

8600 SF former function hall.

22 Ash Swamp Rd, Newmarket, NH 03857



Listing ID: 30640457
 Status: Active
 Property Type: Industrial For Lease
 (also listed as Retail-Commercial)
 Industrial Type: Flex Space, Free-Standing
 Contiguous Space: 1,000 - 8,683 SF
 Total Available: 8,683 SF
 Lease Rate: \$5 - 9 PSF (Annual)
 Base Monthly Rent: \$3,617 - 6,512
 Lease Type: NNN
 Loading: 3 Doors
 Ceiling: 9 ft.
 Drive-In Bays: 1 Bay



Overview/Comments

Former Rockingham Ballroom, up to 8683 sf mostly clear span. Heated, air conditioning, 3 phase elec., ample parking, golf course frontage, full fire sprinklers, finished walls hardwood and vinyl flooring, 2 at grade loading areas Flexible zoning for office, retail, function hall, restaurant, R&D, mfg, warehousing, . Ideal set up for function, catering, yoga, fitness gym, day care, light mfg, assembly, studio, recreational use (rail trail adjacent). Turnkey for function, dance, ballroom type use. Character and nostalgic. Possible fit up allowance. divisible to 1000 sf. Broker Interest. 10 minutes to Durham or Exeter, 20 minutes to Portsmouth. 12,000 VPD on nearby Rt. 108

More Information Online

<http://www.newenglandcommercialproperty.com/listing/30640457>

QR Code

Scan this image with your mobile device:



General Information

| | | | |
|------------------|--|---------------------------|----------------------------|
| Tax ID/APN: | R3-20 & 15 and 202-26 | Building Name: | former Rockingham Ballroom |
| Industrial Type: | Flex Space, Free-Standing, Manufacturing, Mixed Use, Light Industrial, Office Showroom, Warehouse/Distribution | Gross Building Area: | 8,683 SF |
| Zoning: | B-1- MOST COMM. USES - SEE TABLE | Building/Unit Size (RSF): | 8,683 SF |
| | | Usable Size (USF): | 8,683 SF |
| | | Land Area: | 1.40 Acres |

Available Space

| | | | |
|----------------------|-------------------------------|--------------------|---------------------------|
| Suite/Unit Number: | 1 | Lease Type: | NNN |
| Suite Floor/Level: | 1 | Real Estate Taxes: | \$1 PSF (Annual) |
| Space Available: | 8,683 SF | CAM Expenses: | \$1.20 PSF (Annual) |
| Minimum Divisible: | 1,000 SF | Rent Escalators: | Fixed Lease |
| Maximum Contiguous: | 8,683 SF | Rent Concession: | possible fit up allowance |
| Space Subcategory 1: | Warehouse/Distribution | Parking Spaces: | 60 |
| Space Subcategory 2: | Office Showroom | Loading Docks: | 0 |
| Space Description: | former Ballroom, 1000-8683 sf | Loading Doors: | 3 |
| Space Type: | New | Drive In Bays: | 1 |
| Date Available: | 10/01/2020 | Ceiling Height: | 9 |
| Lease Rate: | \$5 - 9 PSF (Annual) | Clear Height: | 9 |

Area & Location

Property Located Between: Exeter and Durham
 Rail Access: Yes

Building Related

| | | | |
|----------------------------|------------------|---------------------|---------|
| Tenancy: | Multiple Tenants | Number of Stories: | 1 |
| Total Number of Buildings: | 1 | Property Condition: | Average |

| | | | |
|-----------------------|--------------------------------|-----------------------|--|
| Year Built: | 1930 | Sprinklers: | Wet |
| Year Renovated: | 2020 | Amps: | 200 |
| Roof Type: | Gable | X-Phase: | 3 |
| Construction/Siding: | Vinyl Siding, Wood Frame | Heat Type: | Propane, Oil |
| Parking Type: | Surface | Heat Source: | Ceiling Units |
| Parking Description: | part paved part gravel | Air Conditioning: | Engineered System, Package Unit |
| Total Parking Spaces: | 60 | Lighting: | Fluorescent, Incandescent |
| Column Spacing: | 10 partial, clear span partial | Internet Access: | Cable |
| Passenger Elevators: | 0 | Interior Description: | currently set up as ballroom, open space, finished walls, ceiling, some free span, some columns. |
| Freight Elevators: | 0 | | |

Land Related

| | | | |
|---------------------|---|------------------------|------------------------------------|
| Zoning Description: | most commercial uses, office, retail, R&D, warehousing, | Sewer Type: | Septic, Other |
| Water Service: | Municipal | Easements: | Ingress/Egress, Utilities |
| | | Easements Description: | part shared parking, shared septic |

Location

| | |
|----------|--------------------------------------|
| Address: | 22 Ash Swamp Rd, Newmarket, NH 03857 |
| County: | Rockingham |
| MSA: | Boston-Cambridge-Newton |



Property Images



st view



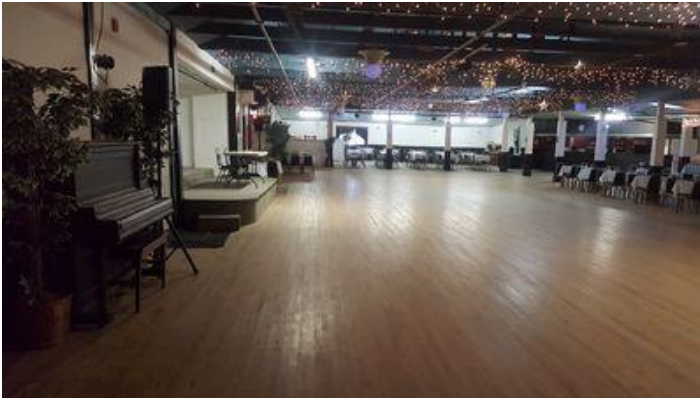
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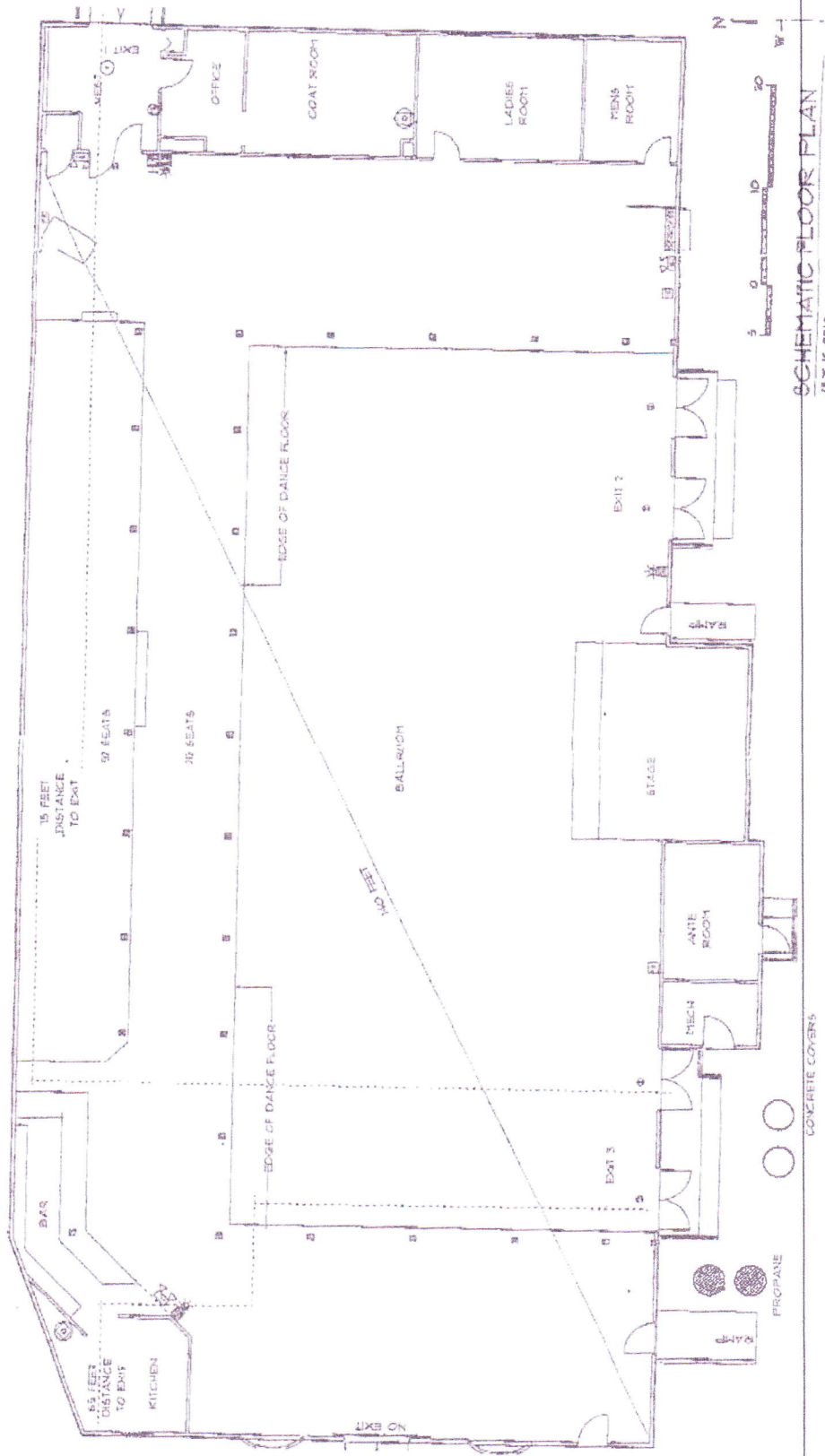
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Property Contacts



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SCHEMATIC FLOOR PLAN

JULY 16, 2010

ROCKINGHAM BALLROOM

72 ARR SWAMP ROAD, NEW MARKET NH

MICHAEL J. KEANE ARCHITECTS, PLLC

101 KENT PLACE, NEW MARKET NH



Uses allowed by right:

- day care,
- Hotel
- Indoor and/or outdoor recreation facility
- Health club
- Retail
- Office
- Studio
- Service
- Restaurant Lounge
- Warehouse Light manufacturing , Manufacturing
- Research & development
- Commercial excavation

