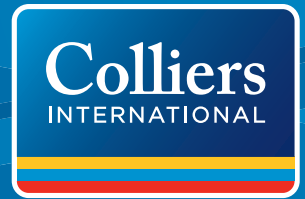


FOR SALE > INDUSTRIAL/WAREHOUSE BUILDING

# High Bay Warehouse Building

22 INDUSTRIAL DRIVE, EXETER, NH 03833



**PRICE REDUCED!**



Colliers International is pleased to present this high bay warehouse/manufacturing building for sale. This 68,578± SF building sits on 10.2± acres just off Route 27 at Exit 9, Route 101 with easy access to I-95 and I-93 and only 1.6 miles from the center of downtown Exeter. Tutco currently occupies 24,198± SF. Its lease expires 2/28/2024, but includes two 3 year renewal options. The remaining 43,080± SF is currently vacant, making this an ideal building for an owner occupant.

The building features an 18' clear height, a wet sprinkler system, 2 interior common loading docks, 4 regular loading docks, 1 drive-in door, and ample on-site parking. The owner has received approvals for an addition to the building of 30,000± SF and there is a conceptual plan for a 6,000± SF separate building on the property. See attached site plan.

The available first floor space is comprised of 3,784± SF of office and 28,504± SF of warehouse space. The office area features 1 private office, a conference room, a kitchen, open space, and separate men's and women's restrooms. The warehouse features 18'± clear height, 2 covered interior loading docks, 2 regular loading docks, and 1 drive-in door.

The available second floor space is comprised of 5,942± SF of office and 4,850± SF of storage space. The 5,942± SF office layout consists of mainly open space with 3 private offices, a conference room, and separate men's and women's restrooms. The 4,850± SF of storage space is immediately adjacent to the office space.

Financials available upon receipt of a signed NDA.

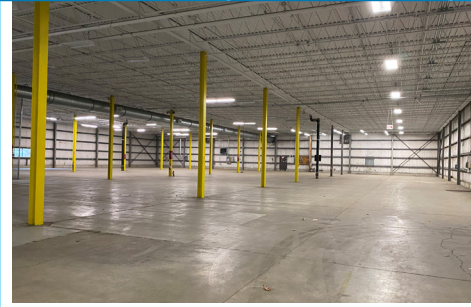
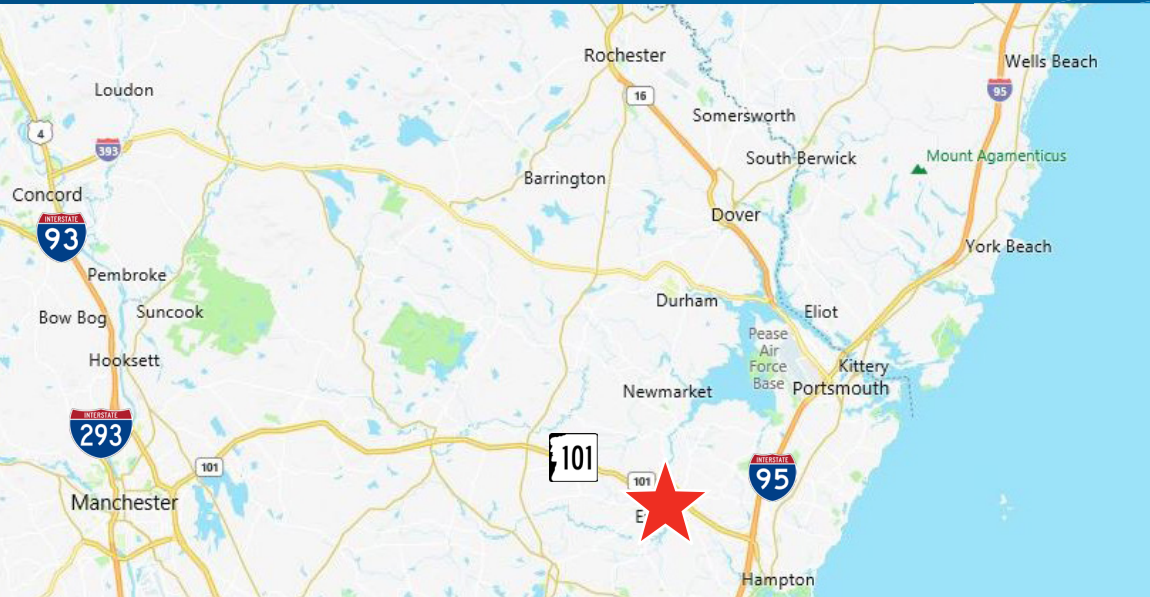
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www.colliers.com



# 22 INDUSTRIAL DRIVE | EXETER, NH



## Specifications > Industrial

Building Type	Industrial/warehouse
Year Built/Renovated	1975/1988
Total Building SF	68,578±
Available SF	43,080± First floor: 32,288± (office/warehouse) Second floor: 10,792± (office/storage)
Acreage	10.2±
Zoning	Industrial
Parking	Ample
Loading Docks	6 (2 interior)
Drive-in Door	1
Clear Height	18'±
Ceiling Height	20'±
Utilities	Municipal water and sewer Natural gas
Electrical	1200A; 480V; 3 phase
Sprinklers	Wet system
Est Utility Expenses PSF	Electric: \$1.61 Natural gas: \$0.57
Est 2019 NNN Expenses PSF	\$3.70 > Taxes: \$1.21 > CAM: \$2.49

**List Price** **\$5,200,000 \$4,800,000**

## Contact Us

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# Property Information

22 INDUSTRIAL DRIVE, EXETER, NH 03833



PROPERTY DATA	
Lot Size	10.20± acres
Total Building Size	68,578± SF
Number of Buildings	1
Floors per Building	2
Building Dimensions	300'± x 150'± (warehouse)
Building SF Breakdown	
Office	13,851±
Warehouse	49,877±
Mezzanine	4,850±
Loading Docks	6 (2 are interior)
Drive-In Door	1
Restrooms	9 - 1/2 baths (2 showers)
CONSTRUCTION DATA	
Year Built	1975
Year Renovated	1988
Exterior	Concrete tilt up panels
Roof	Rubber membrane
Foundation	Concrete
Insulation	Fully insulated
Exterior Doors	Metal & glass
Interior Walls	Sheetrock (office)
Lighting	Fluorescent
Column Spacing	22'6"± x 37'±
Ceiling Height	20'±
Clear Height	18'±
Windows	Metal
Handicapped Access	Yes
LAND DATA	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Easement(s)	Yes (utilities)
Restrictive Covenants	Yes
Wooded	Yes
Topography	Varied
Wetlands	Yes

SITE DATA	
Zoning	Industrial
Traffic Count	Light
Visibility	Fair
Road Frontage	411'±
Neighborhood	Industrial
Landscaping	Mature
Curb Cuts	1
Sidewalks	Yes
Parking	Surface
Site Status	Complete
SERVICES DATA	
Warehouse Heat	Natural gas (air rotation)
Warehouse AC	Munter dehumidification system
Office Heat	Natural gas
Power	
3 Phase	3
Amps	1200
Volts	480
Back-up Generator	None
Internet	
Connection Type	Fiber
Provider	FirstLight & Comcast
Hot Water	Natural gas
Water	Municipal
Sewer	Municipal
Gas (type)	Natural
Sprinkler (type)	Wet system
Security System	Yes
Elevator	No
TAX DATA	
Tax Amount	\$58,340.22
Year	2019
Tax Map & Lot Number	48/5
2019 Tax Rate per 1,000	\$23.27
<i>2019 Assessment</i>	
Land	\$787,700
Building/Yard Items	\$1,719,400
Total Assessed Value	\$2,507,100
2019 EQ Ratio	94.5%
OTHER DATA	
Deed Reference(s)	5613/2678
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed



# Photos

22 INDUSTRIAL DRIVE, EXETER, NH 03833



*Kitchen*



*Cube space*



*Open office area*



*Conference room*



*2nd floor open office space*

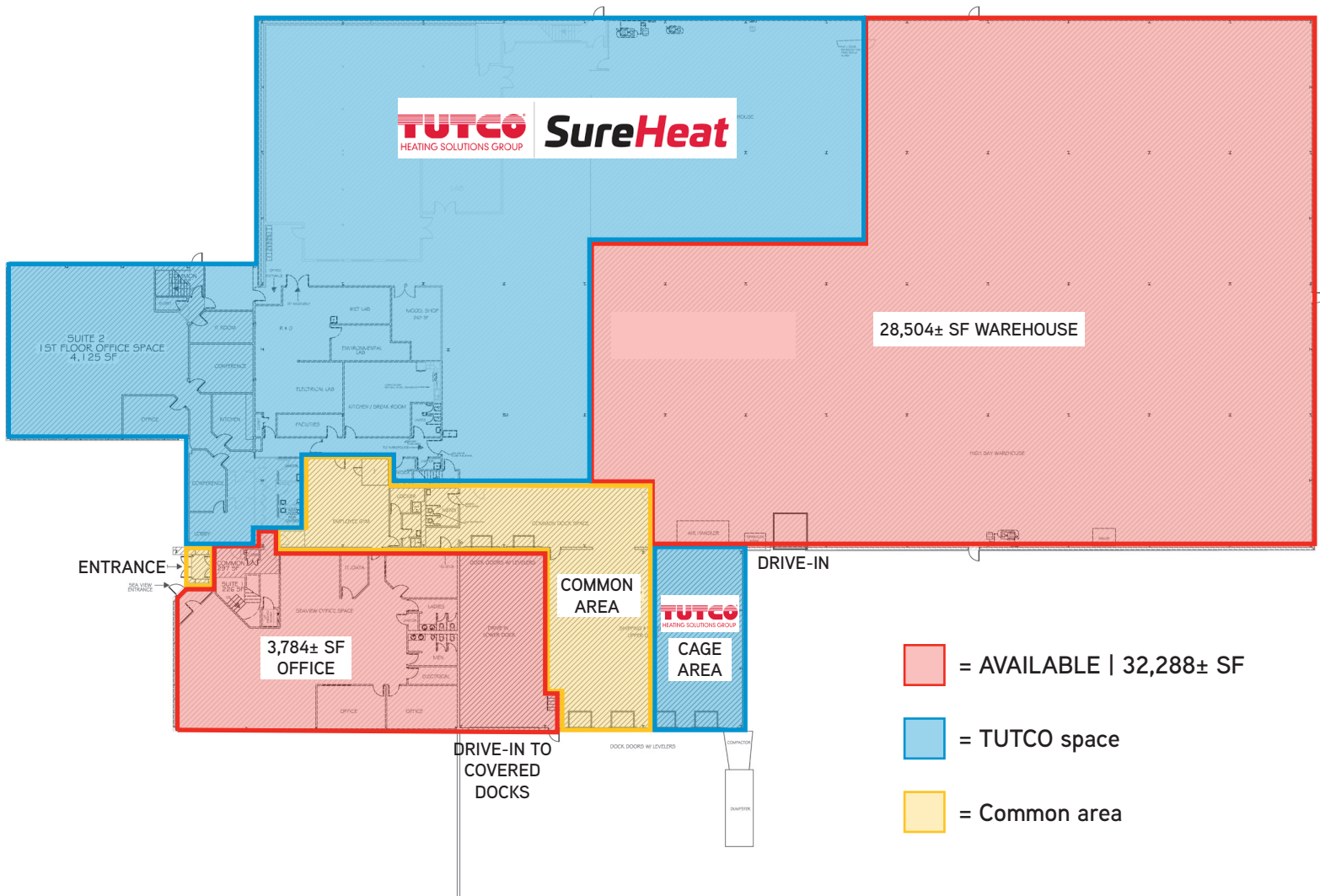


*Outside loading area*



# First Floor Plan

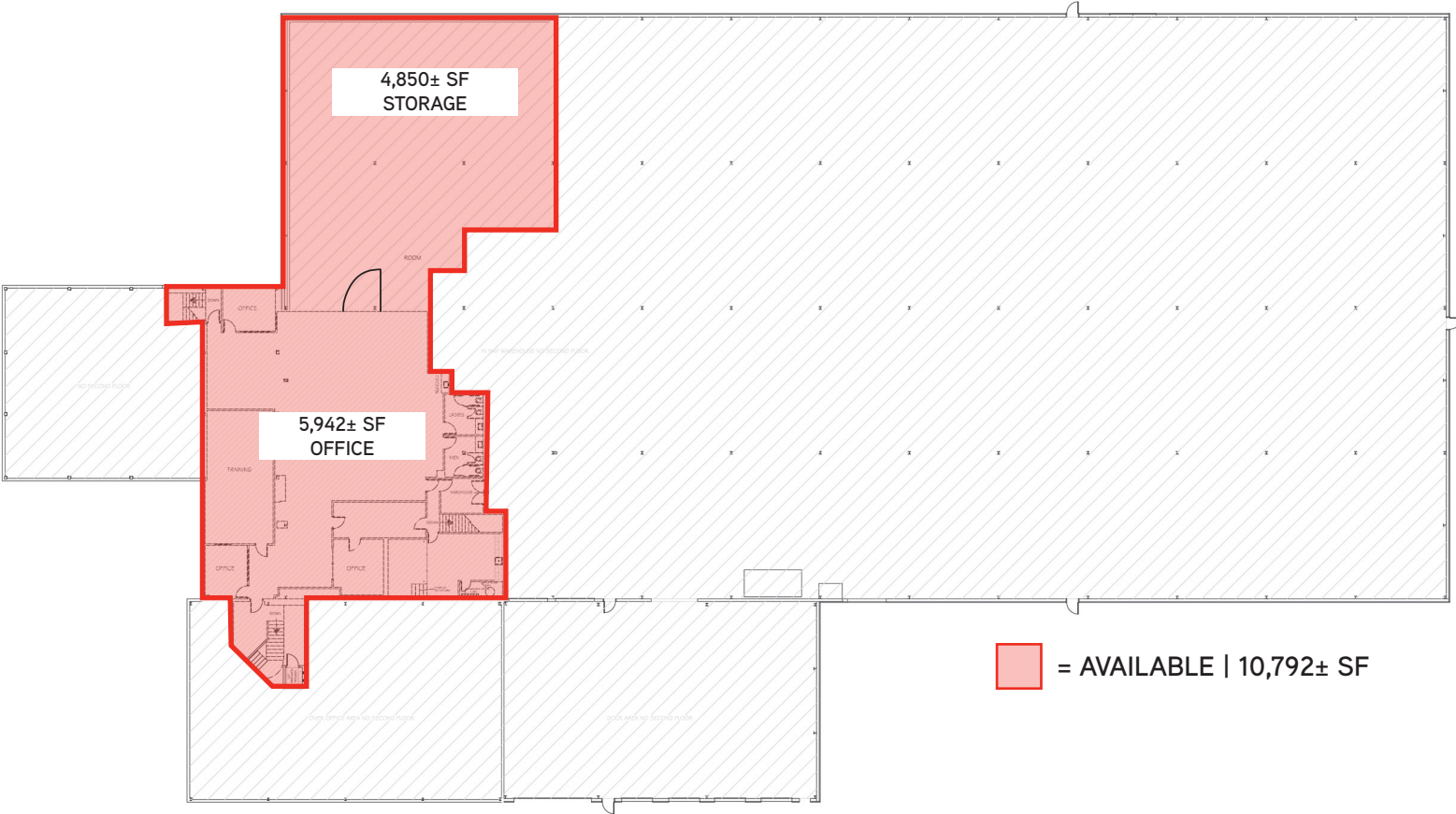
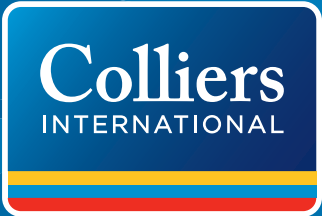
22 INDUSTRIAL DRIVE, EXETER, NH 03833



<b>SPACE PLANNING SOLUTIONS</b> SPACE PLANNING SOLUTIONS LLC DANVILLE, NH Office 603-262-4483 Mobile 603-262-4483 www.spaceplanningsolutions.com		<b>PROPOSED FIRST FLOOR DEMISING</b>		12/18/18 First Floor Plan Drawn by: Tom Doyle No.      Revision/Issue      Date
<b>General Notes</b> EXISTING STRUCTURE ROOM ID SECURITY CAGING COUNTERTOPS WINDOWS & OVERHEAD DOORS PROPOSED SUITE A SPACE PROPOSED SUITE B SPACE PROPOSED COMMON SPACE		INTEGRATED REALTY RESOURCES 2209 SULLOW ST. MANCHESTER, NH 03103 CHARLES THIBEAU, COMM PRESIDENT		1 SCALE: 1/8" = 1'-0" DATE: DEC. 18, 2017 DRAWN BY: TOM DOYLE CHECKED BY: [blank] SCALED TO FIT

# Second Floor Plan

22 INDUSTRIAL DRIVE, EXETER, NH 03833



SPACE PLANNING  
SOLUTIONS

Space Planning & Construction Solutions for Industrial Sites

SPACE PLANNING SOLUTIONS LLC  
DANVILLE, NH  
Office 603-262-4483  
www.spaceplanningsolutions.com

EXISTING STRUCTURE

ROOM ID

SECURITY CAGING

COUNTERTOPS

WINDOWS & OVERHEAD DOORS

PROPOSED SUITE 3 SPACE

PROPOSED SUITE 4 SPACE

PROPOSED SEA VIEW SPACE

PROPOSED COMMON SPACE

PROPOSED  
SECOND FLOOR  
DEMISING

No.	Revision/Issue	Date
1	Second Floor Plan Drawn by: Tom Doyle	12/18/18

Customer Name and Address

INTEGRATED REALTY RESOURCES  
SUITE 209  
200 SULLOW ST.  
MANCHESTER, NH 03103  
CHARLES THIBEDEAU, COO  
PRESIDENT

Project Name and Address

SITE LAYOUT  
22 INDUSTRIAL DR.  
EXETER, NH 03833

Sheet

1

Project

DATE INWD

DEC 18, 2017

Scale

SCALED TO FIT

# Site Plan

22 INDUSTRIAL DRIVE, EXETER, NH 03833

**Colliers**  
INTERNATIONAL



**ZONING REQUIREMENTS:**  
ZONING DISTRICT - INDUSTRIAL (I)  
MINIMUM LOT SIZE - 40,000 SF  
MINIMUM LOT WIDTH - 150 FT.  
MINIMUM LOT DEPTH - 200 FT.

**BUILDING SETBACKS:**  
FRONT - 20 FT.  
SIDE - 20 FT.  
BUILDING FROM STREAM - 100 FT.  
BUILDING HEIGHT - 50 FT.  
MAX. COVERAGE WITHIN 100' OF STREAM = 20%  
MAXIMUM BUILDING COVERAGE = 40%  
MINIMUM OPEN SPACE = 25%

**PARKING REQUIREMENTS:**  
1 SPACE PER EMPLOYEE ON MAX. SHIFT

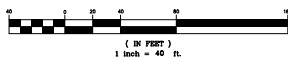
**TOTAL SPACES EXISTING=116**  
REQUIRED ADDITIONAL SPACES= 11 UNITS x 4 SMT/UNIT = 44 SPACES  
TOTAL SPACES REQUIRED = 160  
TOTAL SPACES PROPOSED=172



## LEGEND

7.0'	UTILITY POLE
3.0'	TEST PIT W/ NO.
4.5x8'	SPOT GRADE
	STONE WALL
	TREE LINE
---	EXISTING CONTOUR - 10'
---	EXISTING CONTOUR - 2'
---	WETLAND BOUNDARY
---	SOILS BOUNDARY LINE
---	BUILDING SETBACK LINE
---	ABUTTING PROPERTY LINE
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE

## GRAPHIC SCALE



TOTAL WETLAND IMPACT = 0 SF  
TOTAL WETLAND BUFFER IMPACT = 6,933 SF  
STREAM PROTECTION IMPACT = 24,316 SF

PREPARED FOR:

ECV ENTERPRISES  
22 INDUSTRIAL DRIVE  
EXETER, NH 03833

**BEALS • ASSOCIATES PLLC**

70 PORTSMOUTH AVE. STRATHAM, N.H. 03885  
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