

Professional Office Space

60 Crystal Ave., Derry, NH



1,200 to 2,400 SF available in new facility on Route 28 (Crystal Ave.), which is known as the premier commercial corridor in Derry, NH. There is a large parking lot and huge street sign clearly visible from Route 28. There are four units in the building in 1,200 SF increments. Various configurations are available. Join this growing commercial community with high traffic neighbors.

**\$2,000 per month for the first floor,
\$1,500 per month for the second
floor. Lease rates include heat. Trash
removal & electric not included.**

Scott Reiff
Prudential Verani Commercial
One Verani Way
Londonderry, NH 03053
Office: 603-845-2199
Scott.Reiff@Verani.com
www.VeraniCommercial.com/ScottReiff



General Information

*Property address: 60 Crystal Ave, Derry, NH 03038

- * ☒ Property Type: Office/Retail building
- ☒ Access and Directions to property: Take I-93, Exit 4 to Route 102 east (toward Derry). Follow Route 102 for 1.2 miles to lighted intersection in downtown Derry. Take a left onto Crystal Ave. Building is 0.7 miles down on your left.
- ☒ Full description of Lot or Property: 1,200 to 2,400 SF available in new facility located on Route 28 (Crystal Avenue), which is known as the premier commercial corridor in Derry, NH. There is a large parking lot & huge street sign clearly visible on Route 28. There are four units in the building in 1,200 +/- increments. Various configurations available. Join the growing commercial community in the area w/McDonald's, Wendy's, Shaw's, Wal*Mart, RiverBank, Centrix Bank and many more. Call or E-mail with any questions or details.
- ☒ Lot #: _____
- * ☒ Pricing: \$2,000 per month for first floor, \$1,500 per month for second level. Lease rates include heat, but do not include electric and trash removal.

Site Data

- * ☒ Lot Size: .65 acres
- * ☒ Frontage: Primary Road: 173.4' on Crystal Ave. Secondary Road: _____
- * ☒ Square Footage of Structure(s): 4,736 Unit Size: _____
- ▽* ☒ Number of Floors: 2
- * ☒ Sewage: Municipal
☒ Gas: ☐ Propane ☒ Natural _____
- * ☒ Water: ☐ Well ☒ Municipal _____
- ▽ ☒ Number of Bathrooms: 4 Restrooms in building
- ▽ ☒ Basement: None-slab
☒ Included: Furniture: As is, if any Security system: As is, if any Phone system: As is, if any Other: _____
- ▽* ☒ Parking Spaces: Approximately 28 spaces
- * ☒ Number of docks: _____ Door height: _____ ☒ NA
- * ☒ Number of drive-in doors: _____ Door height: _____ ☒ NA
- * ☒ Communications network: (DSL, cable, phone line only, etc.) Cable, phone line, T-1 access available
- * ☒ Zoning: Gen Commercial ☐ Permitted Uses: _____
☒ Signage: Adequate street signage
- * ☒ Traffic count report: closest number: 15,000 where: 2007 - NH 28 (Crystal Ave.) south of Tsiennetto Rd.

Building Construction

- * ☒ Age of Building(s): 2005
- ▽ ☒ Type of Construction: Wood frame.
- ▽* ☒ Ceiling Height: 9' ☐ Varied
- ▽ ☒ Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Vinyl
- ▽ ☒ Floors (Carpeted, concrete, tile, etc.) Mostly Carpet with various areas of tiling.
☒ Roof (Tile, Asphalt shingle, slate, etc.): Asphalt Shingle
☒ Lighting: Flourescent

Building Services

- * ☒ Heat Source (Fuel)/Heat Type: FHA gas
☒ Air Conditioning Source/Type: Central Air
- * ☒ Handicapped Access: First floor only, no elevator
☒ Alarm Service: none
- ▽ ☒ Sprinklers: ☒ Wet ☒ Dry None: _____
- * ☒ Electrical Service: 200 amp, 3 phase
☒ Additional Features: _____

Additional Information

- * ☒ NNN amount: \$4.50-\$5.00 Nets include:

* ☒ Taxes: NA per year. For year:

* ☒ Deed: Book: 4486 Page: 2834 Date: 5-26-05 Not available:

☒ Area:

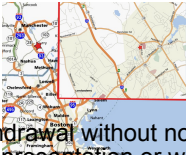
o Other businesses: McDonald's, Wendy's, T-Bones, Shaws, WalMart, RiverBank, Centrix Bank

o Transportation: _____

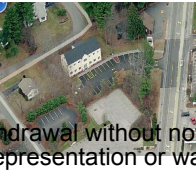
o Local improvements: _____

o Other area notables: _____

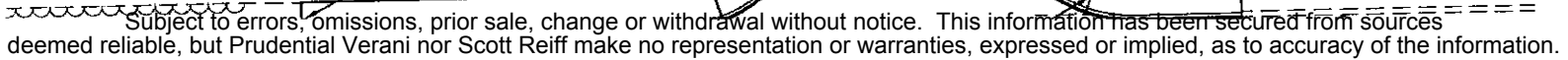
Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but we make no representation or warranties, expressed or implied, as to accuracy of the information.



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presentation or wa



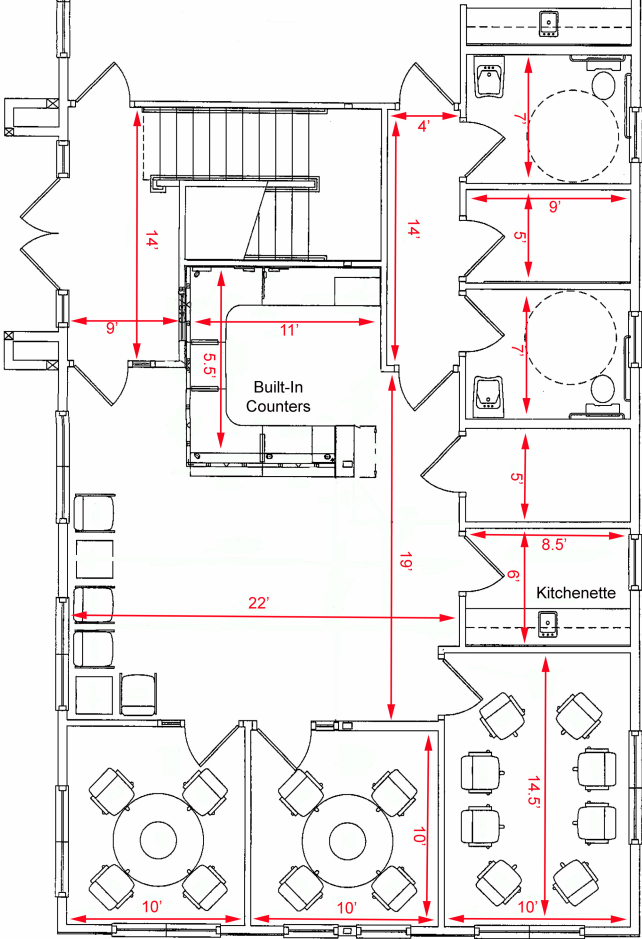
Withdrawal without notice
representation or warranty



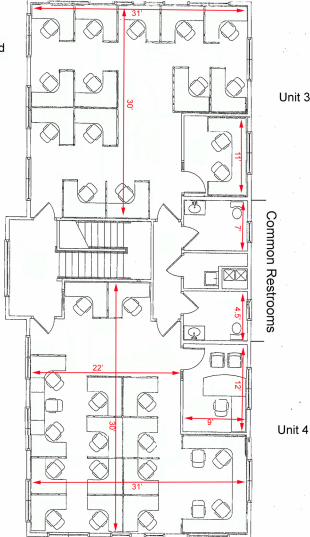
First
Floor

Unit 2

This diagram is provided as a marketing tool to provide a general layout of the property. All dimensions are approximate and details may have changed since this floorplan was completed. Tenant/lessee is responsible for hiring appropriate professional, if desired.

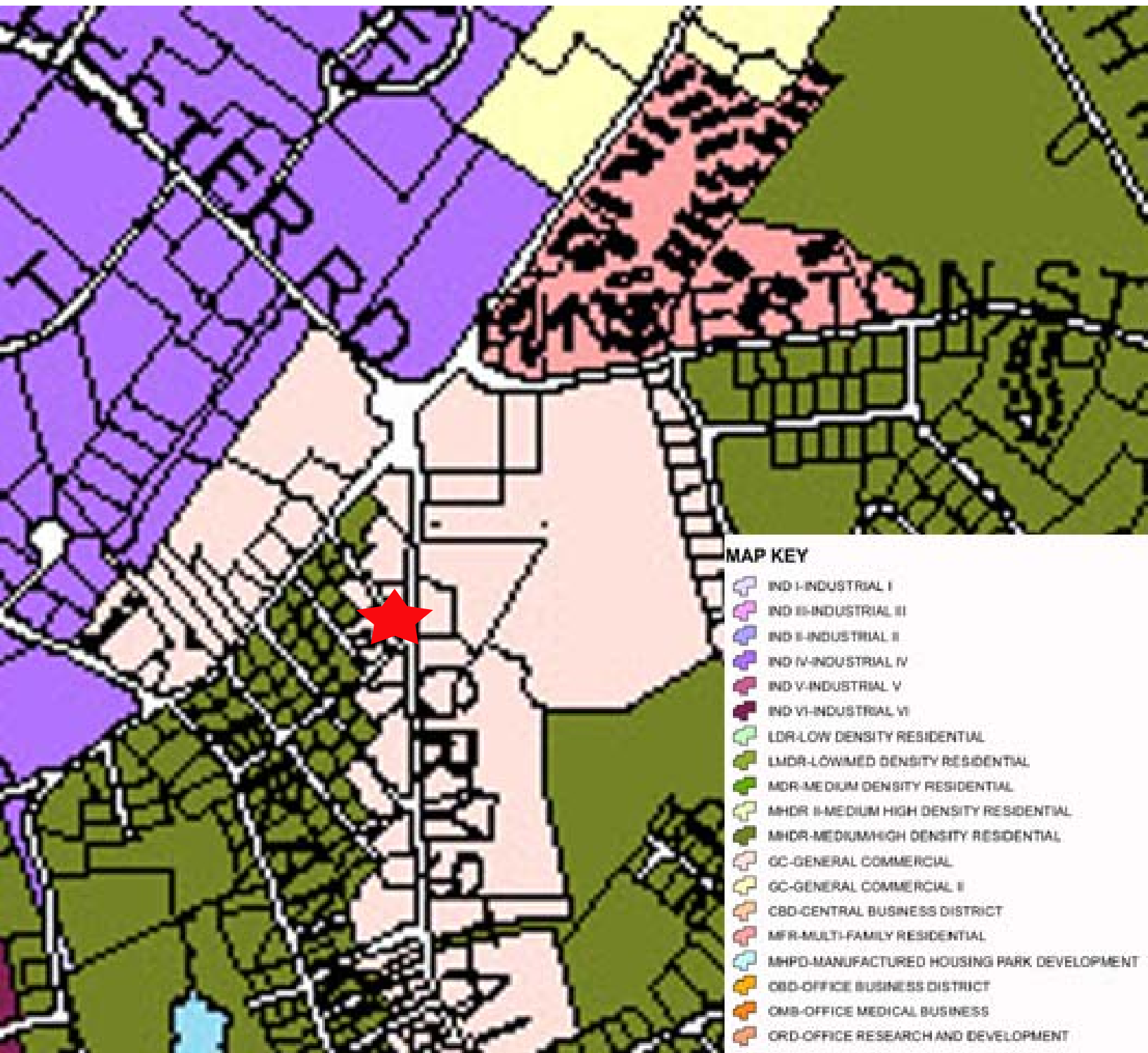


Second
Floor



This diagram is provided as a marketing tool to provide a general layout of the property. All dimensions are approximate and details may have changed since this floorplan was completed. Tenant/lessee is responsible for hiring an appropriate professional if desired.

change or withdrawal without notice. This make no representation or warranties, e



ARTICLE VI DISTRICT PROVISIONS

Section 165-32 GC - General Commercial District

A. Permitted Uses.

1. The following types of uses shall be permitted:

a Single family detached dwellings, hotels, manufactured housing subdivisions (subject to the provisions of Section 165-46.D of this chapter), and inns. No other residential structures shall be permitted. ("rooming houses" deleted - Effective 4/18/03)

b. All stores intended for the retail sale of such commodities as:

Antiques
Appliances and supplies
Art goods
Automobiles
Bakery products
Bicycles and their accessories
Books, stationery and greeting cards
Boots and shoes
Cameras and photographic supplies
Candy and confections
Chemical supplies
Cigars, cigarettes, tobacco and smoking supplies
Clothing and wearing apparel
Crockery
Dairy products
Drugs and medicines
Dry goods
Electrical equipment
Feed, grain and seeds
Flowers and plants
Fruit and vegetables
Furniture and household furnishings
Hardware
Heating supplies and appliances
Ice cream and soft drinks
Jewelry, watches and clocks
Kitchenware
Leather, leather goods and luggage
Meat and fish
Miscellaneous grocery items
Miscellaneous food products
Motorcycles and their accessories
Music and musical instruments
Newspapers and magazines
Novelties and variety goods

- Office equipment and supplies
- Optical goods
- Paint, wallpaper and painters' and decorators' supplies
- Pets such as dogs, cats and birds
- Pharmaceutical supplies including drugs and medicines
- Plumbing fixtures and supplies
- Radios and phonographs and their supplies
- Sporting goods
- The sale of gasoline

c. Offices or stores for the handling of sales and/or services such as:

- Banks and other financial institutions
- Barber shops and beauty parlors
- Boot and shoe repair
- Book lending
- Bus depots or the sale of travel accommodations
- Catering
- Clinic
- Coal, wood or heating materials not stored on the premises
- Day care for children
- Electrical power, water or illuminating gas
- Express offices
- Garages for storage, sales, repairs and maintenance of motorcycles, automobiles, trucks and tractors
- Hat cleaning
- Home occupations
- Lumber or building products not stored on the premises
- Moving picture houses or other type of theater
- Moving company offices
- Public or private educational services
- Real estate and insurance offices
- Restaurants, cafes, cafeterias, lunch rooms and the retail sale of any goods normally associated with such establishments
- Sign painting

d. Offices for the handling of administrative functions

e. The manufacture or processing of the following goods and products:

- Artificial flowers
- Bakeries
- Chemical manufacturing associated with retail sale of drugs and medicines
- Clothing or wearing apparel and their accessories, except boots and shoes
- Dental and orthopedic appliances and supplies
- Engraving, grinding and repair of optical products
- Packaging of feed, grain and seeds when accessory to the retail sales
- Printing and book publishing and binding
- Repair of watches and clocks and other small articles and appliances
- Repair of household furnishings

- f. Miscellaneous uses such as:
 Athletic clubs or gymnasiums
 Billiard parlors and pool halls
 Bowling alleys
 Dance halls or auditoriums used primarily for entertainment or recreation
 Exhibition halls
 Radio broadcasting and receiving stations
 Skating rinks
 Swimming pools
 - g. Any public use or use by a semipublic agency whose activities are primarily nonprofit in nature.
 - h. Light industry. The assembly, manufacture, processing or other industrial operations conducted in such a manner that all resulting cinders, dust, fumes, gas, odors, smoke, vapor and waste or emissions are effectively confined to the premises or disposed of so as to avoid any environmental pollution, and conducted in such a manner that the noise level at the property line will not exceed 80 decibels, and flashing and vibration shall not be perceptible off-site.
2. No use described in A.1.a through h shall be construed or interpreted to allow sexually oriented businesses in the General Commercial District except as provided in sub-section D.

B. Area and dimensional requirements

- 1. Minimum Lot Area:
 - a. With public sewer; thirty thousand (30,000) square feet
 - b. Without public sewer; one acre, plus 10,000 square feet for each 200 gallons per day of sewage effluent after the first 200 gallons per day, unless the owner can show adequate plans for sewage disposal on a smaller lot.
- 2. Minimum Frontage Requirement: 125 feet **(Effective 11/21/03)**
- 3. Minimum Lot Width: 125 feet at the thirty-five foot front setback line.
- 4. Minimum Yard Depths:
 - a. Front yard: 35 feet;
 - b. Side and Rear yards: 20 feet.

C. Buffer zones shall be established in accordance with the provisions of the Chapter 170, Land Development Control Regulations.

D. Sexually Oriented Businesses are permitted in the General Commercial District. Sexually oriented business shall comply with and shall satisfy all restrictions in Section 165-27.

E. Wireless Communications Facilities are a prohibited use in the General Commercial District.

F. Conditional Use Permit (Effective 11/21/03)

The Planning Board, upon receiving a completed application under the terms of this section, and upon making findings of fact as stipulated and required herein, shall grant a Conditional Use Permit for certain non-residential uses within the GC District, subject to the terms, conditions and restrictions of this section

1. Non-residential uses allowed by Conditional Use Permit

The following non-residential uses shall be eligible for Conditional Use Permit, as provided herein.

- a. Self-storage
- b. Accessory uses to Self-storage..

2. Required conditions for issuance of Conditional Use Permit

The Planning Board shall issue a Conditional Use Permit for any of the uses listed in sub-section 1, subject to the terms, conditions and restrictions of this section, if the Board shall find all of the following to be true:

A. The proposed use provides reasonable architectural & landscape features that in the opinion of the Board will not devalue abutting properties. Any architectural design regulations that may from time to time be adopted by the Derry Planning Board and incorporated into the Land Development Control Regulations, shall be applicable, as additional requirements, for any Conditional Use Permit issued under the terms of this section

B. The proposed use will not cause an undue or unmitigated impact upon its surrounding neighborhood in terms of pedestrian or vehicular traffic, unusual noise, or excessive light levels, based on the design standards and existing or proposed capacity of public and private infrastructure servicing the neighborhood and the proposed use, such as roadways, traffic signage and signalization, sidewalks, water and sewer.

C. The proposed use complies with those site plan requirements for uses allowed in the GC District.

D. The proposed use augments and complements the other permitted uses within the neighborhood and the GC District.

E. The proposed location and size of the proposed use within the GC District would not be essentially incompatible with the neighborhood and be more advantageous and practicable in one area of the GC District than in all areas of the GC District.

3. Duration

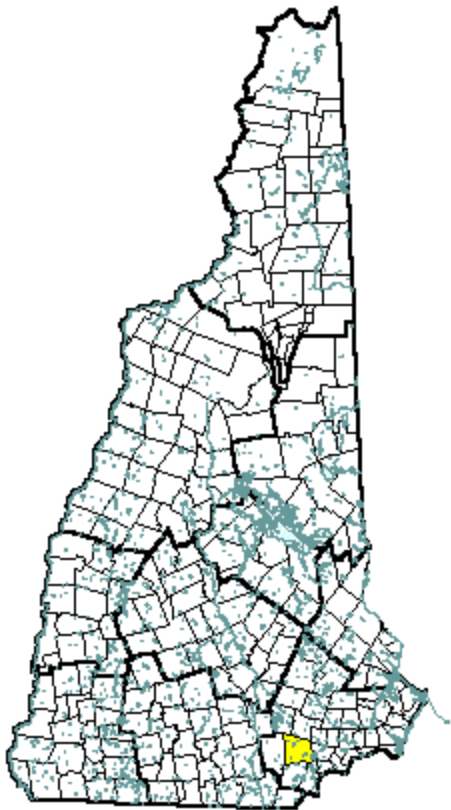
All Conditional Use Permits issued pursuant to the provisions of this section shall “run with the use” and not be subject to revocation unless:

- A. The conditional use is changed to some other use permitted within the GC District, or
- B. The conditional use is abandoned for a period exceeding one year.

4. Conditions and Restrictions – The following general rules apply to the granting of a Conditional Use Permit:

- 1. Any conditional use permitted under the provisions of this section shall be subject to all restrictions and requirements of the GC District.
- 2. All storage of property shall be within an enclosed building.
- 3. No on site repair of vehicles or other machinery stored in the facility may be conducted.
- 4. The facility may not be used as a transfer and storage business where vehicles are a part of the business.
- 5. In approving a conditional use permit, the Planning Board may impose conditions and/or restrictions on the use consistent with the unique characteristics of the neighborhood and its environment.

5. Application – Applicants shall be required to submit an application for a Conditional Use Permit in such detail as may be set forth in regulations established by the Planning Board.



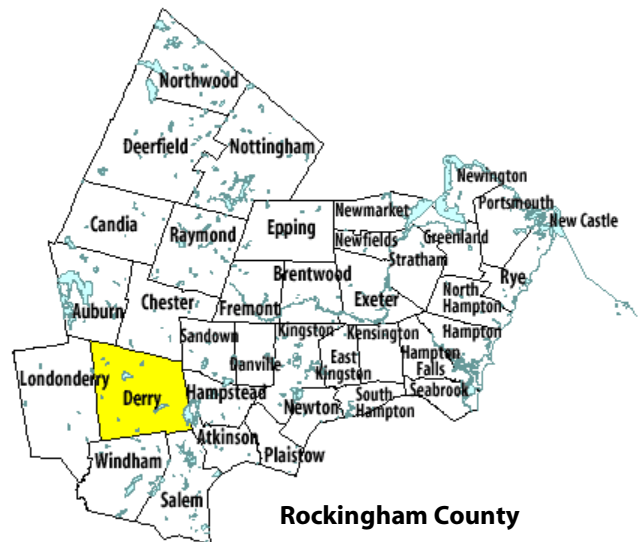
Derry, NH

Incorporated:	1827
Community Contact:	DERRY PLANNING DEPARTMENT George H. Sioras, Community Dev Dir 14 Manning St. Derry, NH 03038
Telephone:	(603) 432-6110
Fax:	(603) 432-6109
E-mail:	planning@ci.derry.nh.us
Web Site:	www.derry.nh.us
City/Town Office Hours:	Monday through Friday, 7 am - 4 pm, plus Wednesday until 7 pm
County:	Rockingham
Labor Market Area:	Lawrence, MA-NH
Planning Commission:	Southern NH
Tourism Region:	Merrimack Valley

Demographics, 2000 Census: From 1990 to 2000, Derry's population increased by 14.9 percent, adding 4,418 residents for a total of 34,021. It is the 4th largest community in the state, and had the 5th largest numeric increase in population. The median age is 33.6, the 10th lowest in the state, with 30.1 percent of the population under the age of 18 and 6.2 percent age 65 and older. The total number of households is 12,327, with an average size of 2.7 persons. Of those, 8,785 are family households, with an average size of 3.2 persons. As of April 1, 2000, there were 12,735 total housing units.

Population density, 2002: 971.9 persons per square mile of land area, the 9th highest among the cities and towns. Derry contains 35.4 square miles of land area and 0.9 square miles of inland water area.

Origin: Although first settled in 1719, Derry was not incorporated until 1827. It was for a long time part of Londonderry, which included Windham and portions of Manchester, Salem, and Hudson. The town was named for the Isle of Derry, Ireland, the Gaelic word "Doire" meaning oak woods. Derry is the location of Robert Frost's farm, and the birthplace of astronaut Alan Shepard. It is also the location of two of America's oldest private schools, Pinkerton Academy, founded in 1814 and still in operation, and the Adams Female Seminary.



MUNICIPAL SERVICES

City/Town Office Hours:

M-F 7-4 pm; plus W until 7pm

Type of Government	Town Administrator/Council
Annual Budget (2003)	\$35,500,209
Planning Board	Appointed
Industrial Plans Reviewed By	Planning Board
Zoning Ordinance	1946/03
Master Plan	2003
Capital Improvement Plan	Yes

Public Library **Derry Public; Taylor Library**

EMERGENCY SERVICES

Police Department	Full-time
Fire Department	Full-time
Town Fire Insurance Rating	4/9
Emergency Medical Service	Municipal

Nearest Hospital(s):

Parkland Medical Center, Derry

Distance: **Local** Staffed Beds: **82**

PROPERTY TAXES

2002 Total Tax Rate	\$25.95
2002 Equalization Ratio	76.9
2002 Full Value Tax Rate	\$22.13

2002 Property Valuation:	Residential	73.0%
	Commercial	26.0%
	Other	1.0%

UTILITIES

Electric Supplier	PSNH; NH Elec.; Granite State
Natural Gas Supplier	KeySpan
Water Supplier	Derry Water Department

Sanitation	Municipal
Municipal Wastewater Treatment Plant	Yes
Curbside Trash Pickup	No
Mandatory Recycling Program	Yes

Telephone Company	Verizon
Cellular Telephone Access	Yes
Cable Television Access	Yes
High Speed Cable Internet Service	
Business Cable Internet Service	Yes
Residential Cable Internet Service	Yes

HOUSING

2001 Total Housing Units	12,885
2001 Single-Family Units	7,852
Building Permits Issued	40
2001 Multi-Family Units	4,460
Building Permits Issued	5
2001 Manufactured Housing Units	573
2000 Census Housing Costs	
Median Value, Owner-Occupied Housing	\$134,900
Median Gross Rent (monthly)	\$734

DEMOGRAPHICS

Total Population	Community	County
2001	34,436	283,808
2000	34,021	277,359
1990	29,603	245,845
1980	18,875	190,345
1970	11,712	138,951

2000 Census Demographics

Population by Gender

Male	16,893	Female	17,128
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Population by Age Group

Under age 5	2,436
Age 5 to 19	8,653
Age 20 to 34	6,809
Age 35 to 54	11,816
Age 55 to 64	2,204
Age 65 and over	2,103
Median Age	33.6 years

Total Households	12,327	Ave. Size	2.7 persons
Total Families	8,785	Ave. Size	3.2 persons

Educational Attainment, population 25 years and over

High school graduate or higher	90.9%
Bachelor's degree or higher	26.3%

ANNUAL INCOME, 1999

(US CENSUS)

Per capita income	\$22,315
Median 4-person family income	\$61,625
Median household income	\$54,634

Median Earnings, full-time, year-round workers

Male	\$41,271
Female	\$30,108

Families below the poverty level	3.3%
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TRANSPORTATION

Road Access	Federal Routes	
	State Routes	28, 102, 111
Nearest Interstate, Exit		I-93, Exit 4
Distance		1 mile

Railroad	No
Public Transportation	No

Nearest Airport	Manchester
Runway	9,250 feet
Lighted?	Yes
Navigational Aids?	Yes

Nearest Commercial Airport	Manchester
Distance	13 miles

DISTANCE TO

Manchester, NH	12 miles
Portland, ME	94 miles
Boston, MA	42 miles
New York City, NY	242 miles
Montreal, Quebec	269 miles

EDUCATION/CHILD CARE FACILITIES

Primary & Secondary	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	5	2	1	3
Grade Levels	1-5	6-8	9-12	P K-12
Total Enrollment	2,780	1,868	3,136	766

If no schools, district students attend:

Regional Career Technology Center(s): **Pinkerton Academy; Salem High School**

Region: **17**

NH Licensed Child Care Facilities, 2003:

Total Facilities: **27**

Total Capacity: **1122**

Nearest Community/Technical College: **Manchester; Nashua**

Nearest Colleges or Universities: **White Pines; Hesser; Southern NH University; UNH-Manchester; St. Anselm**

LARGEST EMPLOYERS	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Derry Cooperative School System	Education	850	
HCA Health Services of NH	Health care administration	850	
Shaw's Supermarket	Supermarket	225	1980
Victory	Supermarket	149	2000
Wal-mart	Department store	125	1992
Electronics Corporation	Industrial controls	100	1980
McCord Winn & Textron, Inc.	Automotive components	100	1982
Standard Sash & Door Co.	Door, window units	100	1971
Eastern Rainbow, Inc.	Color separations	80	1977
TMC Group	Fragrance, seasonal gifts	75	1972

LABOR FORCE

Annual Average	1992	2002
Civilian labor force	17,993	22,015
Employed	16,320	20,513
Unemployed	1,673	1,502
Unemployment rate	9.3%	6.8%

COMMUTING TO WORK

(US CENSUS)

Workers 16 years and over	
Drove alone, car/truck/van	84.9%
Carpooled, car/truck/van	9.7%
Public transportation	0.8%
Walked	1.4%
Other means	0.6%
Worked at home	2.7%

Mean Travel Time to Work

31.1 minutes

EMPLOYMENT & WAGES**2001**

Goods Producing	
Average Employment	1,781
Average Weekly Wage	\$696
Service Providing	
Average Employment	5,717
Average Weekly Wage	\$555
Total Private Industry	
Average Employment	7,497
Average Weekly Wage	\$589
Government	
Average Employment	1,021
Average Weekly Wage	\$614
Total, Private plus Government	
Average Employment	8,518
Average Weekly Wage	\$592

n = indicates that data does not meet disclosure standards

RECREATIONAL FACILITIES

X	Municipal Parks
	YMCA/YWCA
X	Boys Club/Girls Club
X	Golf Courses
X	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
X	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
	Bowling Facilities
X	Museums
	Cinemas
X	Performing Arts Facilities
X	Tourist Attractions
X	Youth Organizations (i.e., Scouts, 4-H)
X	Youth Sports: Baseball
X	Youth Sports: Soccer
X	Youth Sports: Football
X	Youth Sports: Basketball
X	Youth Sports: Hockey
X	Campgrounds
X	Fishing/Hunting
X	Boating/Marinas
X	Snowmobile Trails
X	Bicycle Trails
X	Cross Country Skiing

Nearest Ski Area(s): **McIntyre**

Other: **Lakes with public beach; Robert Frost Homestead; skateboard park**

STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION BUREAU
OF TRANSPORTATION PLANNING

Bureau of Planning, Traffic Section, Traffic Reports

12-May-08

STAT.	TYPE	LOCATION	FC	2000	2001	2002	2003	2004	2005	2006	2007
Town: DERRY											
119011	82	NH 102 (BROADWAY ST) AT HORNE BROOK	16	*	*	17000	*	*	16000	*	*
119012	82	HIGHLAND AVE NORTH OF SEVERENCE ST	19	1300	*	*	1300	*	*	1000	*
119014	82	LINLEW DRIVE NORTH OF NH 28 (MANCHESTER RD)	19	*	*	5500	*	*	*	*	*
119020	82	HIGH ST NORTH OF BEACON ST	17	*	*	2300	*	*	2600	*	*
119021	82	TSIENNETTO RD WEST OF NH 102 (CHESTER RD)	16	*	5600	*	*	5200	*	*	5800
119024	82	NH 28 (KENDALL POND RD) EAST OF BRADFORD ST	16	*	8400	*	*	11000	*	*	*
→ 119050	82	NH 28 (CRYSTAL ST) SOUTH OF TSIENNETTO RD	16	*	16000	*	*	16000	*	*	15000
119052	82	NH 28 (NORTH MAIN ST) BYPASS NORTH OF ACADEMY RD	16	*	10000	*	*	7300	*	*	7400
119054	82	NH 28 (SOUTH MAIN ST) BYPASS SOUTH OF THORNTON ST	16	*	11000	*	*	14000	*	*	14000
119055	82	NH 28 (BIRCH ST) SOUTH OF EDEN ST	16	*	*	11000	*	*	11000	*	*
119056	82	FORDWAY ST NORTH OF KENDALL POND RD	17	*	*	5700	*	*	5900	*	*
119057	82	WINDHAM RD AT WINDHAM TL	17	*	*	4300	*	*	4000	*	*
119058	82	ERMER RD AT SALEM TL	19	1100	*	*	1000	*	*	1300	*
119059	82	ASH ST AT LONDONDERRY TL	16	*	*	6800	*	*	6300	*	*
119060	82	FRANKLIN ST EXT NORTH OF FOLSOM RD	19	*	*	2000	*	*	1900	*	*
119061	82	NH 28 (ROCKINGHAM RD) NORTH OF TSIENNETTO RD (SB/NB) (81119098-81119099)	16	*	19000	*	*	22000	*	*	23000