



For Lease

Industrial Condominium

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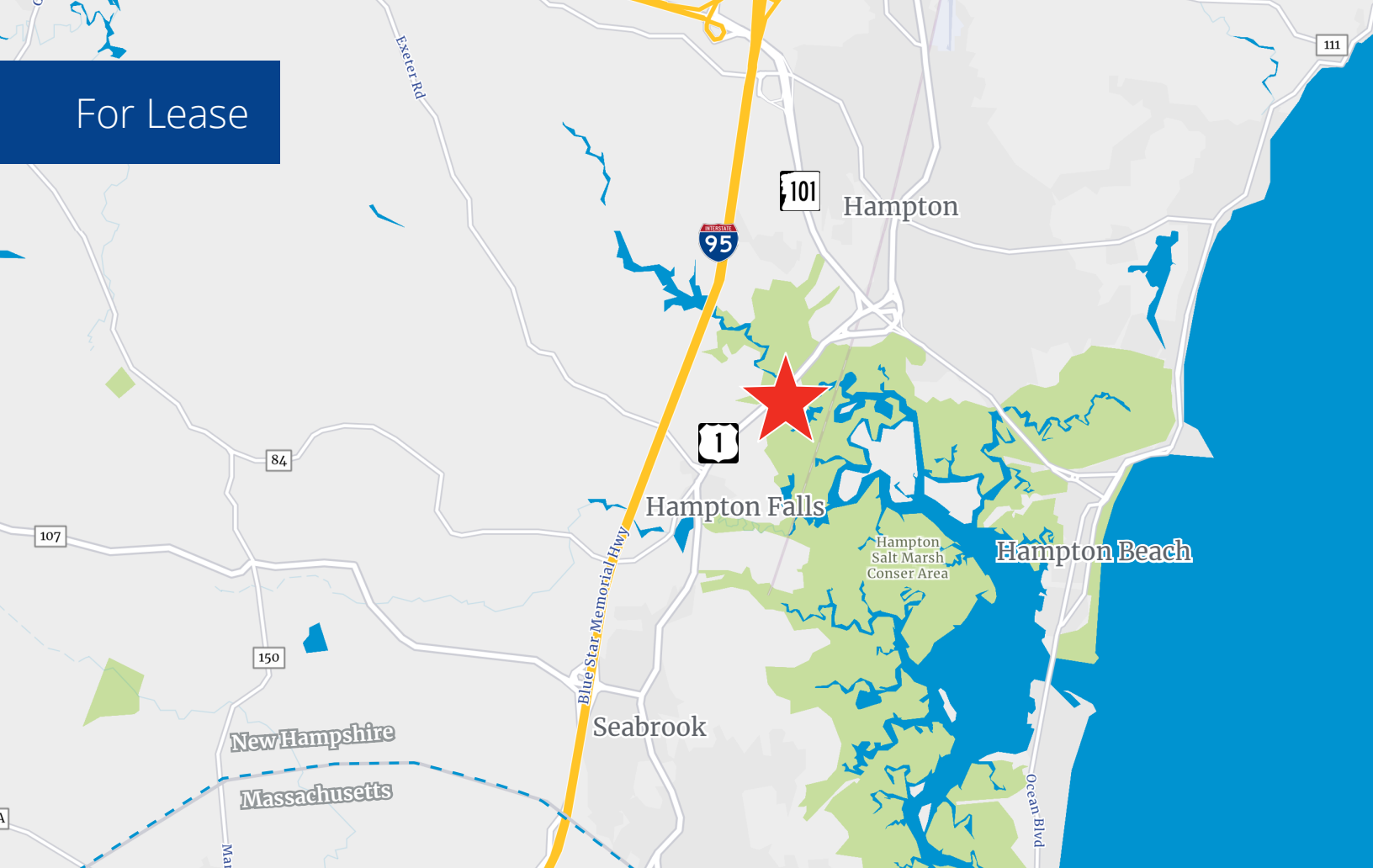
1 Lafayette Road, Building 1 Hampton, NH

Property Highlights

- Rare 10,010± SF industrial condominium located near I-95, Route 101, and the Massachusetts border
- Unit consists of 1,500± SF of second floor office, 3,000± SF of loading dock/receiving area, and 5,510± SF of warehouse space
- Features include 1 loading dock, 1 drive-in door, a kitchenette, 5 restrooms, and 600± SF bonus mezzanine space for storage
- 70% of the space is both heated and air conditioned, the remaining 30% (dock area) is heat only with hung heaters fueled by propane
- Great highway access and ample parking

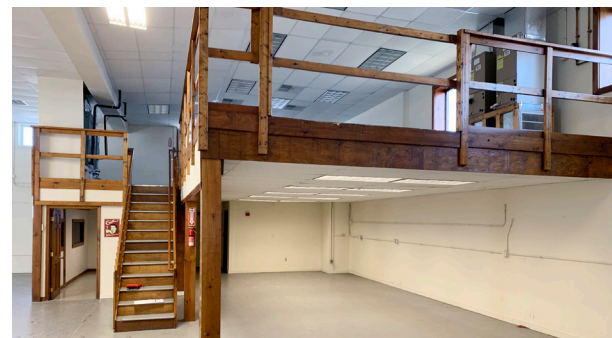
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Specifications

Address:	1 Lafayette Road, Building 1
Location:	Hampton, NH 03842
Building Type:	Warehouse/distribution
Year Built/Renovated:	1978/2018
Available SF:	10,010±
Utilities:	Private water & septic; propane heat
Zoning:	General
Clear Height:	12'± to 15'±
Ceiling Height:	13'± to 16'±
Loading Dock:	1 (8' x 8')
Drive-in Door:	1 (10' x 10')
Power:	120A; 208V; 3 phase
Parking:	21± on-site
2022 NNN Expenses PSF:	\$2.67 • Taxes: \$1.09 • CAM: \$1.58
Lease Rate:	\$7.50 NNN



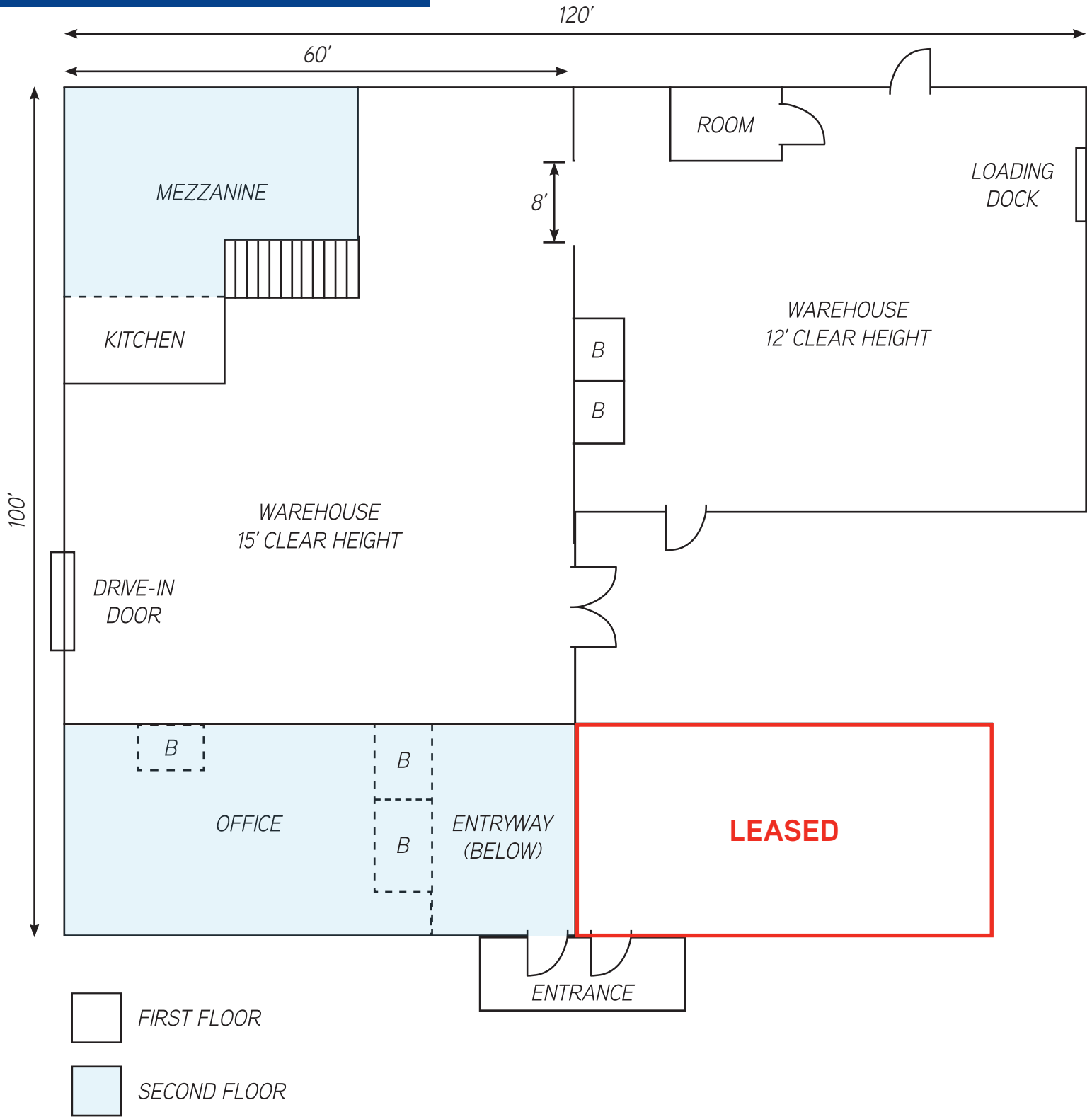
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Property Information

Property Data	
Total Building SF	12,960±
Number of Buildings	1
Floors per Building	2
Building Dimensions	100'± x 100'±
Available Unit Data	
Total Available SF	10,010±
Total Available SF Breakdown	
Office	1,500±
Warehouse	8,510±
Mezzanine	630±
Total Available SF per Floor	
First	8,510±
Second	1,500±
Loading Dock	1 (8' x 8')
Drive-in Door	1 (10' x 10')
Restrooms	5
Construction Data	
Year Built	1978
Year Renovated	2018
Exterior	Metal
Roof (type & age)	Metal (2004/2019)
Foundation	CIP concrete
Insulation	Fiberglass
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	LED
Column Spacing	None
Ceiling Height	13'± to 16'±
Clear Height	12'± to 15'±
Floors	Concrete
Windows	Vinyl
Handicapped Access	Partial
Land Data	
Survey	Yes
Site Plan	Yes
Wooded	No
Topography	Flat
Wetlands	Abuts marsh

Site Data	
Zoning	General
Traffic Count (2021)	20,354±
Visibility	Good
Road Frontage	324'±
Neighborhood	Commercial
Curb Cuts	1
Sidewalks	None
Parking	21± on-site spaces
Site Status	Existing
Services Data	
Warehouse Heat	Propane
Office HVAC	Propane & AC
Power	
3 Phase	Yes
Amps	120
Volts	208
# of Services	2
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Private
Sewer	Septic
Gas (type)	Propane
Sprinkler (type)	None
Security System	None
Elevator	None
Tax Data	
2021 Tax Amount	\$13,963
Tax Map & Lot Number	236/7/1
2021 Tax Rate per 1,000	\$15.84
2021 Assessment	
Land	\$0
Building/Yard Items	\$881,500
Total Assessed Value	\$881,500
2021 EQ Ratio	77.4%
Other Data	
Deed Reference(s)	5992/1771
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

Floor Plan*



B = BATHROOM (ALL ON FIRST FLOOR)

*Not to scale.