

# 24 Lexington Drive

O'Shea Industrial Park, Laconia NH



**3 Contiguous Units  
Available For Lease**

## **Unit #2**

- 4,680 SF
- 14 FT Drive in Door
- 8 FT Loading Dock
- 20 FT Ceilings
- 2 Finished Offices
- Heat

## **Unit #4**

- 5,010 SF
- 14 FT Drive in Door
- 20 FT Ceilings
- Heat & A/C

## **Unit #3**

- 9,369 SF
- 6,480 SF – 1<sup>st</sup> Floor
- 2,884 SF - Mezzanine
- 8 FT Loading Dock
- Heat & A/C
- Finished Offices, Meeting Rooms, Bathrooms, etc.

**\$6/SF**  
**Mod. Gross**

**WEEKS**  
**COMMERCIAL**

350 Court St., Laconia, NH 03246  
[www.weekscommercial.com](http://www.weekscommercial.com)

*Call Steve Weeks Jr.  
Broker/Owner*

603.528.3388 ext. 301  
603.785-5811 (cell)

email: [sweeks@weekscommercial.com](mailto:sweeks@weekscommercial.com)



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# Unit #2 – 4,680 SF

Prime industrial, manufacturing and warehouse space available in the O'Shea Industrial Park in Laconia.



Unit #2 available for lease has 4,680 SF. Two finished offices, private bathroom and warehouse/manufacturing space with 20 FT ceilings, 14 FT overhead drive in door and 8 FT loading dock w/dock leveler. Natural gas heat, plenty of power and lighting.



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# Unit #3 - 9,369 SF



Unit #3 available for lease has 9,369 SF with 6,480 SF on the 1st floor and an additional 2,884 SF Mezzanine. Finished offices, restrooms, lobby and warehouse/industrial/manuf. space on the 1st floor with an 8 FT loading dock. Dropped ceiling 9 - 12 FT high. Mezzanine has finished meeting room, offices and unfinished storage area. Fully air conditioned space, natural gas heat, plenty of power and lighting.



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# Unit #4 – 5,010 SF



Unit #4 available for lease has 5,010 SF of clear span 20 FT ceilings. 14 FT overhead drive in door. Fully airconditioned, natural gas heat, plenty of power and lighting.



## Tax Map

24 Lexington Dr.

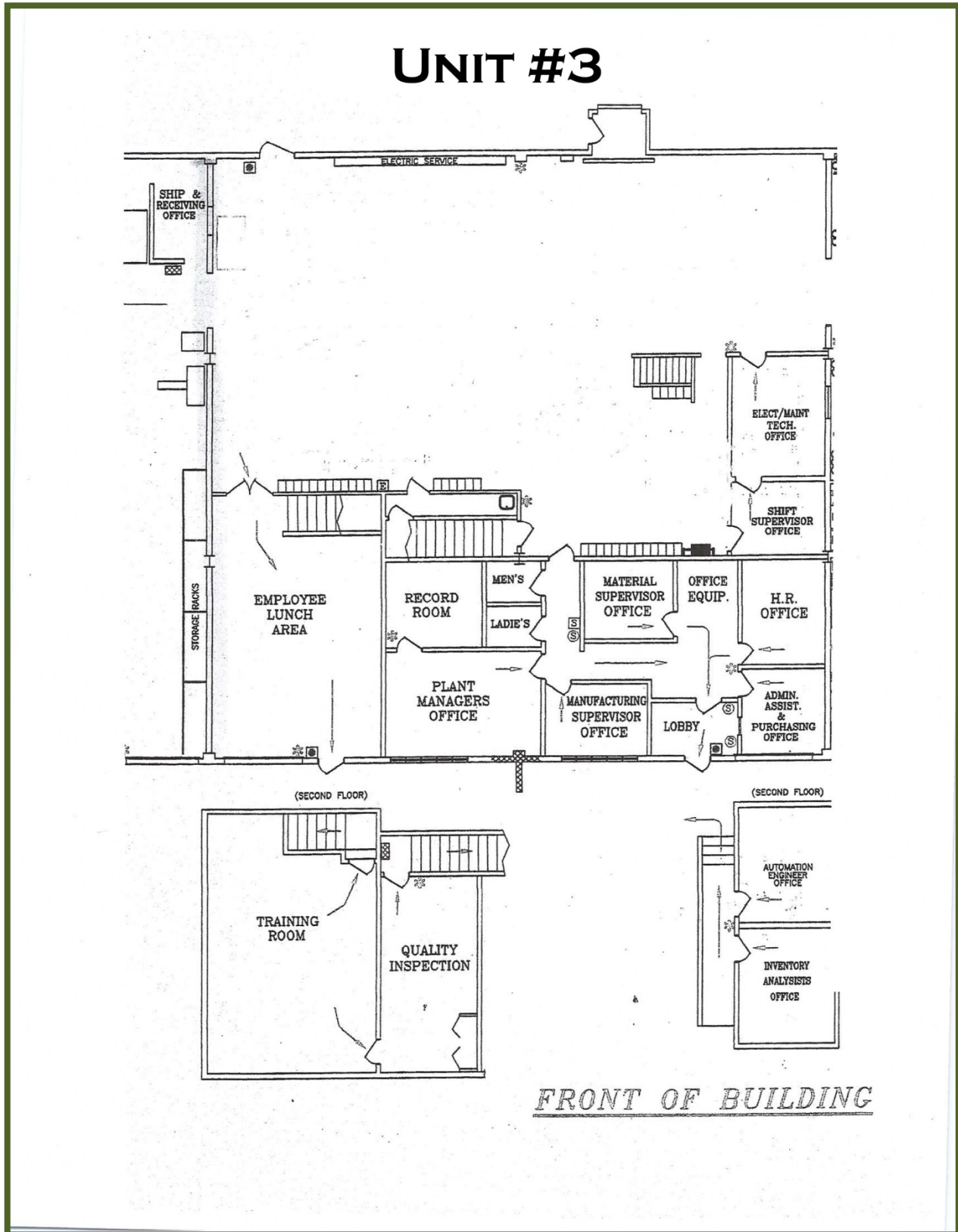
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# Property Details

<b><u>Site Information</u></b>	
Zoning	Industrial Park
Drive-In Bay	Unit #2 & Unit #4
Loading Dock	Unit #2 & Unit #3
<b><u>Service Information</u></b>	
Heat	Hot Air
Fuel	Natural Gas
A/C	Unit #3 & Unit #4
Electric	3 Phase Power
Sprinkler	Yes - Wet
Water	City
Sewer	City
<b><u>Tax Information</u></b>	
Taxes	\$12,197.25
Tax Map/Lot No.	375/324/1//002
Current Tax Rate	\$20.85
Total Assessed Value	\$585,000
<b><u>Property Information</u></b>	
Acres	4.54
Road Frontage	131 Feet on Lexington Drive
<b><u>Construction</u></b>	
Exterior	Block
Roof Type	Membrane
Foundation	Concrete Slab
Construction	Masonry/Steel Frame
Year Built	1981

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# Floor Plan – Unit #3

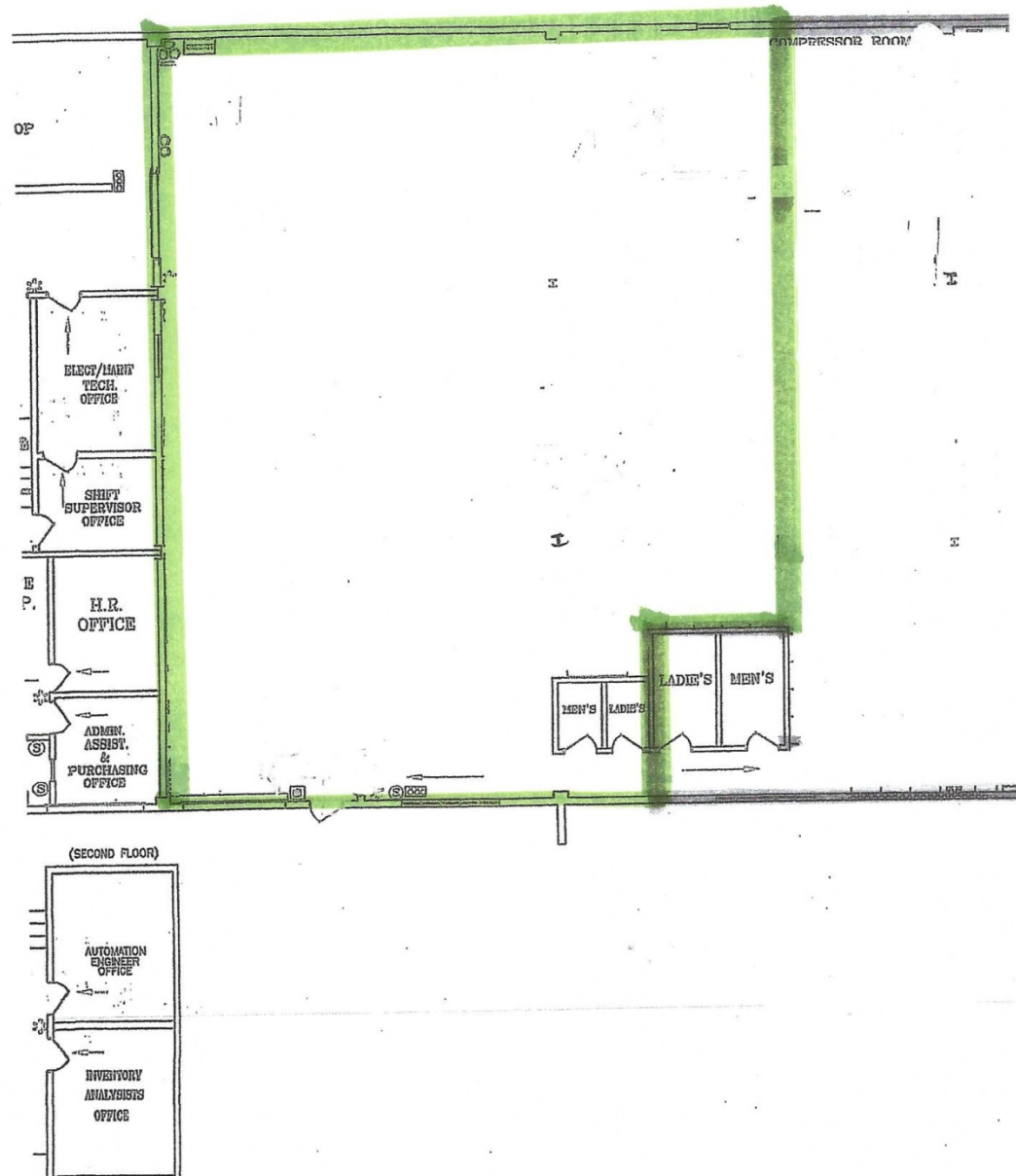


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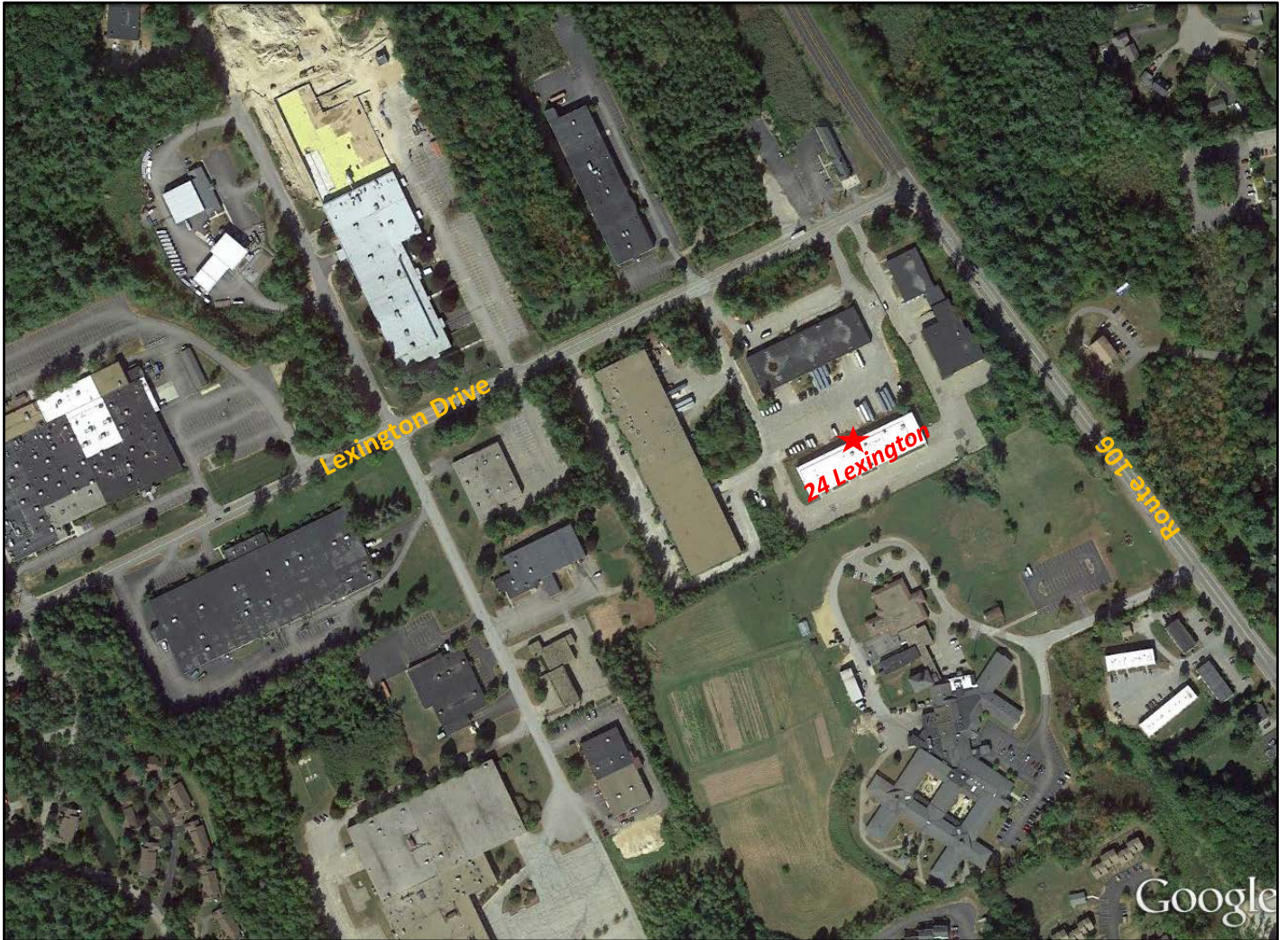
# Unit #4 – Floor Plan

## UNIT #4



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# Google Map



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# Permitted Uses

## ZONING

235 Attachment 2

### City of Laconia

Table I

Table of Permitted Uses

[Amended 12-8-1997 by Ord. No. 12.97.12; 10-26-1998 by Ord. No. 08.98.08; 5-22-2000 by Ord. No. 05.2000.05; 8-13-2001 by Ord. No. 05.2001.05; 10-22-2007 by Ord. No. 13.2007.13; 1-28-2008 by Ord. No. 01.2008.01; 3-9-2015 by Ord. No. 01.2015.01 by Ord. No. 2017-235-04 by Ord. No. 2017-235-05]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES						P	CR	DR	BC	C	BCI	IP	I	AI	
C	C	C	C	C	C	Cluster subdivision - conventional housing						N	C	P	N	N	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)						P	P	P	P	P	P	N	N	N	N
C	C	C	C	N	N	Manufactured housing park						N	N	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing						P	N	N	P	P	P	P	P	P	P
C	C	C	C	N	N	Manufactured subdivision						N	N	N	N	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling						E	P	P	E	N	E	N	N	N	N
P	P	P	P	P	P	Single-family						P	P	P	P	P	P	N	N	N	N
N	N	N	P	P	P	Two-family dwelling						P	P	P	P	P	P	N	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES						P	CR	DR	BC	C	BCI	IP	I	AI	
E	E	E	E	E	E	Accessory Dwelling Unit						E	C	E	E	E	E	N	N	N	N
P	P	P	P	P	P	Building						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Home occupation						P	P	P	P	P	P	N	N	N	N
P	P	E	E	N	N	Greenhouse						N	C	N	N	N	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels						N	E	N	E	E	E	N	N	N	N

P - Permitted, E - Special Exception, C - Conditional Use Permit, N - Not Permitted, \* - Special provisions in district, see Article VII.

RR1-Rural Residential 1  
RR2-Rural Residential 2  
RS-Residential Single Family  
SFR-Shorefront Residential  
RG-Residential General

RA-Residential Apartment  
P-Professional  
BC-Business Central  
BCI-Business Central Industrial  
C-Commercial

DR-Downtown Riverfront  
CR-Commercial Resort  
IP-Industrial Park  
I-Industrial  
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235 Attachment 2:1

06 - 19 - 2017

## LACONIA CODE

Table I

Table of Permitted Uses

### City of Laconia

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES (continued)						P	CR	DR	BC	C	BCI	IP	I	AI	
P	P	P	P	P	P	Outdoor storage						P	P	N	P	P	P	N	N	N	N
P	P	E	P	P	P	Road side stand						P	P	N	P	P	P	N	N	N	N
P	P	P	P	P	P	Roomers, less than three						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Shelter, emergency						P	P	N	P	P	P	P	P	P	P
P	P	P	E	N	N	Stable						N	E	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats						P	E	N	P	P	P	N	N	N	N
P	P	P	P	P	P	Swimming pool						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Yard sales						P	P	P	P	P	P	N	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	E	P	E	E	Assisted living facility						E	P	N	E	N	E	N	N	N	N
C	C	C	C	C	C	Bed-and-breakfast						C	P	P	P	P	P	N	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house						E	P	E	E	E	E	N	N	N	N
E	E	E	E	P	P	Dormitory						N	E	C	N	E	N	N	N	N	E
N	N	N	N	P	E	Emergency shelter/housing						P	E	P	E	E	E	N	N	N	N
N	N	N	N	E	P	Transitional housing						E	N	P	E	N	E	N	N	N	N

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ZONING

**Table I**  
**Table of Permitted Uses**  
**City of Laconia**

RR1	RR2	RS	SFR	RG	RA	EDUCATION/CULTURAL USES	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	N	N	Library/museums/gallery	P	P	P	P	P	P	N	N	N
E	E	E	P	P	P	Place of worship, including associated residence	P	P	P	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	P	E	N	N	E	N	E	E	E
E	E	E	E	N	N	School, trade/vocational	P	E	C*	P	P	P	E	E	E
E	E	E	E	P	P	School, college/university/community college	N	E	C	N	E	N	N	N	E
E	E	E	E	P	P	School, elementary/secondary	N	E	N	N	E	N	N	N	E
RR1	RR2	RS	SFR	RG	RA	BUSINESS	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Eating and drinking place	P	P	P	P	P	P	E	E	E
N	N	N	N	N	N	Flea/farmer's market	E	C	P*	P	P	P	N	N	N
E	E	E	P	E	E	Neighborhood store	E	P	P	P	N	P	E	E	E
N	N	N	N	N	N	Retail sales	E	P	P	P	P	P	N	N	E
N	N	N	N	N	N	Sexually oriented business	N	N	N	N	P	N	N	N	N
N	N	N	N	N	N	Shopping center/mall	N	P	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	SERVICE	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	E	E	Artist/craftsman studio	P	P	P	P	P	P	N	N	N
C	C	C	C	C	C	Day care/day nursery	C	C	C	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service	N	P	N	P	P	P	N	E	E
N	N	N	N	N	N	Financial institution or business office	P	P	P	P	P	P	P	P	P
N	N	N	N	E	E	Funeral establishment - mortuary	P	N	N	P	P	P	N	N	N
N	N	N	N	N	N	Alternative treatment center/cultivation site	N	N	N	N	N	N	C	C	C

RR1	RR2	RS	SFR	RG	RA	SERVICE (continued)	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Hospital/health care facility	P	P	N	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn	E	P	P	P	P	P	N	N	E
N	N	N	N	E	E	Laundromat	P	P	N	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop	P	P	P	P	P	P	N	N	E
N	N	N	N	N	N	Professional office	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair	E	E	N	P	P	P	N	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding	E	E	N	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Amusement arcade	N	P	P*	P	P	P	N	N	E
N	N	N	N	N	N	Amusement park	N	P	N	N	E	N	N	N	N
C	C	C	N	N	N	Arts center	C	P	P	P	P	P	N	N	N
E	E	N	E	N	N	Campground, RV/tent	N	C	N	N	N	N	N	N	N
N	N	E	E	N	N	Conference center	N	P	P	P	P	P	N	N	N
C	C	C	N	N	N	Equestrian stable/center	N	C	N	N	N	N	N	N	N
N	N	N	N	N	N	Indoor recreational facility	N	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Movie theater, including drive-in	N	P	P*	P	P	P	N	N	N
N	N	N	N	N	N	Nightclub/dance hall	N	P	P	P	P	P	N	N	N

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SFR-Shorefront Residential  
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P-Professional  
BC-Business Central  
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City of Laconia**

RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES (continued)					P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	N	N	Outdoor recreational facility					N	P	N	E	P	E	P	P	N
N	N	N	N	N	N	Private club <sup>1</sup>					E	P	P	P	P	P	N	N	N
<sup>1</sup> [NOTE: Permitted as an accessory use to other permitted uses in this category]																			
RR1	RR2	RS	SFR	RG	RA	WATER-RELATED/DEPENDENT USES					P	CR	DR	BC	C	BCI	IP	I	AI
E	N	N	P	N	N	Commercial beach					N	P	N	N	N	N	N	N	N
N	N	N	N	N	N	Dry slips					N	C	N	N	C	N	C	P	P
E	N	N	E	N	N	Marina/yacht club					N	C	C	N	C	C	N	C	N
N	N	N	N	N	N	Watercraft long term storage					N	C	N	N	C	N	P	P	P
E	N	N	E	N	N	Marine vehicle sales and service					N	P	C*	E	P	P	N	P	N
E	N	N	P	N	N	Watercraft launch/rental					N	P	C*	P	P	P	N	P	N
N	N	N	N	N	N	Watercraft repair/building					N	P	N	N	P	P	P	P	P

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RR1	RR2	RS	SFR	RG	RA	COMMERCIAL AND INDUSTRIAL					P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Commercial printing/photographic processing					N	E	N	P	P	P	P	P	P
N	N	N	N	N	N	Dry cleaning establishment					N	N	N	P	E	P	P	P	P
N	N	N	N	N	N	Fuel, wholesale/bulk storage and sales					N	N	N	E	E	E	P	P	P
N	N	N	N	N	N	Indoor storage, self-service					E	N	N	P	P	P	P	P	P
N	N	N	N	N	N	Lumber yard/construction yard					N	N	N	E	E	E	P	P	N
N	N	N	N	N	N	Manufacturing					N	N	N	N	N	P	P	P	P
N	N	N	N	N	N	Packaging and processing					N	N	N	E	P	P	P	P	P
N	N	N	N	N	N	Product assembly/testing					N	N	N	E	P	P	P	P	P
N	N	N	N	N	N	Research and development					E*	N	P*	E*	P*	P*	P	P	P
N	N	N	N	N	N	Warehouse					N	N	N	C	C	P	P	P	P
N	N	N	N	N	N	Wholesale distribution center					N	N	N	C	C	P	P	P	P
RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION					P	CR	DR	BC	C	BCI	IP	I	AI
E	E	N	N	N	N	Airport/heliport					N	N	N	N	E	P	E	E	N
N	N	N	N	N	N	Car wash/detailing					N	E	N	N	P	P	N	N	N
N	N	N	E	N	N	Commercial parking garage or lot					E	P	C*	P	P	P	E	E	E
N	N	N	N	N	N	Salt storage shed					N	E	N	E	E	P	P	P	P
N	N	N	N	N	N	Taxi service					N	P	P	P	P	P	P	P	P
E	E	E	E	E	E	Transit station					P	P	C	P	P	P	P	P	P
N	N	N	N	N	N	Truck Rental Establishment					P	N	P	P	P	P	P	P	P

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ZONING

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City of Laconia**

RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION (continued)	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Truck terminal	N	N	N	N	E	P	P	P	P
N	N	N	N	N	N	Vehicle dealership, sales and service	N	N	N	N	P	P	N	N	E
N	N	N	N	N	N	Vehicle major service	N	N	N	N	P	P	P	P	E
N	N	N	N	N	N	Vehicle fueling center/light service	N	C	N	C	C	P	N	N	N
N	N	N	N	N	N	Vehicle Rental Establishment	P	N	P	P	P	P	P	P	P
N	N	N	N	N	N	Vehicle salvage yard/wrecking	N	N	N	N	N	P	E	E	E
N	N	N	N	N	N	Vehicle storage, long-term	N	N	N	N	E	P	E	E	E
RR1	RR2	RS	SFR	RG	RA	GOVERNMENTAL AND PUBLIC SERVICES	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	N	N	N	Communications tower	N	E	N	N	N	E	E	E	P
C	C	C	C	C	C	Laconia municipal government uses or facilities	C	C	C	C	C	C	C	C	C
E	E	E	E	E	E	Power generation facility	E	E	E*	E	P	E	P	P	P
E	E	E	E	E	E	Utility	E	E	N	E	P	E	P	P	P
RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES	P	CR	DR	BC	C	BCI	IP	I	AI
P	P	N	N	N	N	Agriculture, including livestock	N	E	N	N	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock	N	C	N	N	N	N	P	P	P
E	E	E	E	E	E	Cemetery	E	E	N	N	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill	N	N	N	N	N	N	N	E	E

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LACONIA CODE

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City of Laconia**

RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES (continued)	P	CR	DR	BC	C	BCI	IP	I	AI
E	N	N	N	N	N	Excavation	N	N	N	N	N	N	N	E	E
P	P	P	N	N	N	Forestry	N	P	N	N	N	N	P	P	P
N	N	N	N	N	N	Junkyards	N	N	N	N	N	N	N	C	C
N	N	N	N	N	N	Landfill/resource recovery facility	N	N	N	N	N	N	N	C	C
RR1	RR2	RS	SFR	RG	RA	NONRESIDENTIAL ACCESSORY USES	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Accessory docks	N	P	P	P	P	P	N	P	N
E	E	E	E	E	E	Building	P	P	P	P	P	P	P	P	P
P	P	P	P	P	P	Day care/nursery	P	P	P	P	P	P	P	P	P
N	N	N	E	N	N	Drive-through	E	P	N	E	P	E	P	P	P
N	N	N	N	N	N	Employee amenities	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Outdoor storage	N	P	N	P	P	P	P	P	P
N	N	N	N	N	N	Retail outlet to industrial use	N	N	N	N	N	P	P	P	P
N	N	N	E	N	N	Take-out window	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Storage containers	N	P*	N	N	P*	N	P*	P*	P*
N	N	N	N	N	N	Storage trailers	N	N	N	N	N	N	P*	P*	P*

P - Permitted, E - Special Exception, C - Conditional Use Permit, N - Not Permitted, \* - Special provisions in district, see Article VII.

RR1-Rural Residential 1  
RR2-Rural Residential 2  
RS-Residential Single Family  
SFR-Shorefront Residential  
RG-Residential General  
RA-Residential Apartment  
P-Professional  
BC-Business Central  
BCI-Business Central Industrial  
C-Commercial  
DR-Downtown Riverfront  
CR-Commercial Resort  
IP-Industrial Park  
I-Industrial  
AI-Airport Industrial