

WEEKS COMMERCIAL

***32 Eastgate Park Rd. Unit #1
Belmont***



\$1,300/Mo/Mod. Gross*

***Landlord pays real estate taxes & maintenance**

Traffic Count: 11,000+/- Cars Daily

Zoning: Commercial

Overhead Drive In Door: 12 FT

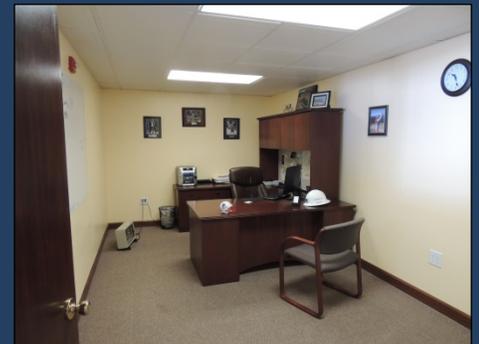
Ceiling Height: 18 FT

Total Square Feet: 2,100

Shop Space: 1,100 SF

Finished Office Space: 500 SF

Mezzanine Storage: 500 SF



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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.

32 Eastgate Park Road Unit #1, Belmont

Weeks Commercial is pleased to present this well located end unit available for lease.

This end unit located in an industrial building off Rte. 106 in Belmont consists of 500+ sq. ft. of finished office space with A/C and 1,100 sq. ft. of shop space. The office space has new carpet and paint and the shop space has 18ft. ceilings and a 12ft. overhead door. There's a 500+ sq. ft. of mezzanine storage above the office space. Plenty of paved yard area for equipment parking with electrical plug ins. Paved parking – 22 spaces. Rent includes taxes and maintenance.

This building sits on a level 8.11 acre site with access right off Route 106 via Eastgate Park Road. The property is located off of Rte. 106 between Concord and Laconia with a daily traffic count of 11,000+-. It is just a few minutes north of New Hampshire Motor Speedway.



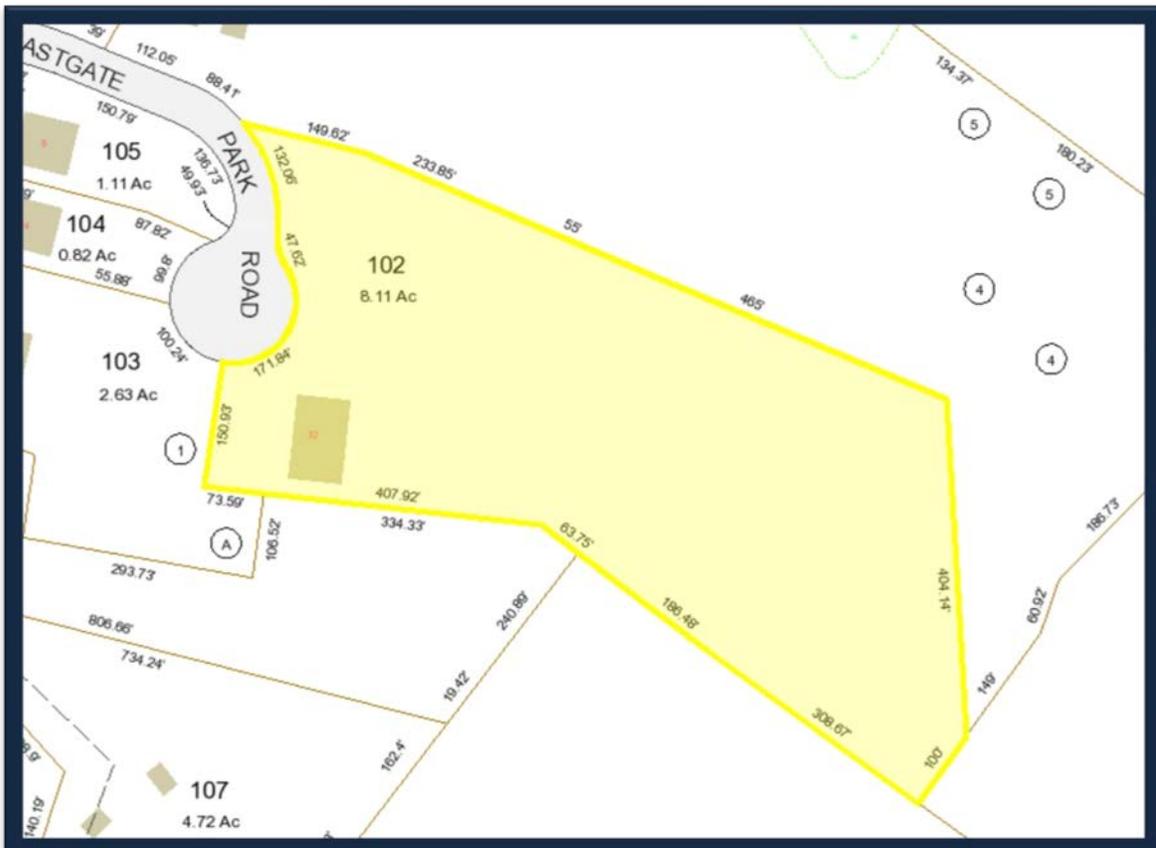
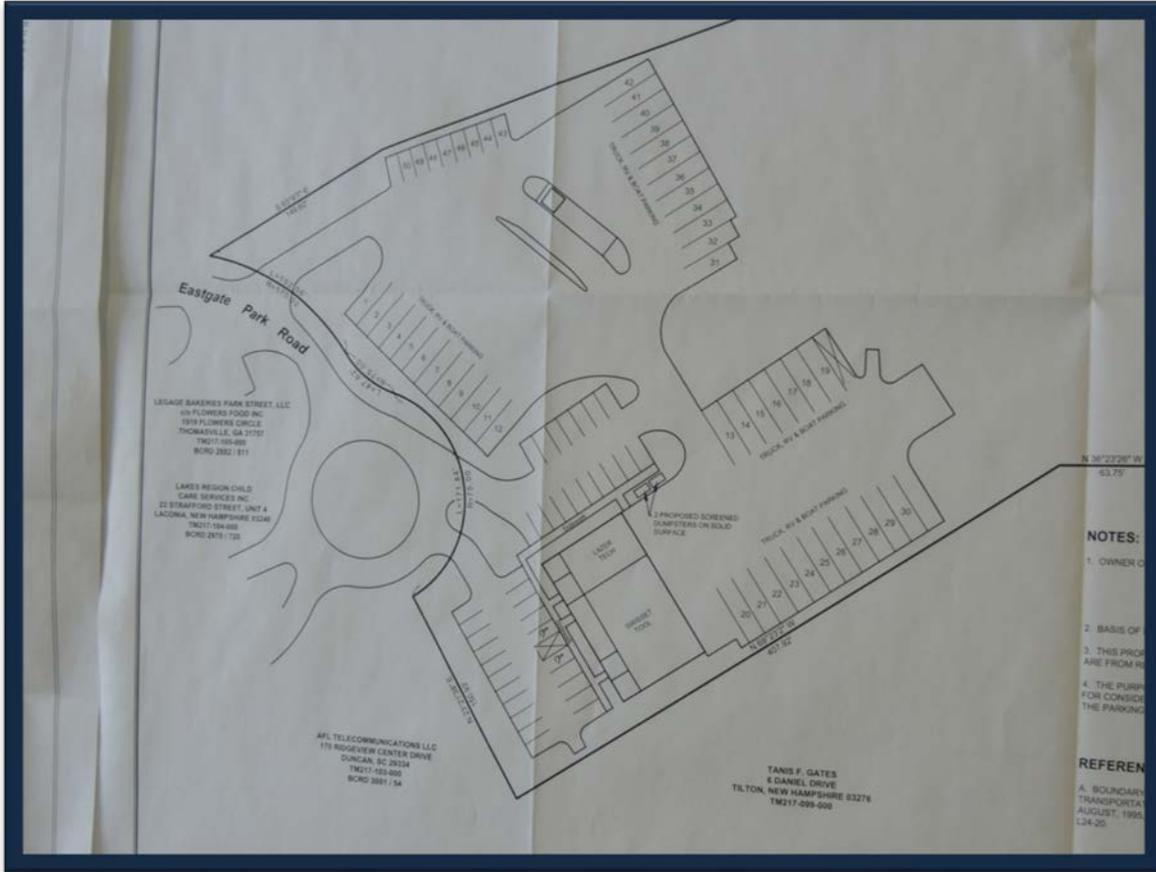
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Property Details

Zoning	Commercial
Traffic Count	11,000 +- Cars Per Day
Parking Spaces	Paved 22 Spaces
Drive In Door	12 Ft Overhead Door
Site Status	Available
<u>SERVICE DATA</u>	
Heat	Forced Hot Air/Propane
Air Conditioning	Central Air in Office Only
Water/Well	Private Water
Sewer/Septic	Private Sewer
Baths	2
<u>TAX DATA</u>	
Taxes	Paid by Landlord
Tax Year	2017
Tax Map/Lot No.	Map 217, Lot 102
Current Tax Rate/1000	\$29.46
Total Assessed Value	\$393,700
<u>PROPERTY DATA</u>	
Lot Size	8.11 Acre
Frontage	350 FT
Number of Buildings	1
Building Square Footage	6,656
Number of Floors	1
<u>CONSTRUCTION</u>	
Exterior	Block
Roof Type/Age	Asphalt Shingle
Foundation	Slab w/Frost Wall
Year Built	1994
Deed	Book 2755, Page 0624
<u>LAND DATA</u>	
Site Plan	See Attached
Easements	See Deed
Topography	Level

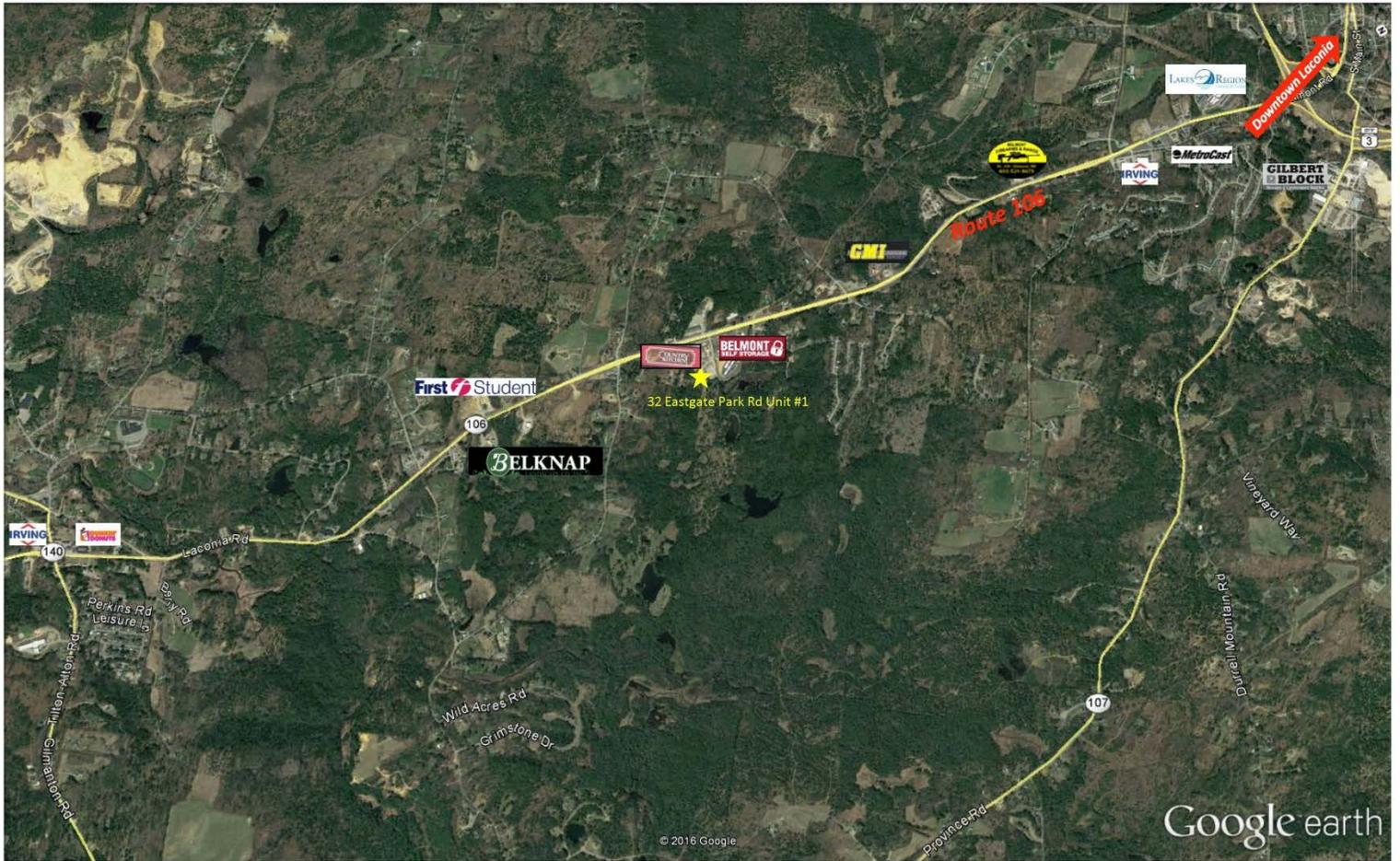
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Survey/Tax Map



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Google Map



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Permitted Uses

Town of Belmont

ARTICLE 5

ARTICLE 5. - TABLE 1 Zoning District Regulations Table of Permitted Uses

Note: P=Permitted Use; E=Special Exception Necessary; N=Not Permitted.

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Commercial Uses						
Accessory Building/Use	P	P	P	P	P	P
Activity related to the removal of sand, gravel, loam or stone for commercial purposes	P	P	P	P	P	P
Agricultural Animals (Lots 3 acres & larger)	E	E	P	P	P	E
Agricultural Animals (Lots less than 3 acres)	E	E	E	E	E	E
Aircraft Landing Area	E	E	E	E	E	E
Boat Sales & Service	P	P	N	N	E	N
Boat Storage Facilities	P	N	N	N	E	N
Business & Professional Offices	P	P	N	N	E	P
Campgrounds	P	N	N	N	E	N
Campground RV Resort	N	N	P	N	P	N
Commercial Greenhouses	P	P	E	E	E	E
Contractor's Yard	E	P	N	N	E	N
Diner, Restaurants, Taverns	P	P	E	N	P	P
Equestrian Centers, Stables	E	E	N	N	P	N
Essential Services Public, Private Utility Suppliers	P	P	P	P	P	P
Funeral Homes	N	N	P	P	P	P
Hotel/Motel	P	E	N	E	E	E
Laundry, Dry Cleaners	P	P	N	N	N	P
Licensed Hawking & Peddling	P	P	N	N	N	P
Lumber Yards	P	P	N	N	N	N
Manufactured Housing Sales Lots	P	N	N	N	N	N
Manufacturing - Light	P	P	N	N	N	N
Medical and Dental Offices	P	N	N	N	N	P
Motor Vehicle & Trailer Services, Sales, Repair, Gas Stations and Parts Sales	P	P	N	N	E	E
Movie Theaters	P	N	N	N	N	P
Personal Wireless Service	E	E	N	N	E	N
Radio and Television Installations	E	E	N	N	E	N
Recreational Facilities-Indoor	E	E	P	P	P	P
Recreational Facilities-Outdoor	E	E	E	N	E	E
Repair Services, Machine Shops, Small Assembly	P	P	N	N	E	E
Resource Recycling	P	P	N	N	E	N
Retail Stores	P	P	N	N	N	P
Sales lot – Satellite	P	P	N	N	N	N
Sawmills	E	P	N	N	E	N
Service Business	P	E	E	N	E	P
Site Construction Trailer	P	P	P	P	P	P
Sludge/Biosolids	N	N	N	N	N	N

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Storage Vehicles & Trailers	P	P	N	N	N	N
Treated Soils (add'l SE criteria Art 13)	E	E	N	N	N	N
Veterinary Clinics, Boarding Kennels	P	N	N	N	E	N
Warehousing/self-storage	P	P	N	N	E	N
Industrial Uses:						
Accessory Building/Use	P	P	P	P	P	P
Blast Furnaces	N	N	N	N	N	N
Fertilizer Plants	N	N	N	N	N	N
Manufacturing - Heavy	N	P	N	N	N	N
Municipal Solid Waste Transfer Station	N	P	N	N	N	N
Petroleum & Propane Gas Bulk Storage Fac.	E	P	N	N	N	N
Processing of Ammonia, Chlorine Petroleum or Explosives	N	N	N	N	N	N
Rendering Plants	N	N	N	N	N	N
Salvage/Junkyards including automobile, truck, bus, machinery, metal	N	P	N	N	E	N
Slaughter Houses	N	N	N	N	N	N
Smelters	N	N	N	N	N	N
Storage Vehicles & Trailers	P	P	N	N	N	N
Tanneries	N	N	N	N	N	N
Treated Soils (add'l SE criteria Art 13)	E	E	E	E	E	E
Truck Terminal	E	P	N	N	N	N
Institutional Uses:						
Accessory Building/Use	P	P	P	P	P	P
Assisted Living Facility	E	N	N	N	E	E
Cemeteries, Private Burial Grounds, and Burials on Private Property	N	N	N	N	P	N
Churches	N	N	P	P	P	P
Fraternal & Social Clubs, Halls	N	N	P	P	P	P
Hospitals/Clinics	P	N	N	N	E	P
Licensed Day Care Facilities	P	P	P	P	P	P
Nursing & Convalescent facilities	P	N	N	N	E	P
Schools, Public & Private	N	N	P	P	P	P
Residential Uses:						
Accessory Dwelling Unit	N	N	P	E	P	P
Accessory Building/Use	P	P	P	P	P	P
Agricultural Animals (Lots 3 acres & larger)	E	E	P	P	P	E
Agricultural Animals (Lots less than 3 acres)	E	E	E	E	E	E
Agriculture, Forestry Management	P	P	P	P	P	P
Bed & Breakfast Establishment	P	N	E	E	E	E
Open Space Development	N	N	P	P	P	P
Open Space Development (Parent Tract Under 10 Acres)	N	N	N	N	N	E
Dwelling - Multi-Family	N	N	P	N	N	P
Dwelling - Single Family(add'l SE criteria Art 13)	E	N	P	P	P	P
Dwelling - Two Family	N	N	P	N	P	P
Half-way House	E	N	N	N	N	E

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Home Occupations	P	P	P	P	P	P
Lodging House	N	N	E	E	E	E
Manufactured Housing-Dwelling (outside of approved park or approved subdivision)	N	N	N	N	N	N
Manufactured Housing Parks & Subdivisions	N	N	P	N	P	N
Shared-homes, Group-living Units	P	N	N	N	E	P

Nonconforming Uses

REFER TO ARTICLE 11