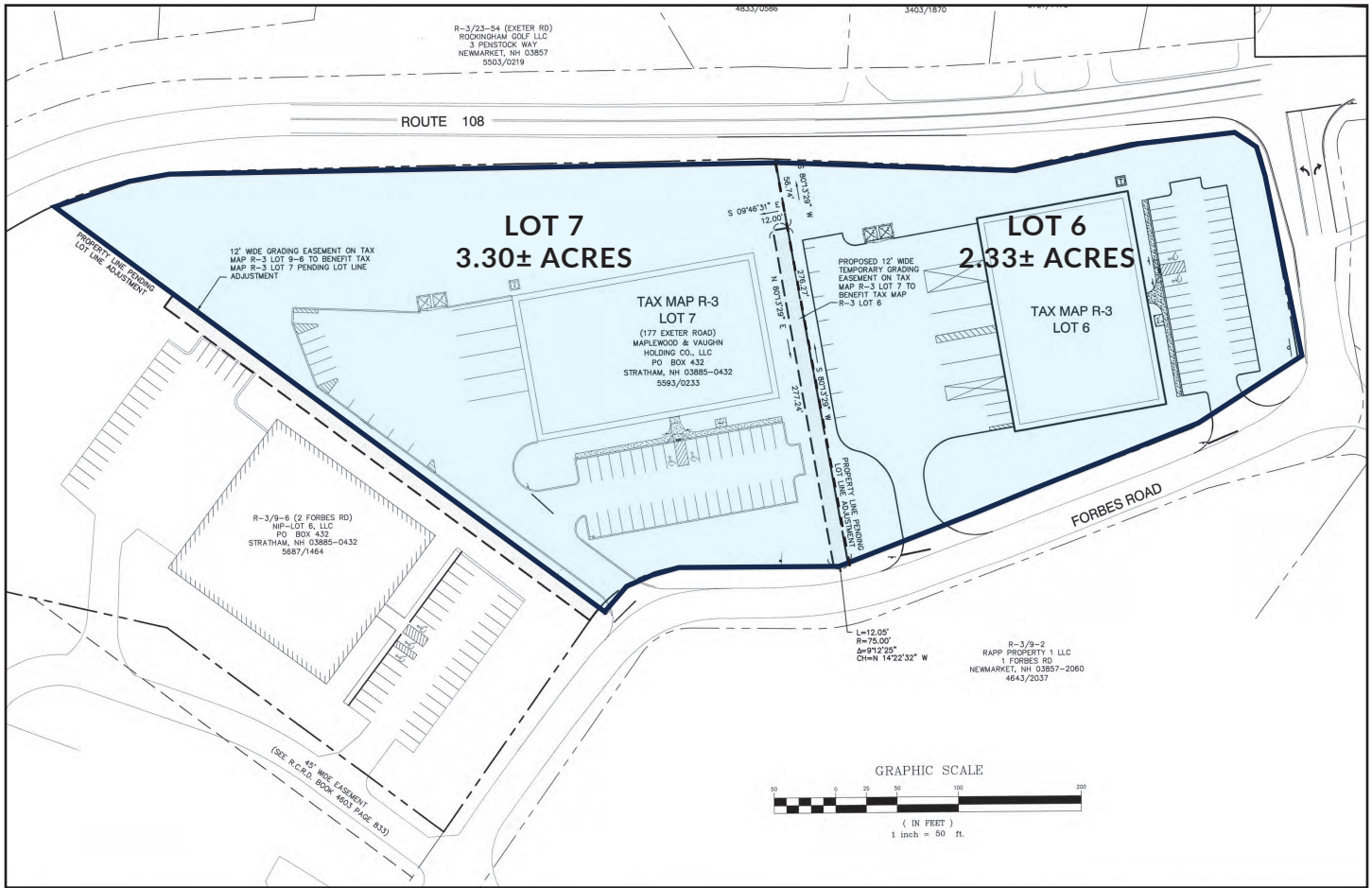


FOR SALE OR LEASE | TWO COMMERCIAL LOTS

175 & 177 EXETER ROAD, NEWMARKET, NH 03857

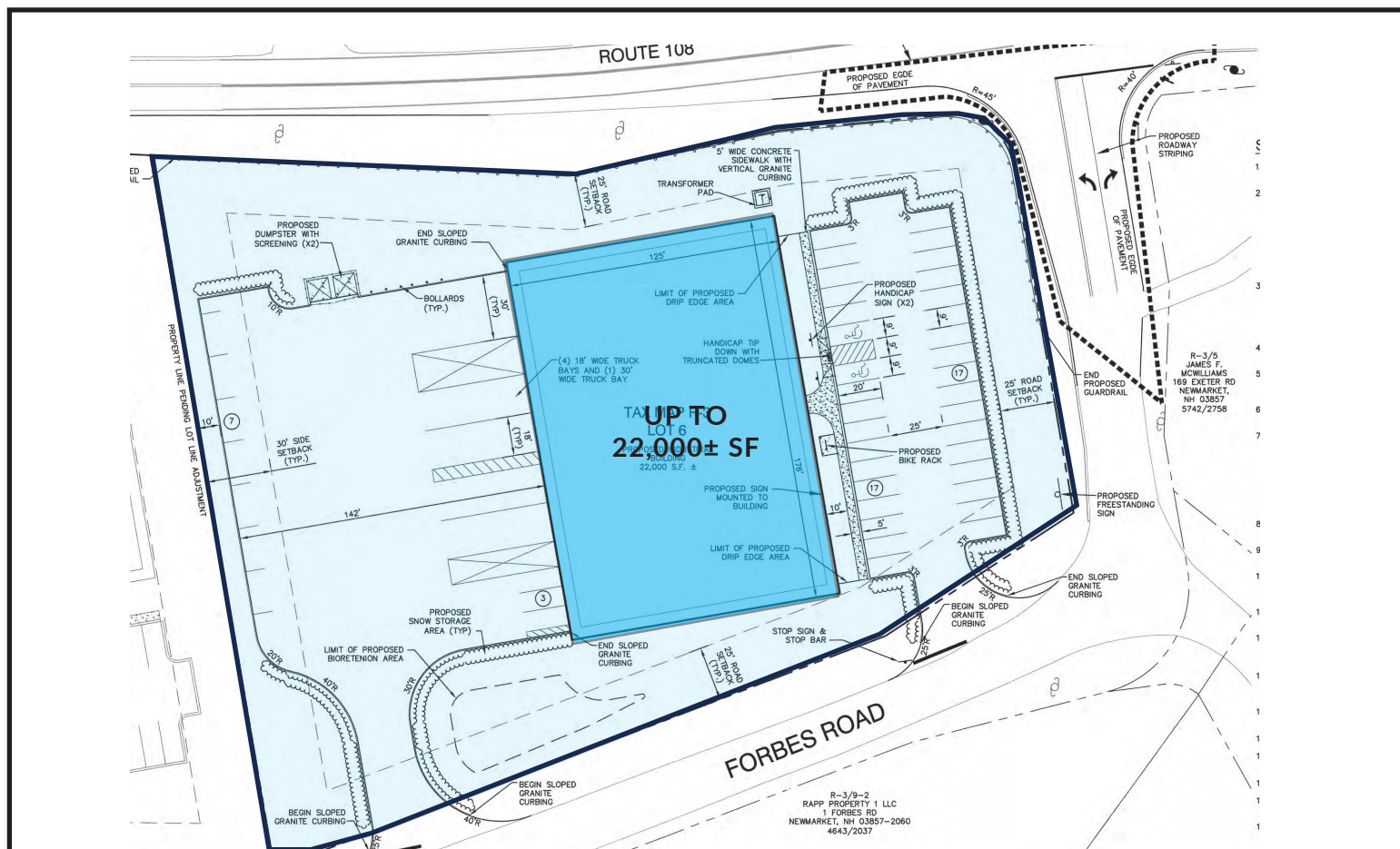


PROPERTY HIGHLIGHTS

- Two permitted commercial/industrial lots located at entrance to the Newmarket Industrial Park.
- Lot 6 is 2.33± acres with approvals for 22,000± SF.
- Lot 7 is 3.30± acres with approvals for 24,000± SF.
- Both sites will be delivered in subgrade condition with access to utilities.
- Lots are being sold individually or the potential exists to combine the lots for up to 50,000± SF.
- Planning board approval including Alteration of Terrain Permit (AOT) already secured.
- Great location with close proximity to the Seacoast and Manchester, New Hampshire markets, and about an hour away from Boston, Massachusetts.

SALE PRICING: \$750,000 per parcel

LEASE RATES: Starting at \$12.50/SF NNN



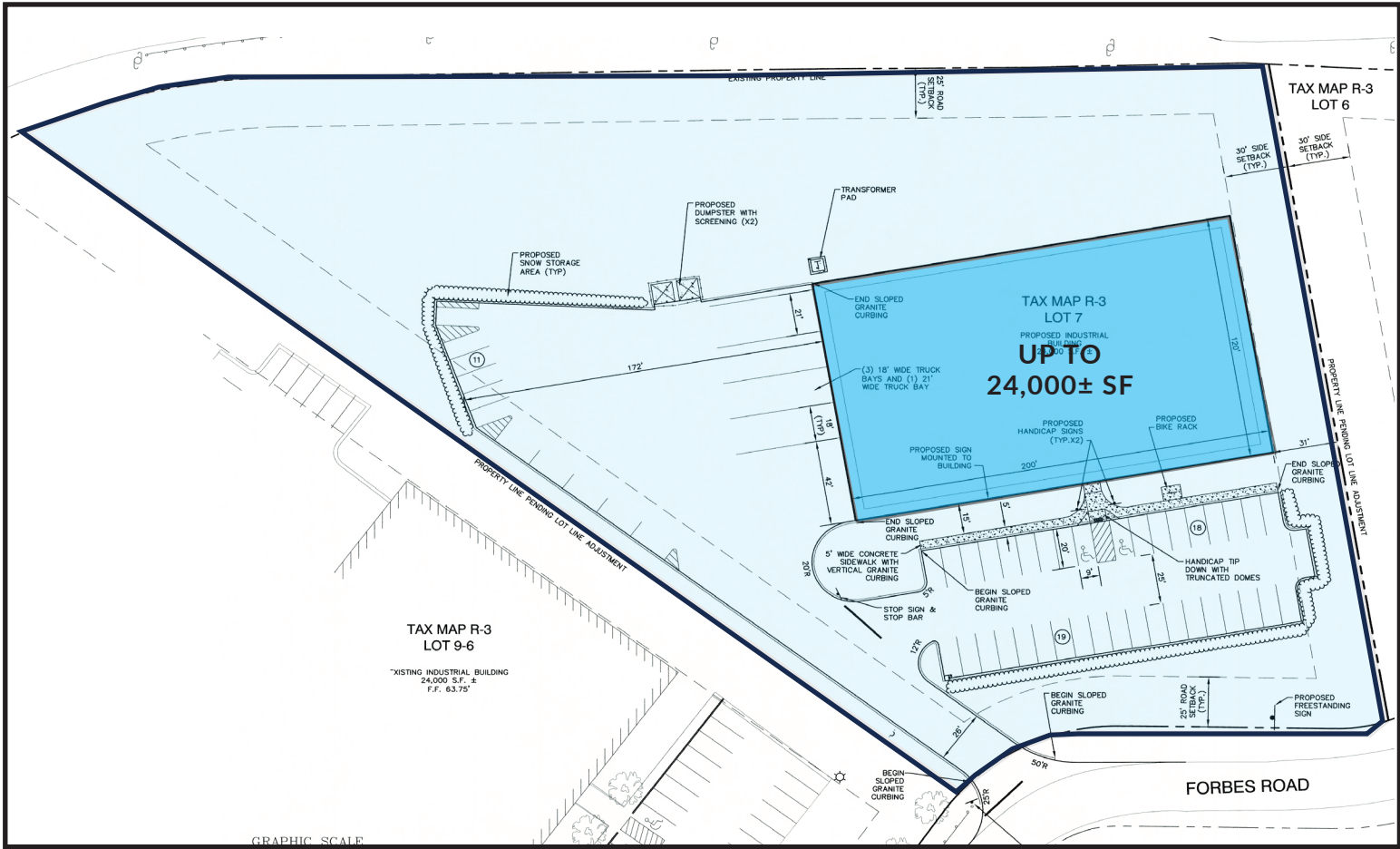
LAND AREA	2.33± acre commercial/industrial lot
MAP/BLOCK/LOT	Map R-3 Lot 6
BOOK/PAGE	Book 5644, Page 0070
DESCRIPTION	• Conceptuals show up to 22,000± SF. (Lots can be combined for a larger building of up to 50,000± SF.) • Lot delivered cleared and graded with road infrastructure in place. • Municipal water/sewer - Buyer is responsible for sewer pump. • Propane • 3-phase power available at street. • Site sold “as-is” with Buyer responsible for impact fee and water/sewer connected based on use.
ZONING	B2 which includes a wide range of uses including retail, office, warehouse, manufacturing, and R&D
SALE PRICE	\$750,000
LEASE RATE	Starting at \$12.50/SF NNN for shell with basic office (inquire for details)

FOR SALE OR LEASE | TWO COMMERCIAL LOTS

175 & 177 EXETER ROAD, NEWMARKET, NH 03857



LOT 7: INDUSTRIAL/COMMERCIAL LOT



PROPERTY SPECIFICATIONS

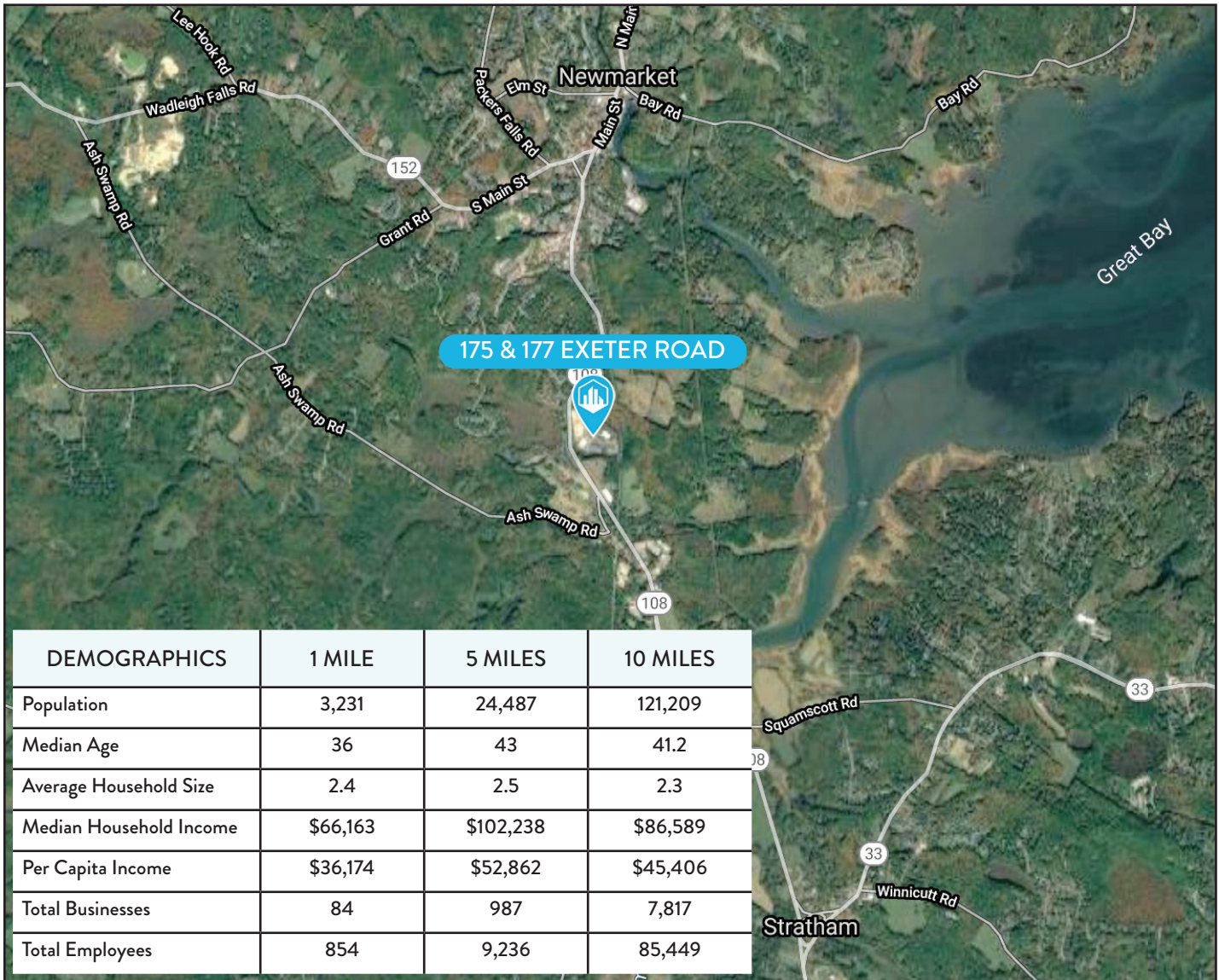
LAND AREA	3.30± acre commercial/industrial lot
MAP/BLOCK/LOT	Map R-3 Lot 7
BOOK/PAGE	Book 5644, Page 0070
DESCRIPTION	• Conceptuals show up to 24,000± SF. (Lots can be combined for a larger building of up to 50,000± SF.) • Lot delivered cleared and graded with road infrastructure in place. • Municipal water/sewer - Buyer is responsible for sewer pump. • Propane • 3-phase power available at street. • Bulk of site work completed with final building design approval needed with the Town. • Site sold “as-is” with Buyer responsible for impact fee and water/sewer connected based on use.
ZONING	B2 which includes a wide range of uses including retail, office, warehouse, manufacturing, and R&D
SALE PRICE	\$750,000
LEASE RATE	Starting at \$12.50/SF NNN for shell with basic office (inquire for details)

FOR SALE OR LEASE | TWO COMMERCIAL LOTS

175 & 177 EXETER ROAD, NEWMARKET, NH 03857



AERIAL MAP



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