

FLOOR PLANS

1st Floor 44,875 SF (7,840 SF of office)
excluding mezzanine



2nd Floor Mezzanine - 9,525 SF office

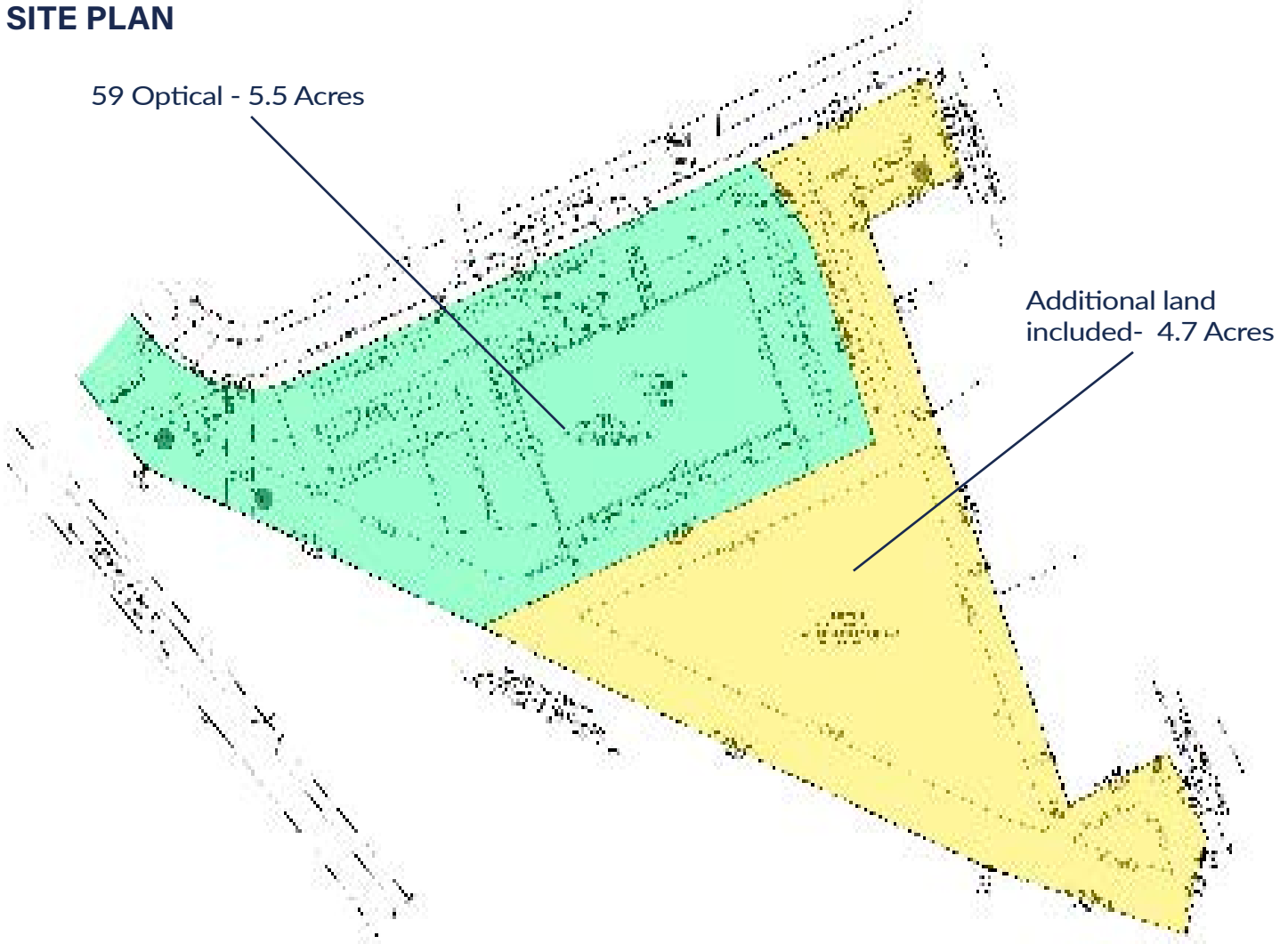


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SITE PLAN



LOCAL ECONOMIC OVERVIEW

Located in Cheshire County and rich in history, Keene is the gateway to The Ashuelot Rail Trail and scenic covered bridges along the way. With an estimated population of 23,406, Keene's demographic is comprised of 25% college students.

The city is known for its ethnic diversity, affordable living, and government commitment to sustainability of economic growth and innovation. Downtown Keene features quaint shops, wide selection of unique restaurants, retro movie theater and a historic church that portrays the backdrop of quintessential New England. Keene has been referred to as the Currier and Ives of New Hampshire.

Noted for its diverse business community and public institutions, Keene's largest employers are: Cheshire Medical, Imaje Corporation, National Grange Mutual Insurance and Keene State College.

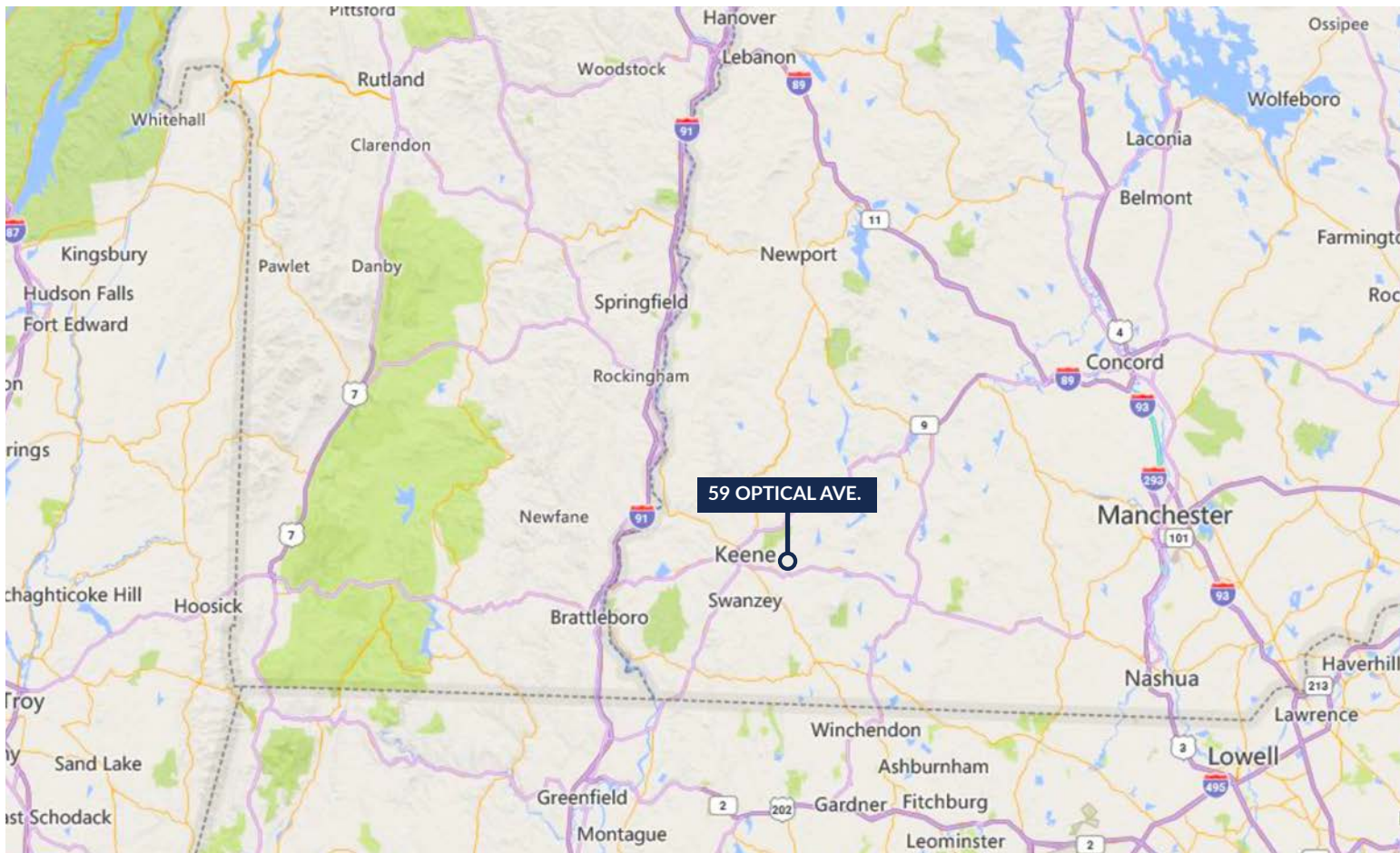
Large historic buildings in downtown are currently being redeveloped, as Keene is appealing financially for businesses due to New Hampshire's tax advantage. In fact, New Hampshire has the seventh lowest tax burden in the United States. There are tax credits and financing opportunities available to many businesses.

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LOCATION MAP



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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.