

Warehouse/Industrial Space

4,570 Square Feet



- 1.8+/- Acres
- 3 Drive-In Bays
- Corner Lot –
Lily Pond Road
& Dunbar Drive
- 3,200 Cars/Day

\$2,500/Mo/NNN

**160 Lily Pond Road,
Gilford**

**WEEKS
COMMERCIAL**

350 Court St., Laconia, NH 03246

www.weekscommercial.com

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Sales Associate*

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NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of an attorney and/or an accountant be sought before executing any contractual agreement.

Property Details

<u>SITE DATA</u>	
Zoning	Industrial
Traffic Count	3,200
Drive-In Bays	3
Status	Available May 13, 2017

<u>SERVICE DATA</u>	
Heat	Hot Air/Oil
Phone	Fairpoint
Cable	Metrocast

<u>TAX DATA</u>	
Taxes	\$4,123
Tax Year	2016
Tax Map/Lot No.	214-021-000
Current Tax Rate/1000	\$17.95
Land Assessment	\$111,400
Building Assessment	\$118,300
Total Assessed Value	\$229,700

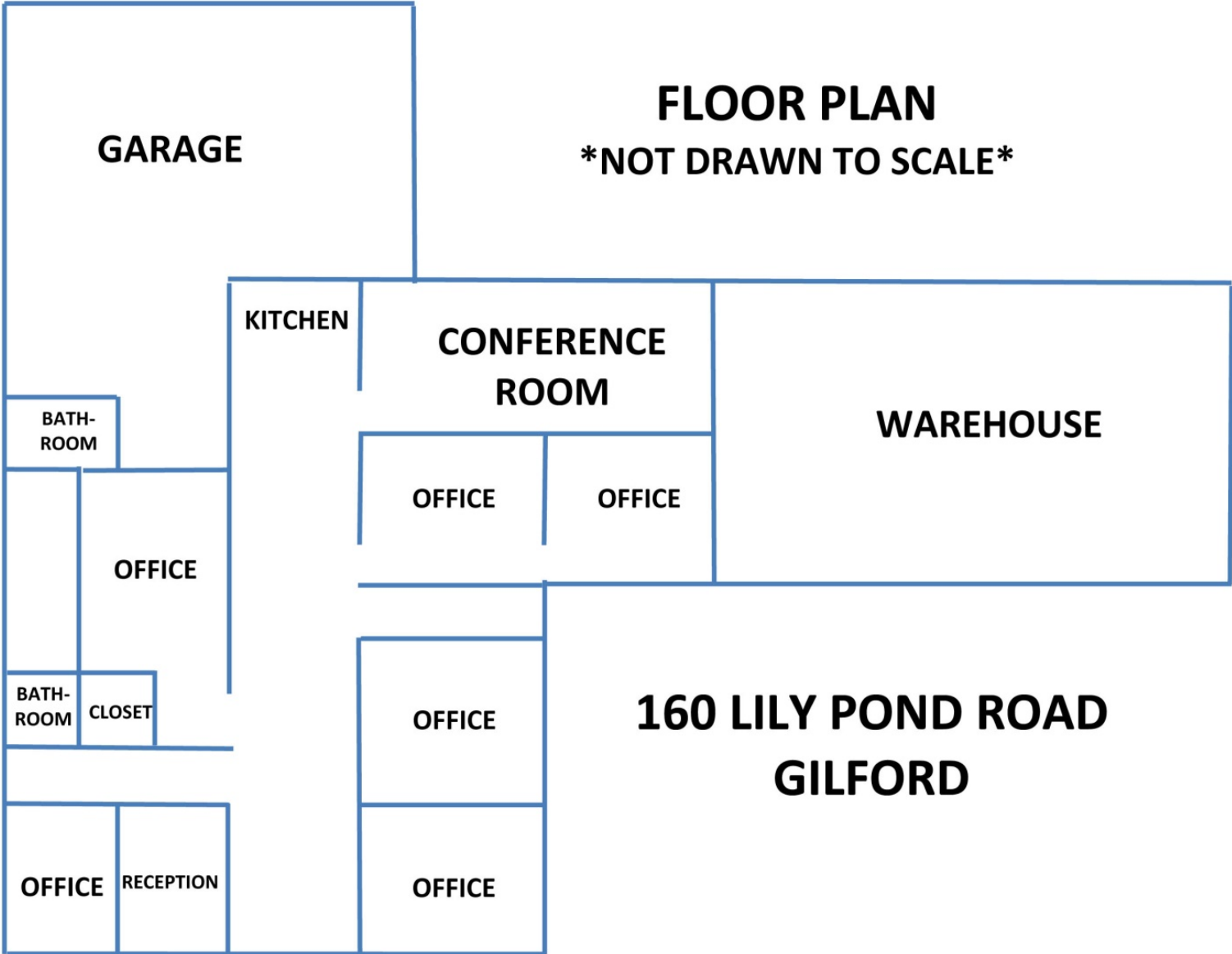
<u>PROPERTY DATA</u>	
Lot Size	1.8 Acres
Space Available	4,750 Square Feet
Number of Floors	1

<u>CONSTRUCTION</u>	
Exterior	Wood Siding
Roof Type/Age	Asphalt Shingle
Foundation	Concrete Slab
Year Built	1969

<u>LAND DATA</u>	
Topography	Level

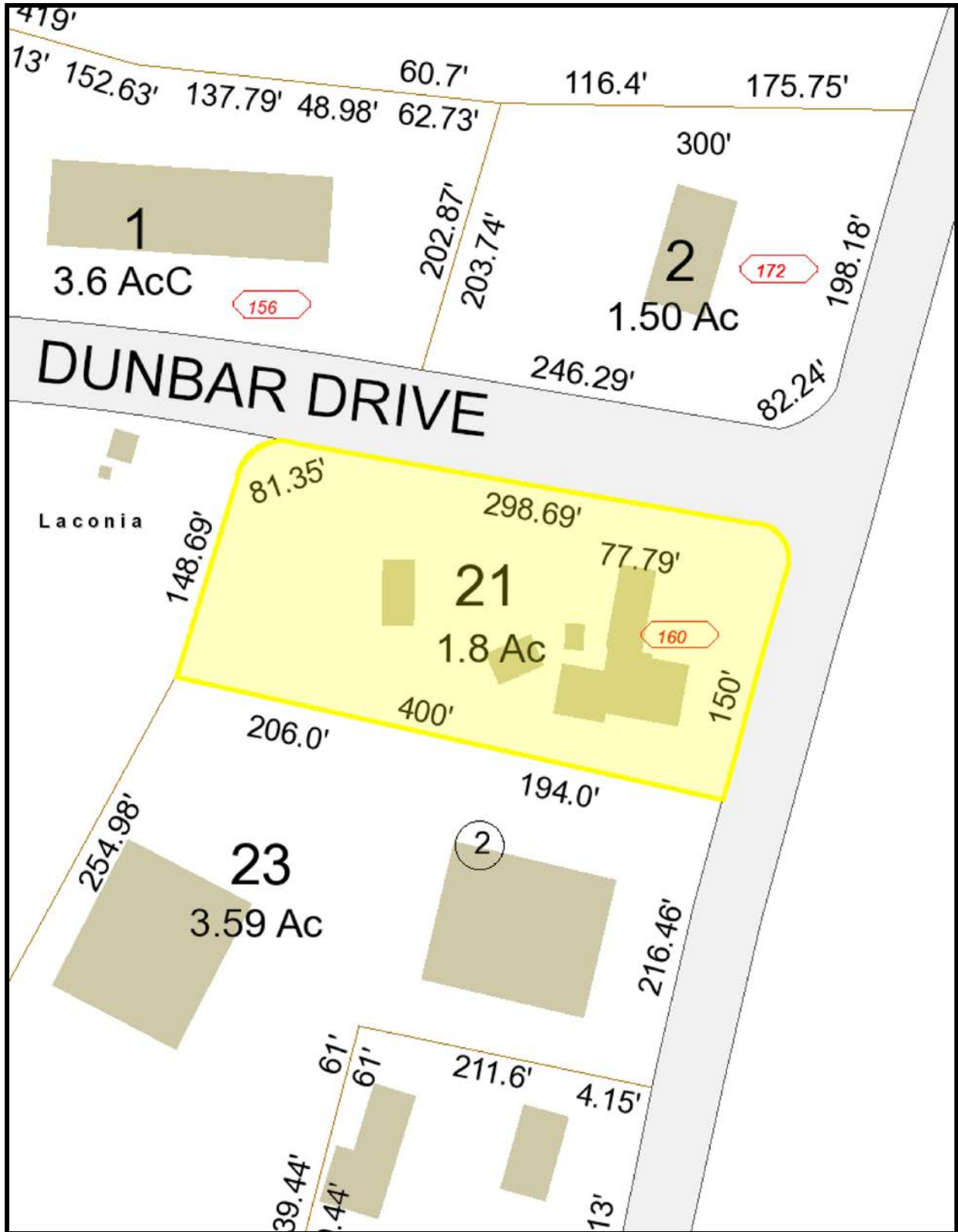
<u>OTHER DATA</u>	
Deed Reference	Book 2585 Page 0366

Floor Plan



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Tax Maps



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Google Earth



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Permitted Uses

ARTICLE 4. PERMITTED USES AND REGULATIONS

- §4.1 Open Space Uses
- §4.2 Residential Uses
- §4.3 Commercial Uses
- §4.4 Industrial Uses
- §4.5 Institutional Uses
- §4.6 Accessory Uses
- §4.7 Description of Permitted Uses

Land, buildings and other structures may be used as set forth in this Article. Only the uses listed below are intended to be allowed in the Town.

More than one (1) use shall be permitted on a single lot if:

- (1) Each use individually is permitted in the zone (special exceptions must be obtained where required);
- (2) The required parking for each use is provided;
- (3) All other requirements for each use are met. In the event that such requirements differ for different uses, the more restrictive requirements shall apply; and
- (4) In the RC zone, combining a two-family residence or multi-family development with any other use on one (1) lot shall require a special exception.

A “Y” indicates the use is a permitted use. An “E” indicates the use is permitted upon approval of a special exception granted by the Board of Adjustment in accordance with the provisions of Article 11, “Special Exceptions”. An “N” indicates the use is not permitted; however, a non-permitted use may be permitted by variance (see Article 12, “Variances”). A “C” indicates that the use is permitted with the issuance of a conditional use permit granted by the Planning Board in accordance with the provisions of Article 21, “Conditional Use Permits”.

(Amended 03/09/10, War. Art. 7)

Table 1 – Chart of Uses

<u>Commercial Zones</u>		<u>Industrial Zones</u>	<u>Residential Zones</u>	
PC	Professional Commercial	I	Industrial	NRR Natural Resource Residential
RC	Resort Commercial			SFR Single Family Residential
C	Commercial			LR Limited Residential
				IR Island Residential

4.1 Open Space Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.1.1	Agriculture	Y	Y	Y	Y	Y	Y	Y	Y
4.1.2	Conservation	Y	Y	Y	Y	Y	Y	Y	Y
4.1.3	Forestry	Y	Y	Y	Y	Y	Y	Y	Y
4.1.4	Parking Facility	N	N	N	N	Y	Y	Y	Y
4.1.5	Sand, Gravel Removal	E	N	E	N	N	N	N	E
4.1.6	Agritourism	Y	Y	Y	N	Y	Y	Y	Y

(Amended 03/08/16, War. Art. 8)

4.2 Residential Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.2.1	Boarding House	E	E	E	N	N	Y	N	N
4.2.2	Cluster Development	E	E	E	N	N	E	N	N
4.2.3	Manufactured Housing Park	Y	N	Y	N	N	N	N	N
4.2.4	Manufactured Housing Subdivision	Y	N	Y	N	N	N	N	N
4.2.5	Planned Unit Development	N	N	E	N	N	E	N	N
4.2.6	Single-Family Residence	Y	Y	Y	Y	E	Y	N	N
4.2.7	Two-Family Residence	Y	E	Y	E	E	Y	N	N
4.2.8	Multi-Family Development	N	N	E	N	N	E	N	N
4.2.9	Dormitory	N	N	N	N	E	E	E	N
4.2.10	Senior Housing	N	E	E	N	E	E	N	N

4.3 Commercial Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.3.1	Amusements, Indoor	N	N	N	N	N	Y	Y	E
4.3.2	Amusements, Outdoor	N	N	N	N	N	E	E	N
4.3.3	Auto & Marine Light Repair Shop	N	N	N	N	N	Y	Y	Y
4.3.4	Bed & Breakfast	E	E	E	N	E	Y	Y	N
4.3.5	Business Office	N	N	N	N	Y	Y	Y	Y
4.3.6	Campground	N	N	N	N	N	Y	E	N
4.3.7	Commercial Storage Facility	N	N	N	N	Y	Y	Y	Y
4.3.8	Fuel Dispensing Station	N	N	N	N	E	E	Y	E
4.3.9	Funeral Home	N	N	N	N	Y	Y	Y	N
4.3.10	Greenhouse	E	N	E	N	E	Y	Y	Y
4.3.11	Lumber Yard	E	N	N	N	N	N	Y	Y
4.3.12	Marina	N	N	N	N	N	Y	N	N
4.3.13	Medical Center	N	N	N	N	Y	Y	Y	Y
4.3.14.a.	Motel/Hotel	N	N	N	N	Y	Y	Y	E
4.3.14.b.	Cottage Colony/Seasonal Occupancy	Y	E	Y	N	N	Y	Y	N
4.3.15	Outdoor Recreation	E	E	E	N	N	Y	E	E
4.3.16	Personal Service Shop	N	N	N	N	Y	Y	Y	E
4.3.17	Theater	N	N	N	N	Y	Y	Y	N
4.3.18	Radio & TV Tower	E	N	E	N	Y	E	Y	Y
4.3.19	Repair Shop	N	N	N	N	E	E	Y	Y
4.3.20	Restaurant, Public Assembly	N	N	N	N	Y	Y	Y	Y
4.3.21	Restaurant, Drive-in	N	N	N	N	N	E	Y	N
4.3.22	Retail Store	N	N	N	N	Y	Y	Y	E
4.3.23	Salesroom	N	N	N	N	N	E	Y	E
4.3.24	Vending	N	N	N	N	N	Y	Y	Y
4.3.25	Veterinary Hospital	E	N	N	N	E	E	Y	Y

(Amended 03/10/09, War. Art. 5; 03/11/14, War. Art. 7)

4.4 Industrial Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.4.1	Warehouse or Wholesale Marketing	N	N	N	N	N	N	Y	Y
4.4.2.a.	Industrial Uses, Medium	N	N	N	N	N	N	E	E
4.4.2.b.	Industrial Uses, Light	N	N	N	N	N	N	E	Y
4.4.3	Construction Yard	N	N	N	N	N	N	E	Y
4.4.4	Auto, Marine & Truck Repair Garage	N	N	N	N	N	N	Y	Y
4.4.5	[Reserved]								
4.4.6	Airport – Public	N	N	N	N	N	N	N	E
4.4.7	Boat Storage	N	N	N	N	N	E	E	Y

(Amended 03/14/06, War. Art. 10; 03/11/14, War. Art. 7)

4.5 Institutional Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.5.1.a.	Cemetery	E	N	E	N	N	E	N	N
4.5.1.b.	Burial Ground	E	E	E	E	N	N	N	N
4.5.2	Church	N	N	N	N	Y	E	E	N
4.5.3	Club	E	N	N	N	Y	Y	E	N
4.5.4	Hospital	N	N	N	N	E	E	E	N
4.5.5	Nursery/Daycare	E	E	E	N	E	E	E	E
4.5.6	School	N	N	E	N	E	E	E	E
4.5.7	Library	N	N	E	N	E	E	N	N
4.5.8	Museum	N	N	E	N	E	E	E	N

(Amended 03/08/16, War. Art. 3)

4.6 Accessory Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.6.1	Airport – Private	N	N	N	N	N	N	N	E
4.6.2	Accessory Services	N	N	N	N	N	N	Y	Y
4.6.3	Accessory Building	Y	Y	Y	Y	Y	Y	Y	Y
4.6.4	Boat Slip Rental	N	Y	N	Y	N	Y	N	N
4.6.5	Home Occupation	Y	Y	Y	N	Y	Y	Y	Y
4.6.6	Outdoor Storage	Y	Y	Y	Y	E	E	Y	Y
4.6.7	[Reserved]								
4.6.8	Stables & Kennels	E	N	E	N	N	E	Y	N
4.6.9	Swimming Pool	Y	Y	Y	N	Y	Y	Y	Y
4.6.10	Yard Sale	Y	Y	Y	N	Y	Y	Y	Y
4.6.11	Outdoor Display	N	N	N	N	E	E	Y	Y
4.6.12	Family Apartment	Y	Y	Y	Y	Y	Y	N	N
4.6.13	Special Events, Outdoor	Y	Y	Y	N	Y	Y	Y	Y
4.6.14	Drive-Through Window	N	N	N	N	E	E	E	E
4.6.15	Home Office	Y	Y	Y	Y	Y	Y	Y	Y
4.6.16	Airplane Hangar	N	N	N	N	N	N	N	Y
4.6.17	Accessory Apartment	Y	Y	Y	N	N	N	N	N
4.6.18	Large Commercial Vehicle Parking	E	E	E	N	Y	Y	Y	Y

(Amended 03/08/11, War. Art. 2; 03/13/12, War. Arts. 2,4,6; 03/11/14, War. Art. 7)