



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR SALE

SALEM NH

30,600 SF

WAREHOUSE BUILDING



71 LOWELL ROAD ROUTE 38 SALEM NH



71 LOWELL ROAD, SALEM NH

**30,600 SF MULTI TENANT WAREHOUSE BUILDING
DEMISED INTO THREE TENANT SPACES**

- ACCESS:** Exits 1 & 2, Interstate 93 are just over 1 mile away
- LAND:** 2.38 ACRES **HEIGHT:** 20'-21' clear height, varying because of the roof pitch
- ZONING:** Commercial Industrial B, office, manufacturing, warehouse, small retail are allowed uses
- BUILDING:** Steel frame structure(s) with ribbed concrete block facia and metal panel exterior. Building was constructed in three phases. The original structure was built in 1984 with the last section constructed in 1986. Demising walls are concrete block.

N/F L L & S, INC.



- 11) SITE DEVELOPMENT PLAN OF LAND IN SALEM, NH AS DRAWN FOR JOSEPH E. D'JAMCOS, PRESIDENT, FABCO DISTRIBUTORS, INC. BY THOMAS R. STEVENS, NOVEMBER 1982.
- 12) PROPOSED SANITARY DISPOSAL SYSTEM IN SALEM, NH DRAWN FOR JOSEPH E. D'JAMCOS BY THOMAS R. STEVENS, JANUARY 1983.
- 13) SITE DEVELOPMENT PLAN FOR JOSEPH D'JAMCOS 71 LOWELL ST. SALEM, N.H. FORGETT & ASSOCIATES, OCTOBER 1984. (RE ZONING BOARD APPROVAL 15-87-841)

[illegible]

- 71

WALTER POLCHLOPEK, CERTIFIED SOIL SCIENTIST

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Tax Map 98
Lot 23
Scale: 1"= 20'
December 1985



LOCATION PLAN

69006-2



VIEW FROM INTERSECTION



UNIT A LOADING



UNIT B LOADING



UNIT C LOADING

ROOF: Externally drained to the back of the building, ballasted membrane roof for 2/3rds, mechanically Fastened roof for Unit

ELECTRICAL: Each Unit has a 200 Amp, 120/208V, 3 PH rated panel electrical service

LOADING: Six (6) 8' x 8' docks and two (2) drive in doors

PARKING: 57 spaces

UTILITIES: Municipal water, septic (1,000 gal septic tank, leach bed sized for 24 people). Municipal sewer is approximately 300' linear feet away on Stiles Road,

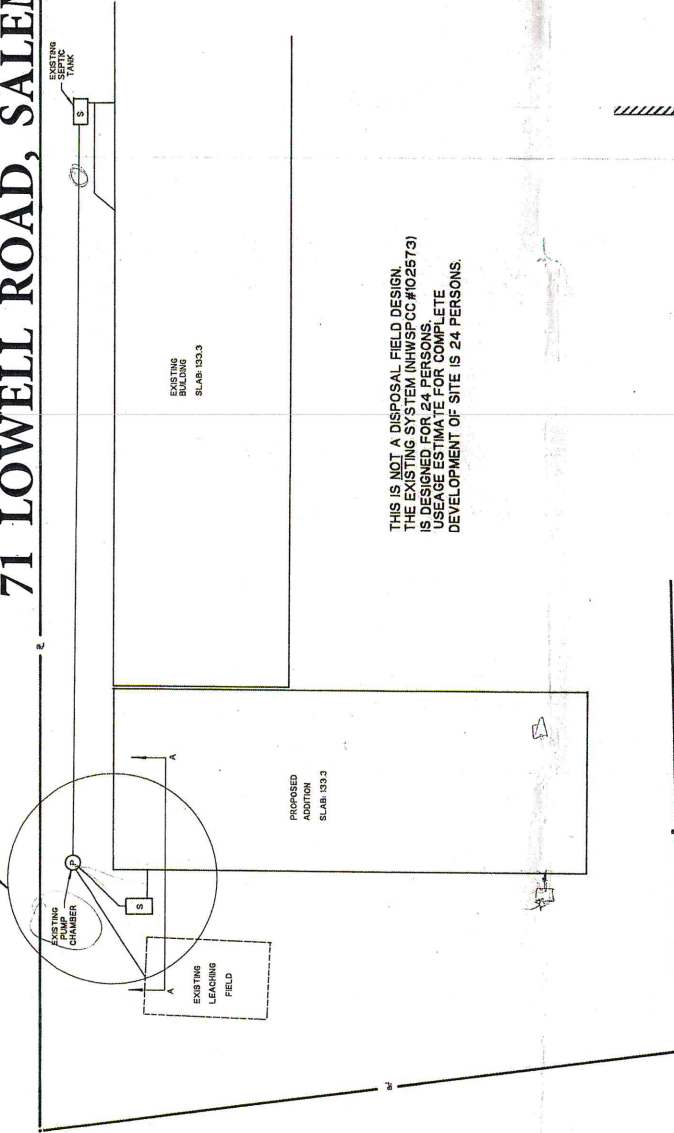
HVAC: Electric air conditioning & heat in office areas & suspended Modine type heaters in the warehouse spaces, propane

SPRINKLER: Wet, ordinary hazard

RE TAXES: \$32,945/Yr \$1.08 SF 2025 **ASSMT:** \$1.814M **M/L:** 115/8836

UNIT(S): **Unit 1** 10,500 SF - Two (2), 8' x 8' Docks, One (1) 12' x 12' Drive in door

AREA OF PROPOSED CONSTRUCTION
PROPOSED ADDITIONAL SEPTIC TANK

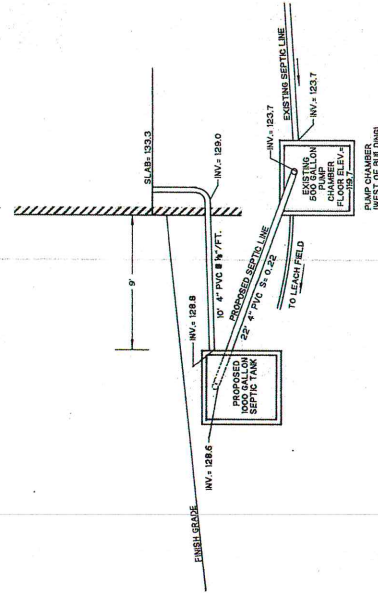


THIS IS NOT A DISPOSAL FIELD DESIGN.
THE EXISTING SYSTEM (NHWSPCC #102573)
IS DESIGNED FOR 24 PERSONS.
USAGE ESTIMATE FOR COMPLETE
DEVELOPMENT OF SITE IS 24 PERSONS.

SECTION D-D
(NO SCALE)



SCALE: 1" = 4'



- (1) SEWAGE FROM PROPOSED ADDITION TO BE TREATED IN PROPOSED ADDITIONAL SEPTIC TANK.
- (2) SEPTIC TANK TO BE 1000 GALLON TANK AS MANUFACTURED BY SCOTT CONCRETE OR EQUAL.
- (3) DESIGN FLOW FROM PROPOSED ADDITION IS 280 GPD. (3.0 GPD/PERSON)
- (4) INLET OPENING TO BE CUT INTO EXISTING PUMP CHAMBER AT ELEVATION AS SHOWN.
- (5) SEPTIC LINE AT CHAMBER TO BE CONSTRUCTED WITH WATER TIGHT SEAL.

SITE DEVELOPMENT PLAN FOR
JOSEPH D'JAMOOS
PHASE THREE
71 LOWELL ROAD SALEM, NH

Tax Map 98
Lot 23
Scale: 1"= 20'
February 1986
Sheet 2 of 2



FREDETTE ASSOCIATES

P.O. Box 5382, Salem, New Hampshire 03079
Tel. (603) 893-7497

0006-3

		- Leased for over two decades to Sonepar Distribution New England Inc. dba Northeast Electric - Current Five (5) year lease term ends 7/31/29 - Existing lease: 8/1/26-7/31/27 \$8.64 SF NNN \$90,670.86/YR 8/1/27-7/31/28 \$8.81 SF NNN \$92,484.28/YR 8/1/28-7/31/29 \$8.98 SF NNN \$94,333.96/YR - Two (2) Five (5) year options to renew at 95% of the then fair market value as determined by a three MAI process - The 2024 & 2025 NNN expenses were \$1.68 SF incl. RE Taxes
Unit 2	10,500 SF	- Two (2), 8' x 8' Docks, One (1) 8' x 11' wide, Drive in door - Owner occupied and will be delivered vacant
Unit 3	9,600 SF	- Two (2), 8' x 8' Docks - Leased for over a decade to WEI, lease term ends 1/31/27 - Existing lease: 2/1/26-1/31/27 \$8.47 SF Modified Gross, net utilities - There are no option periods remaining

PRICE: \$4,750,000

COMMENTS: This asset enjoys many beneficial features including:

- Excellent highway access
- Lighted interchange access
- Three (3) separate Tenant spaces, Units A & B could be demised into 5,250 SF increments.
- Dock & drive in loading
- 20' + clear height
- Seller 1st mortgage financing may be possible for qualified parties on terms to be agreed upon

Please contact

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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.