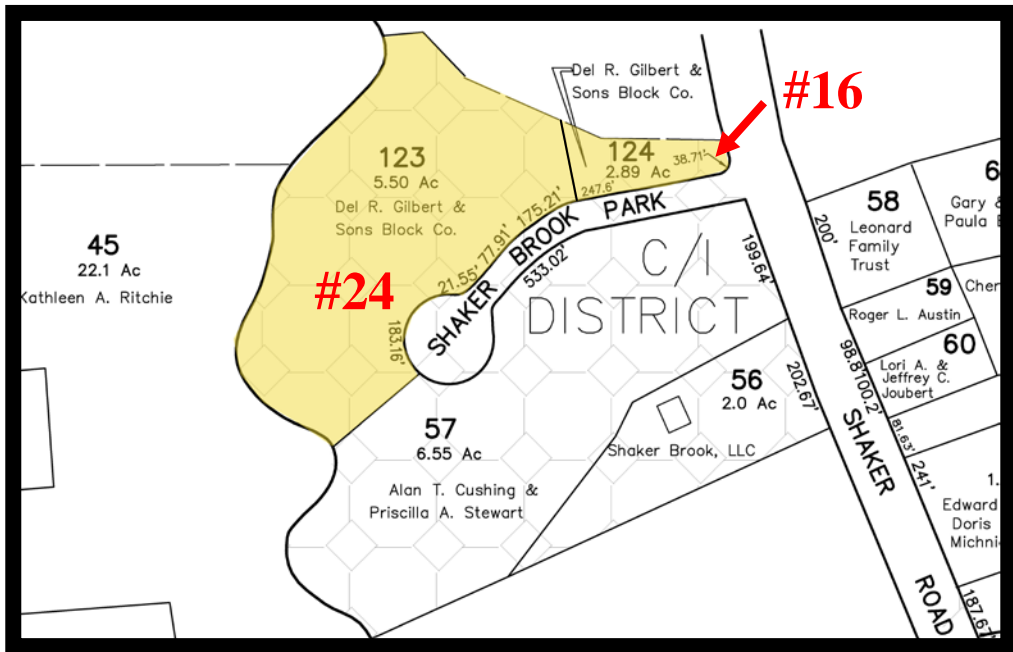




# 16 & 24 Shaker Brook Industrial Park, Loudon



Offered by



**Kevin Sullivan**  
Associate

WEEKS COMMERCIAL  
350 Court Street  
Laconia, NH 03246  
**603.528-3388 ext. 305**

Cell: 603-630-3276  
Email:

[ksullivan@weekscommercial.com](mailto:ksullivan@weekscommercial.com)  
[WWW.WEEKSCOMMERCIAL.COM](http://WWW.WEEKSCOMMERCIAL.COM)

**#16 - 2.89 Acres for \$82,000**  
**#24 - 5.50 Acres for \$135,000**  
**Both Lots Available for \$205,000**

**Zoning:** Commercial/Industrial  
**Road Frontage:**  
705 +/- FT on Shaker Brook  
Ind. Park Rd.  
38 +/- FT on Shaker Road

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.

# 16 & 24 Shaker Brook Industrial Park

Weeks Commercial is pleased to present this well located developable commercial land.

Industrial zoned land just off Route 106 in Loudon NH. Easy access to Concord or Lakes Region markets, at below market pricing. Two butting lots available totally 8 + acres. Level and clear lots on sandy soils will require minimum site work for any construction. Access to Shaker Brook Industrial Park is located at the Bean Stock Market. Some infrastructure in place. Minutes from the New Hampshire Motor Speedway. Separate lots of 2.89 acres priced at \$82,000 and 5.5 acres priced at \$135,000. Both lots available for \$205,000.



# Description

<b><u>SITE DATA</u></b>	
Zoning	Commercial/Industrial
<b><u>TAX DATA</u></b>	
Tax Map/Lot No.	Map 49 Lot 123 (24 Shaker Brook Industrial Park Rd)
	Map 49 Lot 124 (16 Shaker Brook Industrial Park Rd)
Taxes	Lot 123 - \$3,591 (24 Shaker Brook Industrial Park Rd)
	Lot 124 - \$2,062 (16 Shaker Brook Industrial Park Rd)
Tax Year	2017
Current Tax Rate	\$20.98
Assessed Value	Lot 123 - \$171,200 (24 Shaker Brook Industrial Park Rd)
	Lot 124 - \$98,300 (16 Shaker Brook Industrial Park Rd)
<b><u>PROPERTY DATA</u></b>	
Lot Size	Lot 123 - 5.50 Acres (24 Shaker Brook Industrial Park Rd)
	Lot 124 - 2.89 Acres (16 Shaker Brook Industrial Park Rd)
Road Frontage	Lot 123 - 457.83 FT (24 Shaker Brook Industrial Park Rd)
	Lot 124 - 286.31 FT (16 Shaker Brook Industrial Park Rd)
<b><u>RECORDED DOCUMENTS</u></b>	
Deed	Book 1992 Page 1572
Road Maintenance Agreement	Book 3158 Page 878

# Photos of 16 Shaker Industrial Park Road 2.89 Acres - \$82,000



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# Photos of 24 Shaker Industrial Park Road 5.5 Acres - \$135,000



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# Zoning Information

TABLE OF DIMENSIONS

This Table of Dimensions is intended to be only a guide to be used for the purpose of quick reference. It is not a regulation per se, and it is not a substitute for the requirements of Article II of the Loudon Zoning Ordinance.

All parties affected by the Loudon Zoning Ordinance bear the responsibility of knowing its terms.

<u>USE DISTRICT</u>	<u>MINIMUM LOT DIMENSIONS</u>			<u>MINIMUM SETBACKS</u>			<u>MAXIMUM COVERAGE</u>	
	<u>AREA</u>	<u>CONTIGUOUS BUILDABLE AREA</u>	<u>FRONTAGE</u>	<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>	<u>BUILDINGS</u>	<u>IMPERMEABLE</u>
<u>Village (V)</u>	40,000 sf	30,000 sf	125'	15'	15'	25'	20%	40%
<u>Rural Residential (RR)</u>								
Single-family Dwellings	2 acres	1.5 acres	200'	50'	30'	40'	10%	20%
Two-family Dwellings	3 acres	1.5 acres	250'	50'	30'	40'	10%	20%
Agricultural/Forestry Preservation (AFP)	5 acres	1.5 acres	400'	50'	30'	40'		
<u>Commercial/Industrial (C/I)</u>								
Commercial Uses	2 acres	1.5 acres	200'	60' for buildings	30'	40'	25%	50%
Industrial Uses	5 acres	1.5 acres	300'	30' for parking	30'	40'	25%	50%
<u>Commercial/Recreational (C/R)</u>								
Commercial Uses	2 acres	1.5 acres	200'	60' for buildings	30'	40'	25%	50%
Industrial Uses	5 acres	1.5 acres	300'	30' for parking	30'	40'	25%	50%
Sport Facilities	100 acres	1.5 acres						

## S 206 COMMERCIAL/INDUSTRIAL DISTRICT (C/I)

### 206.1 Purpose

The purpose of the C/I District is to concentrate commercial and industrial growth in those areas which have the best access to major transportation corridors and which can best serve the overall interest of the community.

### 206.2 Permitted Uses

In the C/I District, only the following uses are permitted:

- A. Offices and laboratories
- B. Retail Sales businesses
- C. Shopping Centers
- D. Motels, Hotels and Inns
- E. Personal and business services
- F. Restaurants and eating places including drive-ins and fast-food establishments
- G. Travel or camping trailer, motor home, or boat sales, service, repair or storage businesses
- H. Roadside farm stands
- I. Commercial greenhouses and horticultural enterprises
- J. Public utility buildings necessary for the transmission of essential public services. Subject to Planning Board site plan review.
- K. Funeral homes
- L. Accessory uses customarily incidental to the above and minor home occupations subject to the conditions of S 502.1.
- M. Contractor/Construction Services [Adopted 2007]
- N. Sexually Orientated Business subject to S 506.
- O. [Farming, including the sale of products grown on the premises. Adopted 2012]

### 206.3 Uses Permitted by Special Exception

In the C/I District, the following uses only are permitted as special exceptions granted by the Zoning Board of Adjustment pursuant to S 701.3:

- A. Restaurants with entertainment or night club facilities
- B. Automotive uses such as: service stations, repair garages, car washes
- C. Warehouses or distribution centers
- D. Recreational facilities
- E. Salvage yards, junk yards, auto grave yards
- F. Manufacturing, assembly, processing, packaging, and research facilities
- G. Sawmills
- H. Auto body shops
- I. Cemeteries
- J. Excavation, sand and gravel, subject to compliance with all state and local regulations
- K. Gasoline filling stations
- L. Campgrounds and camping parks subject to compliance with the additional requirements of S 503
- M. [Cable television system facilities and/or accessories, provided such systems have a franchise agreement with the Town of Loudon per RSA 53-C. Adopted 1990]
- N. Major home occupations, subject to compliance of S 502.2
- O. [Wireless Telecommunication Towers and Antennas permitted subject to special exception and Planning Board site plan review. Adopted 2005]
- P. [Kennels and veterinary clinics. Adopted 2012]

### 206.4 Area, Frontage and Coverage Requirements

All uses shall comply with the following area, frontage and coverage requirements.



- A. Lot Area: Minimum of two acres for commercial uses and five acres for industrial uses.
- B. Lot Frontage: Minimum two hundred feet for commercial uses and three hundred feet for industrial uses.
- C. Coverage: Building coverage shall not exceed twenty-five percent of the area of a lot. Total impermeable coverage (including building coverage) shall not exceed fifty percent of the area of the lot.

#### 206.5 Setback and Yard Requirements

No structure, except fences and walls shall occupy any yard areas established by the setback requirements set forth below. Driveways may cross front yard setbacks and side setbacks for driveways may be reduced by special exception.

- A. Front Setback: [60 feet for buildings and 30 feet for parking areas - Amended 2012]
- B. Side Setbacks: 30 feet
- C. Rear Setbacks: 40 feet

[The above requirements may be reduced by Special Exception. Prior to granting any such Special Exception, the Board of Adjustment shall (in addition to making the determinations required by Section 701.3) specifically determine that the reduced setback(s):

1. Will not unreasonably diminish the light, air and space between properties; and
2. Will not obstruct fire access or other emergency access; and
3. Will not result in increased storm runoff or drainage onto adjacent parcels; and
4. Does not adversely affect abutting property values; and
5. Will not adversely affect the development capability of the lot; and
6. Is consistent with the comparable applicable setbacks of developed adjacent properties; and
7. Is consistent with other existing setbacks in the neighborhood; and

8. Does not adversely affect traffic or pedestrian safety and/or visibility at intersections, driveways or other accesses to the street network.
9. Adequately considers the prospects of future widening of the road and is consistent therewith (for setbacks along road frontages only). Adopted 1993]

#### 206.6 Special Requirements

All uses permitted herein are subject to the following requirements:

A. [Bulk Storage: There shall be no storage aboveground or subsurface of any fuels or liquids except:

1. Heating Oil not to exceed 500 gallons
2. Diesel Fuel not to exceed 500 gallons
3. Propane Gas not to exceed 500 gallons
4. Gasoline not to exceed 500 gallons
5. Storage tanks designed as part of the septic disposal system required for septage generated on the lot
6. Storage tanks holding water for firefighting or on-site use
7. Storage tanks for food products (such as maple sap, milk)

All other storage tanks may be approved by special exception with the Board of Adjustment in accordance with S 701.3 - Amended 2008]

B. [deleted 1989]

C. Water Quality: The project shall not adversely affect surface water quality or groundwater quality.

D. Noise, Glare, Odors: Operations on the premise shall not generate any noise, glare, smoke, dust or odors noticeable on abutting properties or detrimental to the neighborhood.

E. Residential Setbacks: Special side yard setbacks of 60 feet shall be maintained from the boundary of any abutting residential district. Natural vegetation and trees within these yards shall not be disturbed except as necessary for utility services.

F. Sewage: There shall be no on-site discharge of any waste except sanitary sewage. Design approval of on-site waste disposal facilities by NHWSPC shall have been received.

G. Hazardous or Offensive Businesses: No businesses or commercial venture shall be permitted which could cause any undue hazard to health, safety or property values.

## **S 207 COMMERCIAL/RECREATIONAL DISTRICT (C/R)**

### 207.1 Purpose

The purpose of the C/R District is to regulate the future use of land currently owned and occupied by NHMS in a matter compatible with commercial land use and which can best serve the overall short and long term interest of the community.

### 207.2 Permitted Uses

In the C/R District, only the following uses are permitted:

- A. Existing sports facilities including motor-sport parks
- B. Offices and laboratories
- C. Retail Sales businesses
- D. Shopping Centers
- E. Motels, Hotels and Inns
- F. Personal and business services
- G. Restaurants and eating places including drive-ins and fast-food establishments
- H. Travel or camping trailer, motor home, or boat sales, service, repair or storage businesses
- I. Public utility buildings necessary for the transmission of essential public services - Subject to Planning Board site plan review
- J. Accessory uses customarily incidental to the above
- K. [deleted 2005]

### 207.3 Uses Permitted by Special Exception

- A. New Sports Facilities including motor-sports parks