



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR SALE or LEASE

SALEM NH

8,587 SF OFFICE / R&D / INDUSTRIAL CONDOMINIUM



10 MANOR PARKWAY UNIT B SALEM NH

10 MANOR PARKWAY UNIT B SALEM NH

SIZE: 8,587 SF

Entire building is 61,251 SF Unit B is 14.02% of the association

ACCESS: Exit 2, Interstate 93 is 1/2 mile

LAND: 5.064 acres, in common

PARKING: 161 total spaces. Unit B is allocated 28 spaces of which 6 are dedicated



BUILDING: Steel frame, corrugated metal roof deck, concrete slab on grade, column spacing is 30' x 40', masonry building w/split face block and a metal cap, windows are dual glazed aluminum frame,

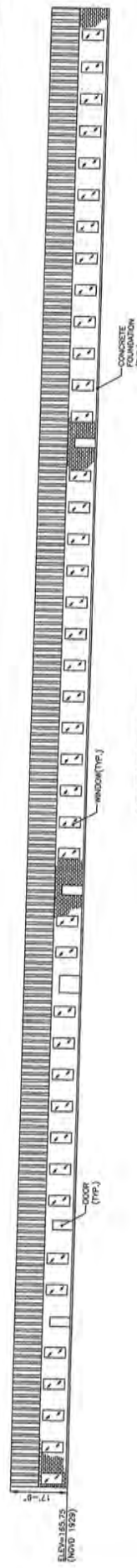
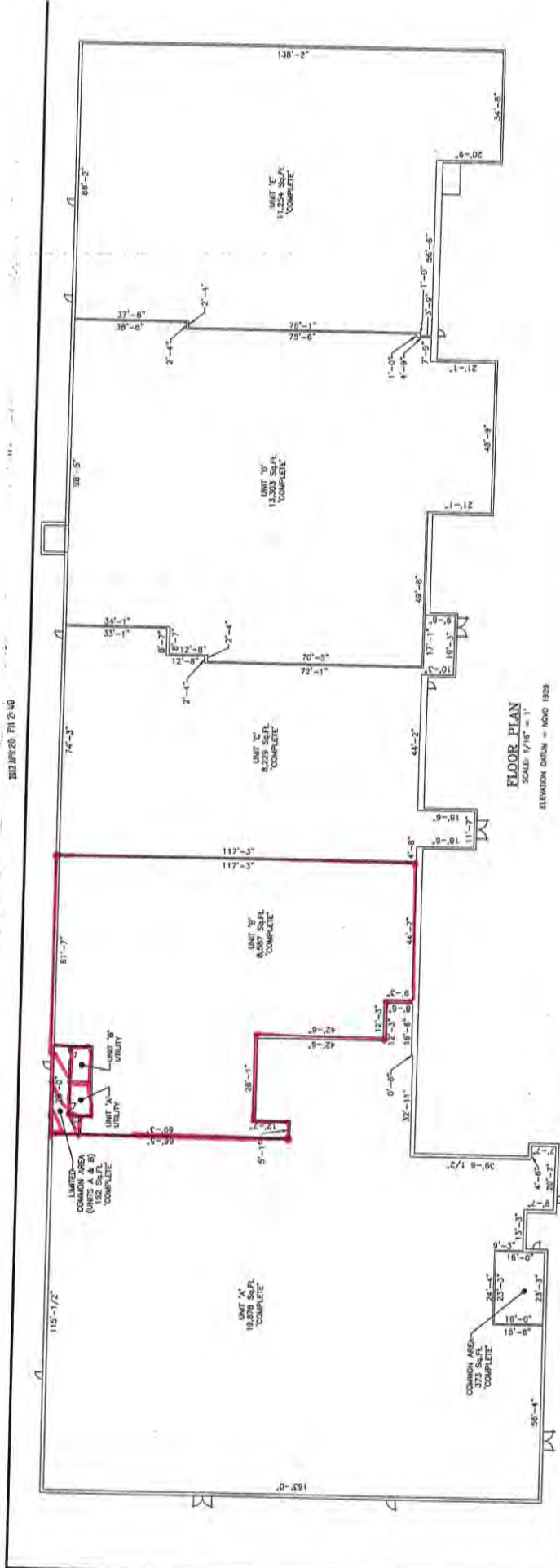
ROOF: Internally drained TPO (white) roof circa 2007 (approx.).

HEIGHT: 16' to joist, 9' finished ceiling

ELECTRICAL: Two sub-metered services: (1) 400 Amps 480 Volts (2) 225 Amps 480 volts The building has a 2000 Amp, 277/480 Volt main service, 500 KVA dry type Transformer.

D-37196 Sheet 1 of 2





NOTE: SEE SHEET 1 OF 2 FOR NOTES AND PLAN REFERENCES.

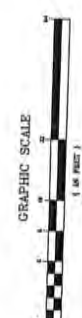
CERTIFICATIONS.

CONCLUSIONS. CERTAIN THAT THIS SURVEY PLAN IS NOT A SUBVERSION PURSUANT TO THE PROVISIONS OF THE AS-BUILT ACT, BECAUSE THE PLAN DOES NOT CERTIFY THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PLANS OR RECORDS OF THE PUBLIC RECORDS, BUT ONLY THAT THOSE OF PLANS OR RECORDS OF STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE AS-BUILT DIMENSIONS OBTAINED FROM A COMPELLED FIELD SURVEY, THAT THE FLOOR PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF RSA 350-B:20 (a) AND THAT ALL LOTS DEPICTED AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED.

LICENSED LAND SURVEYOR	DATE
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D-37196 Sheet 2 of 2



LICENSED LAND SURVEYOR		DATE	
#	UNIT "X" AND UNIT "B" ONLY	DATE	DATE
1	MEC	12/7/11	
2	MEC	12/7/11	
3	UNITED COUNTY AREA, UNIT A & B	11/22/10	
4	AND WEST DANCE	10/29/10	
5	DESCRIPTION	7/13/10	
6		BY	PAGE

UNITED OF SECOBID SARINA SEACAST, LLC c/o CP MANAGEMENT 11 COURT STREET, SUITE 100 EXETER, NH 03833 BOOK 4545 PAGE 263	ZONE: COMMERCIAL - INDUSTRIAL "B" APPROVAL SUTHER PLANNING BOARD
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REVISED CONDOMINIUM FLOOR PLAN
10 MANOR PARKWAY CONDOMINIUM

PREPARES FOR:
SARNIA SEACONST, LLC
C/O CS MANAGEMENT
3100 WILSON BLVD
DIXTER, MI 48134
DETROIT, MI 48206
DETROIT, MI 48206
SALE PROPERTY MAP 96 - LOT 7491
PROPERTY ADDRESS - 10 MANOR PARKWAY
44 Silver Road, Suite One
Schuylkill, PA 19380
Schuylkill, PA 19380
DEVELOPER • PLANNERS • SURVEYORS
MAIT Design Consultants, Inc.
4450

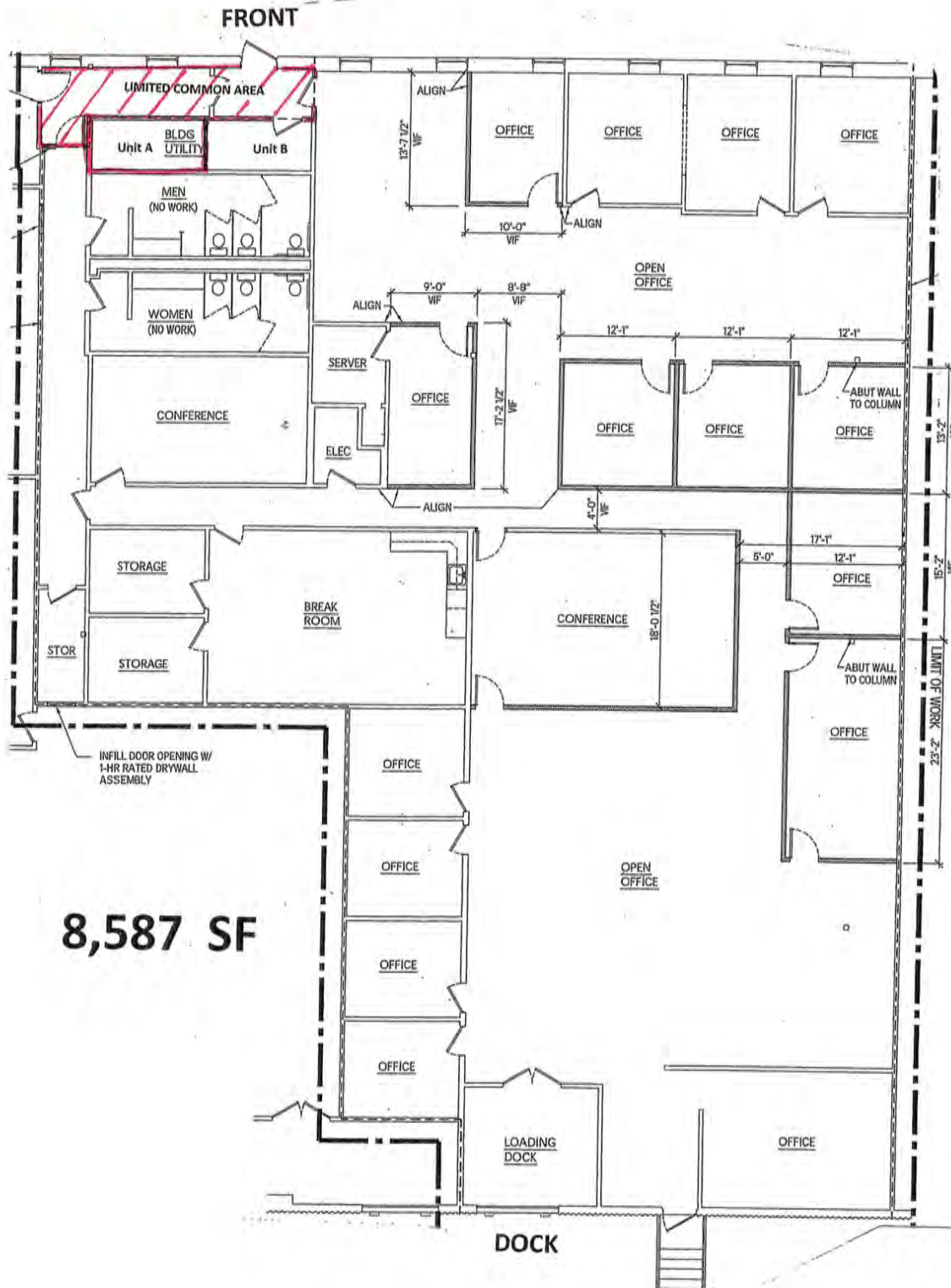
DATE: DECEMBER 1, 2001	OWNER OF RECORD SARINA SEACAST, LLC c/o CP MANAGEMENT 11 COURT STREET, SUITE 200 EXETER, NH 03833 BOOK 4543 PAGE 263	SALEM PLANNING BOARD APPROVAL
ZONE: COMMERCIAL - INDUSTRIAL "B"		

10 MANOR PARKWAY CONDOMINIUM FLOOR PLAN

10 MANOR PARKWAY

SALEM NH

UNIT B





400A 277/480V



225A 480V



Signage



Typical Office

LOADING: One (1) 8' x 10' loading dock, w/120' (approx.) of truck court depth, potential for adding one additional dock

UTILITIES: Municipal sewer-GLSD (6" line), water (6" main) and natural gas (Northern Utilities)

HVAC: Three units in total;
 (1) Carrier, 10 ton RTU, installed in 2020 at a cost of \$22,000
 (2) Carrier, 10 ton RTU, installed in 2020 at a cost of \$22,000
 (3) Carrier, 2 ton ductless, installed in 2021 at a cost of \$6,630

SPRINKLER: Wet pipe, zoned panel w/alarm bells

TEL/DATA: Fiber, Comcast, server room w/dedicated mini split

RE TAXES: \$10,721.40/Yr \$1.25 SF **ASSMT:** \$668,000

CONDO FEE: \$17,554.44/Yr est. \$2.05 SF **M/L:** 96/7491/2

ZONING: Commercial Industrial B

ALLOWED USES: A wide variety of service, office and industrial uses are allowed

PRICE: \$1.3 M
 \$11.00 SF NNN plus Condo Fee, RE Taxes & a .50 SF K reserve- \$3.80 SF in total

COMMENTS: This offering enjoys many beneficial features including:

- Outstanding access from Exit 2, Interstate 93
- Good building height, ample parking, fully air conditioned, full utilities, dock door
- Condominium association has, at the start of 2023, a capital reserve of \$116,350
- Available September 1st, 2023

Please contact

Christopher B. Goodnow Goodnow RE Services
 23 Stiles Road, Unit 214A, Salem NH 603-893-5000 Main 603-490-4366 Cell
 GoodnowREServices.com

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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.