



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR LEASE

SALEM NH

5 INDUSTRIAL WAY

6,628 SF

OFFICE SPACE



5 INDUSTRIAL WAY SALEM NH

A 70,000 SF, two story building on industrially zoned land

- PREMISES:** 6,628 SF Unit 5 is available
- ACCESS:** Exit 2, Interstate 93 is 1 mile away
- PARKING:** 3.5/1,000 SF, five (5) dedicated spaces in front, balance in the rear of the building. Additional parking may be available for additional cost
- BUILDING:** Two story, steel frame, brick exterior building metal panel exterior.
- ROOF:** Internally drained, membrane roof replaced less than 5 years ago
- LOADING:** Front door, 3'0" access only.
- FINISHES:** LED lights, vinyl plank and carpet flooring. Space entirely renovated five years ago.



OPEN AREA



KITCHENETTE

HVAC: RTU's, gas fired, sub metered to the premises. Electric sub metered.

AVAILABLE: 2nd quarter of 2026

PRICE: \$12.00 SF NNN, \$3.75 SF estimated CAM/RE Tax for 2026

COMMENTS: This asset enjoys many beneficial features including:
- Interstate access from Exit 2 Interstate 93 only 1 mile away
- Space is in very good condition, totally renovated 5 years ago

The information provided herein is provided without warranty or representation of any kind. The information is provided subject to errors, omissions, change of price, withdrawal without notice and any other conditions imposed by our principals.

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3 COMMERCE PARK DRIVE

2022

Owner/Occupant	Hampstead NH	
Unit Size/5.F.:	9,416 SF	
	\$/S.F.	Total \$'s
Land:		\$ -
Base Hard Costs:	\$ 141	\$ 1,325,000
Additional:		
Soft Costs:		
Municipal Fee's (estimate)		
Financing & Closing Costs;		
Interest- 6% @ 50% of loan for 6 months	-	
Points and Closing Costs - 2% of loan	-	
Appraisal	3,000	
Environmental Site Assessment	1,750	
Title	2,000	
Tax Stamps	7.5	9,937
		\$ 16,687
Permanent Loan Costs;		
Points -1.25%	14,906	
Closing Costs	10,000	\$ 24,906
Total Building Costs:	\$ 145.14	\$ 1,366,593

Example of SBA 504 Financing @ 90%			
Total Building Cost			\$ 1,366,593
Amount Financed	90%		\$ 1,192,500
Interest rate*	5.00%		
Amortization in Years	20		
Annual Prin & Int			\$ 94,440
Monthly Prin & Int			\$ 7,870
\$/5.F. NNN (approx.equivalent)			\$ 10.03
Initial Investment -Estimated			
Down Payment	10%	\$	132,500
Closing Costs			41,594
Cash Required		\$	174,094
Operating Cost Estimates -2022			
	Expense	\$/S.F.	Total \$'s
RE Taxes (est.)	\$ 2.52		\$ 23,728
CAM Fee (est.)	1.50		\$ 14,124
	Subtotal	\$ 4.02	\$ 37,852
Principal & Interest		10.03	94,440
TOTAL/YR (Not Incl. Utilities)	\$	14.05	\$ 132,292
TOTAUMth (Not Incl. Utilities)			\$ 11,024

SBA 504 Program allows up to 90% financing. I have utilized 'blended' numbers for interest rates* and fees for the bank and the SBA portions of the loan. The information provided herein is made without any representation or warranty of any kind whatsoever. Prospective purchasers should independently verify all information. This offering is subject to change without notice and is subject to errors and omissions.