

# RARE COMM. SPACES FOR LEASE

Office ~ Industrial ~ Warehouse ~ Manuf. ~ Service Business



## 7 Fruite St. / Route 106 (Units 5,6 & 9) Belmont Business Center - Belmont, NH 03220

**Available Units:** Unit 5 consists of 3,600 +/- SF on 2 Floors  
1<sup>st</sup> Floor is 900+/- Unfinished Space  
900+/- Finished Office Space  
8' x 8' Overhead Drive-In Door  
2<sup>nd</sup> Floor is 1,800 SF of Finished Office Space

Units 6 & 9 consists of 2,500 +/- SF on 2 Floors  
1<sup>st</sup> Floor is 1,800 +/- SF of Warehouse/Shop Space  
2<sup>nd</sup> Floor is 700 +/- SF of Finished Office Space  
10' x 8' Overhead Drive-In Door

**Zoning:** Commercial  
**Utilities:** Private Water and Private Sewer  
**Heat/AC:** Bottled Gas – Heat Pump

## \$1,500/MO/NNN

**(603) 528-3388 Ext. 301**

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*Offered by:*

**Steve Weeks, Jr.**

Broker/Owner

Weeks Commercial

350 Court St., Laconia, NH



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.

**Weeks Commercial pleased to offer this multi-use lease opportunity.**

**These updated commercial condominium units offer a variety of combinations for subcontractor, service businesses, office, warehouse, manufacturing, and industrial use. The following units are currently available:**

**UNIT #5 includes:**

**3,600+/- SF on 2 levels. The first floor includes 900+/- SF of warehouse/shop space and a 8'x8' overhead drive-in door and 900+/- SF of finished office space. The second floor has 1,800+/- SF of finished office space. \$1,500/MO/NNN**

**UNITS #6 & 9 includes:**

**2,500+/- SF on 2 levels. The first floor includes 1,800+/- SF of warehouse/shop space and a 10' x 8' overhead drive-in door. The second floor has 700+/- SF of finished office space. All units are \$1,500/MO/NNN**

**Belmont Business Center is well located on high traffic Route 106 in Belmont, just a short distance from Laconia, Concord, I-93, and NH Motor Speedway. With excellent visibility, level access, and ample paved parking, these lease units represent a great opportunity for most service businesses or small retail businesses.**



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# PROPERTY DETAILS

<b><u>SITE DATA</u></b>	
Zoning	Commercial
Traffic Count	13,000+- Cars Per Day
Elevators	0
Drive In Door	Unit #5 8'x8', Units #6 & 9 10' x 8'
Site Status	Available

<b><u>SERVICE DATA</u></b>	
Heat	Heat Pump/Propane
Electrical	Circuit Breaker
Water/Well	Private
Sewer/Septic	Private
Sprinkler (Type)	None

<b><u>TAX DATA</u></b>	
Taxes	Unit #5 \$2,344 – Unit #6 \$1,511 - Unit #9 \$1,710
Tax Year	2017
Tax Map/Lot No.	217/111/005, 217/111/006, 217/111/009
Current Tax Rate/1000	\$28.83
Land Assessment	
Condo Assessment	Unit #5 \$67,800 – Unit #6 \$54,200 – Unit #9 \$59,300

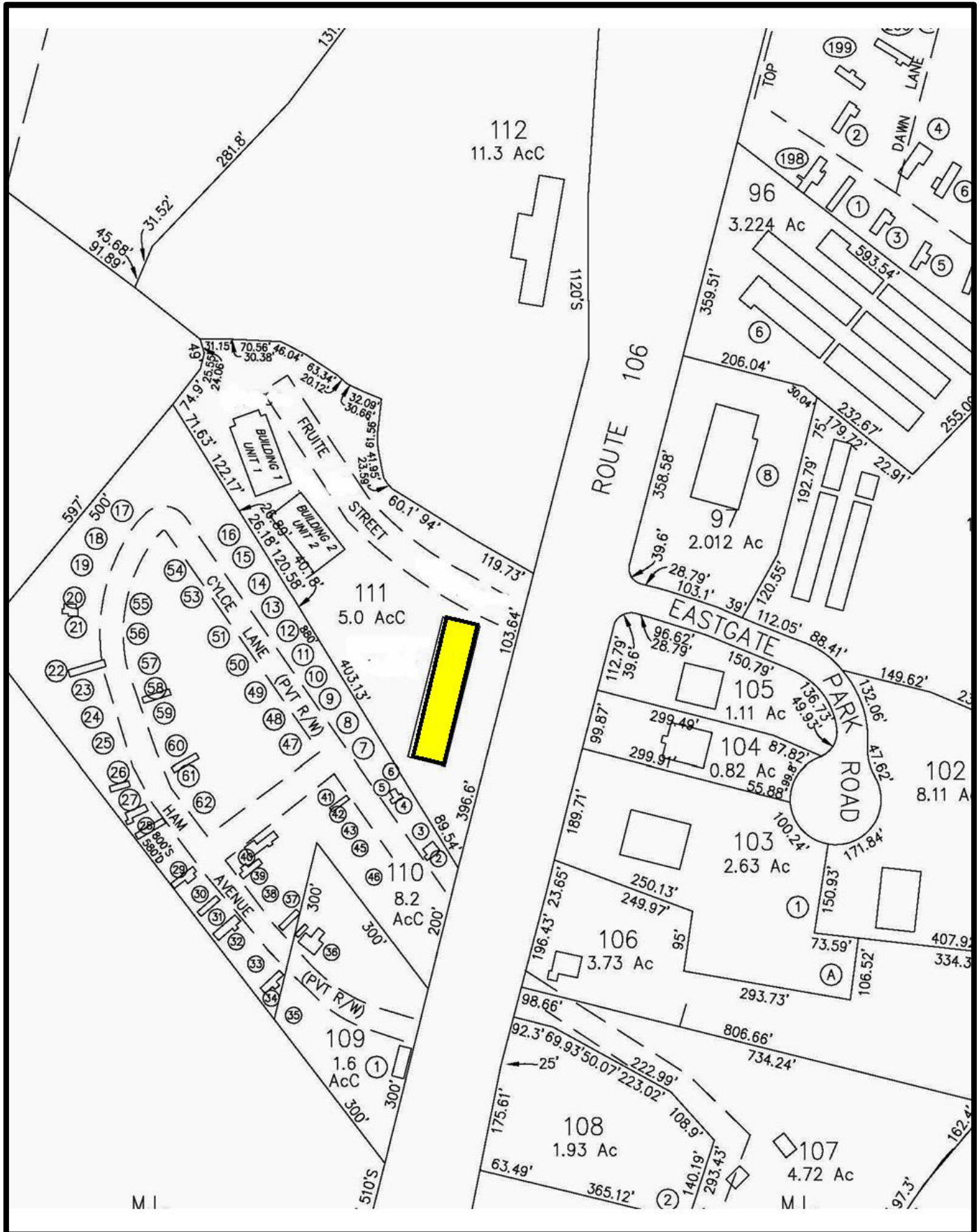
<b><u>PROPERTY DATA</u></b>	
Lot Size	5.0 Acres
Frontage	240 ft.
Number of Buildings	1
Building Square Footage	14,400
Number of Units	8
Number of Floors	2

<b><u>CONSTRUCTION</u></b>	
Exterior	Masonry
Roof Type/Age	Asphalt
Foundation	Concrete Slab/w First Wall
Insulation	Yes
Year Built	1983

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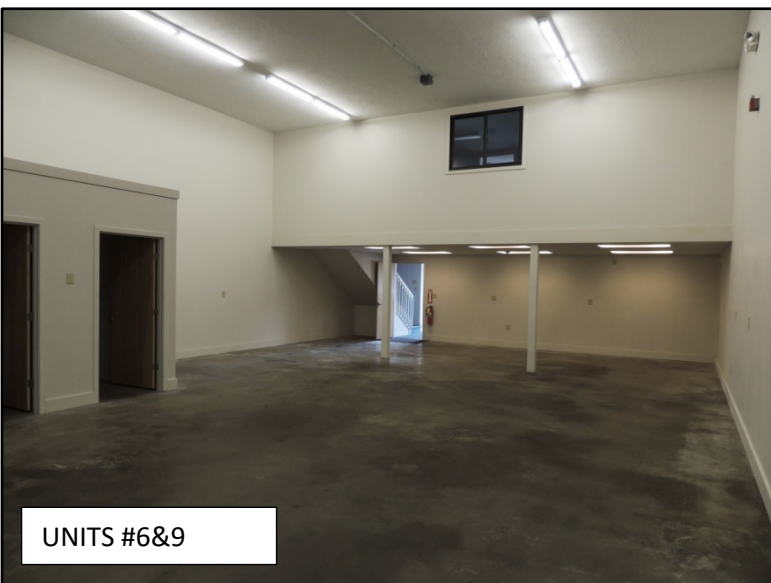


# TAX MAP



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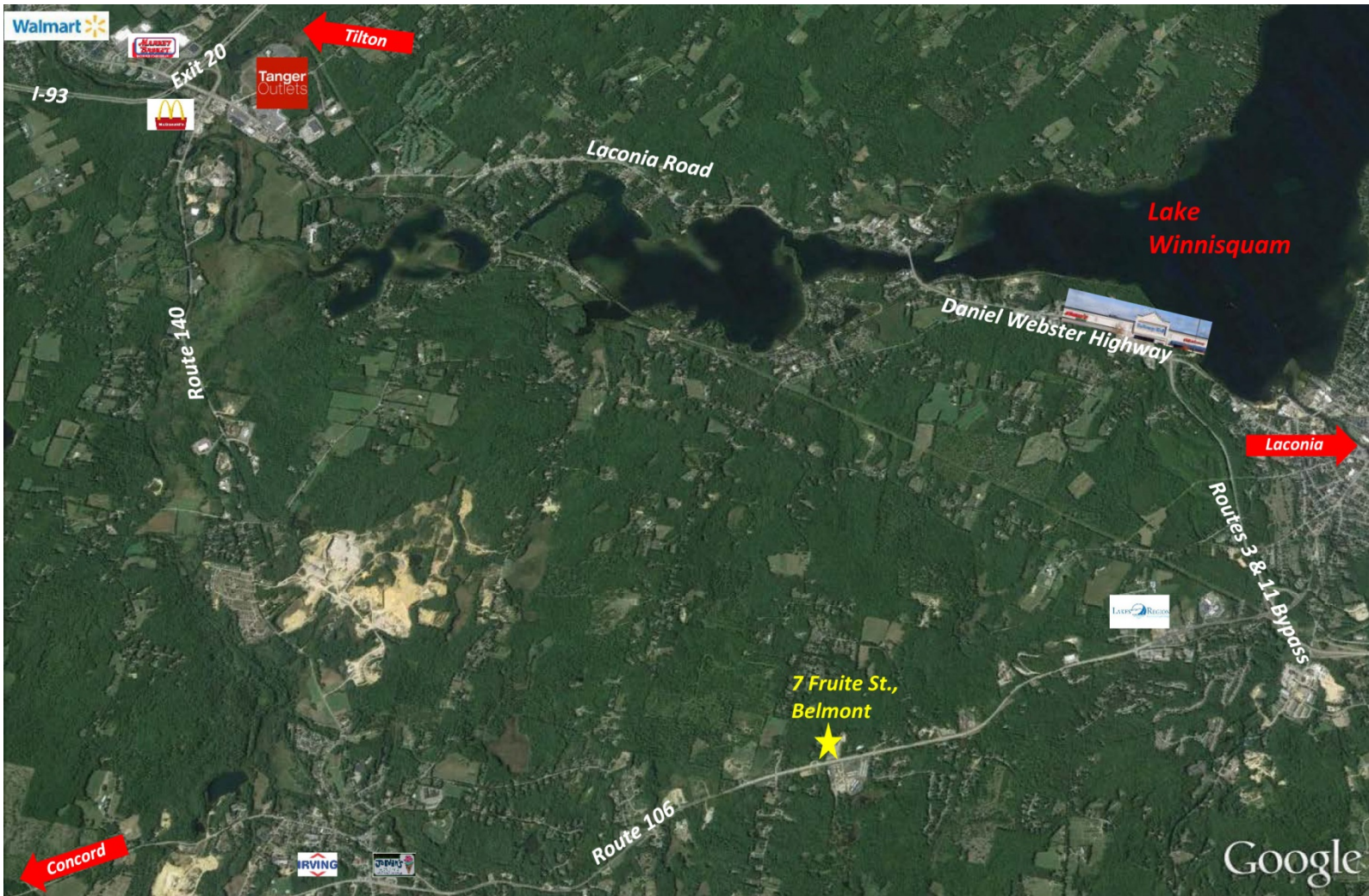
# PHOTOS



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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
<b>Commercial Uses:</b>						
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
Billboard - advertising on-site use	P	P	N	N	N	N
Billboard - advertising off-site use	N	N	N	N	N	N
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
Diners, 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
Sign - Business Directional	P	P	P	P	P	P
Sign - Business Park Directory	P	P	N	N	N	P
Sign – Electronic Changing Sign	P	P	N	N	N	N
Sign – Flashing Sign	N	N	N	N	N	N

Zoning Ordinance

5-2

Ed. 03/10/15

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**ARTICLE 5. - TABLE 1 (Cont.)**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Sign - Off Site Use	N	N	N	N	N	N
Sign - On Site Use	P	P	P	P	P	P
Sign - Temporary Use	P	P	P	P	P	P
Site Construction Trailer	P	P	P	P	P	P
Sludge/Biosolids	N	N	N	N	N	N
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
<b>Industrial Uses:</b>						
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
<b>Institutional Uses:</b>						
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
<b>Residential Uses:</b>						
Accessory Apartment	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

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**ARTICLE 5. - TABLE 1 (Cont.)**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
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
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