

38B SOUTH ROAD REAR

Rare chance to acquire two buildings on 8.85± acres just off Route 1 in New Hampshire's Seacoast region.



**FOR  
SALE**

**WAREHOUSE / OFFICE**

**38B SOUTH ROAD REAR & 38 SOUTH ROAD  
NORTH HAMPTON, NH 03862**

## PROPERTY HIGHLIGHTS

- Two properties on a combined 8.85± AC site
- Potential for building expansion or new construction
- Some in-place income at time of sale:
  - Sale-leaseback with Brown Bear Transportation at 38B South Road Rear
  - Existing tenant in place at 38 South Road
- Sale Price: \$2,999,000



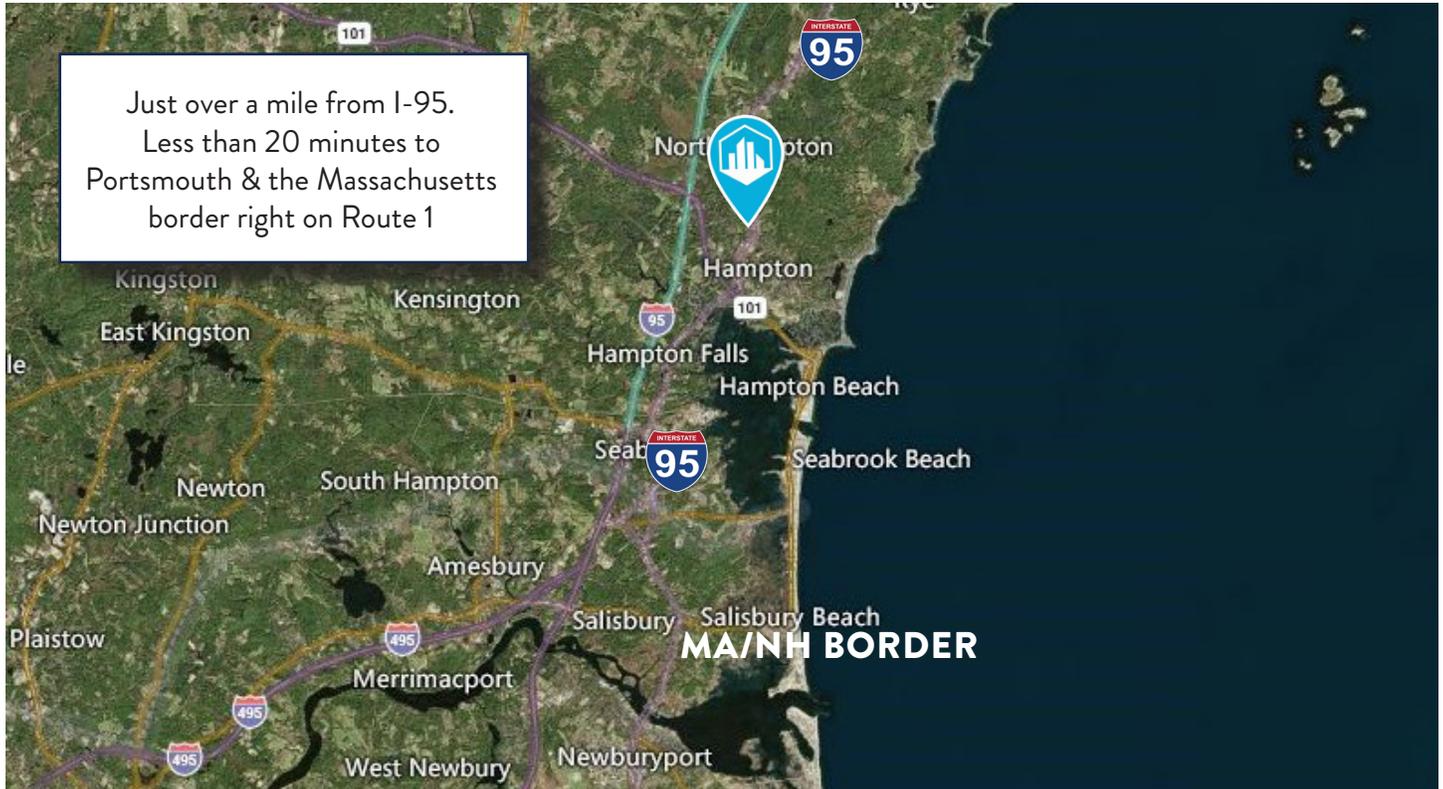
38 SOUTH ROAD





## PROPERTY DETAILS

	38B SOUTH ROAD REAR	38 SOUTH ROAD
BUILDING SIZE	21,472± SF	2,196± SF
LOT SIZE	8.10± AC	0.75± AC
BOOK/PAGE	6421/321	6421/317
ASSESSOR'S REF.	Map 04, Lot 30	Map 07, Lot 111
YEAR BUILT	1980	1975
ASSESSED VALUE (2025)	\$1,163,600	\$532,500
PROPERTY TAXES	\$22,538/year	\$4,250/year
TENANTS	Sale-lease back to Brown Bear Transportation (portion of the building only)	Prestige and Elite Auto Detailing
ZONING	IB/R: Industrial - Business/Residential District	
UTILITIES	HVAC in office space Gas: Unutil Public water (Aquarion Water Company) & septic	
SPRINKLER	None	
ELECTRIC	200 AMP/120 208 Volts/3 Phase	
CEILING HEIGHT	38B South Road Rear: 16-24 ft. (sloped) in warehouse	
OVERHEAD DOORS	6 oversized drive-in doors, (14ft.)	
PARKING	Ample on-site parking, large flat area	
SALE PRICE	\$2,999,000	
INCOME & EXPENSES	Inquire with broker for leaseback terms and operating expense summary.	



## AREA INFORMATION

North Hampton is a scenic coastal town located in Rockingham County along New Hampshire's Seacoast. Situated just off Route 1 and a short drive from Interstate 95, the town offers easy access to nearby cities such as Portsmouth (15 minutes), Exeter, and the Massachusetts border. The Boston metro area is just over an hour away by car, making it convenient for commuters.

While largely residential, North Hampton includes retail and commercial development along Route 1, with businesses such as local restaurants, small shops, and professional services. The Seacoast region's tourism industry and proximity to Portsmouth's economic activity benefit local businesses and drive demand for services.

North Hampton is known for its blend of rural charm, residential neighborhoods, and oceanfront access. The town has maintained a strong sense of community and a small-town atmosphere, while still providing access to essential services and nearby commercial centers. With its tree-lined roads, historic homes, and local farms, North Hampton appeals to those seeking a quieter lifestyle with close proximity to urban conveniences.

## CONTACT US



**CAITLIN BURKE**  
PARTNER  
+1 603 570 2680 T  
+1 978 302 8197 C  
CBURKE@BOULOS.COM



**KENT WHITE**  
PRINCIPAL BROKER, PARTNER  
+1 603 570 2699 T  
+1 603 781 6546 C  
KWHITE@BOULOS.COM

© 2026 Boulos Holdings, LLC, d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and the The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**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.