

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
1st Floor is 900+/- Unfinished Space
900+/- Finished Office Space
8' x 8' Overhead Drive-In Door
2nd Floor is 1,800 SF of Finished Office Space

Units 6 & 9 consists of 2,500 +/- SF on 2 Floors
1st Floor is 1,800 +/- SF of Warehouse/Shop Space
2nd 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

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www.weekscommercial.com



Offered by:

Steve Weeks, Jr.

Broker/Owner

Weeks Commercial

350 Court St., Laconia, NH



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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

| <u>SITE DATA</u> | |
|-------------------------|--------------------------------------|
| Zoning | Commercial |
| Traffic Count | 11,000+- Cars Per Day |
| Elevators | 0 |
| Drive In Door | Unit #5 8'x8', Units #6 & 9 10' x 8' |
| Site Status | Available |

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

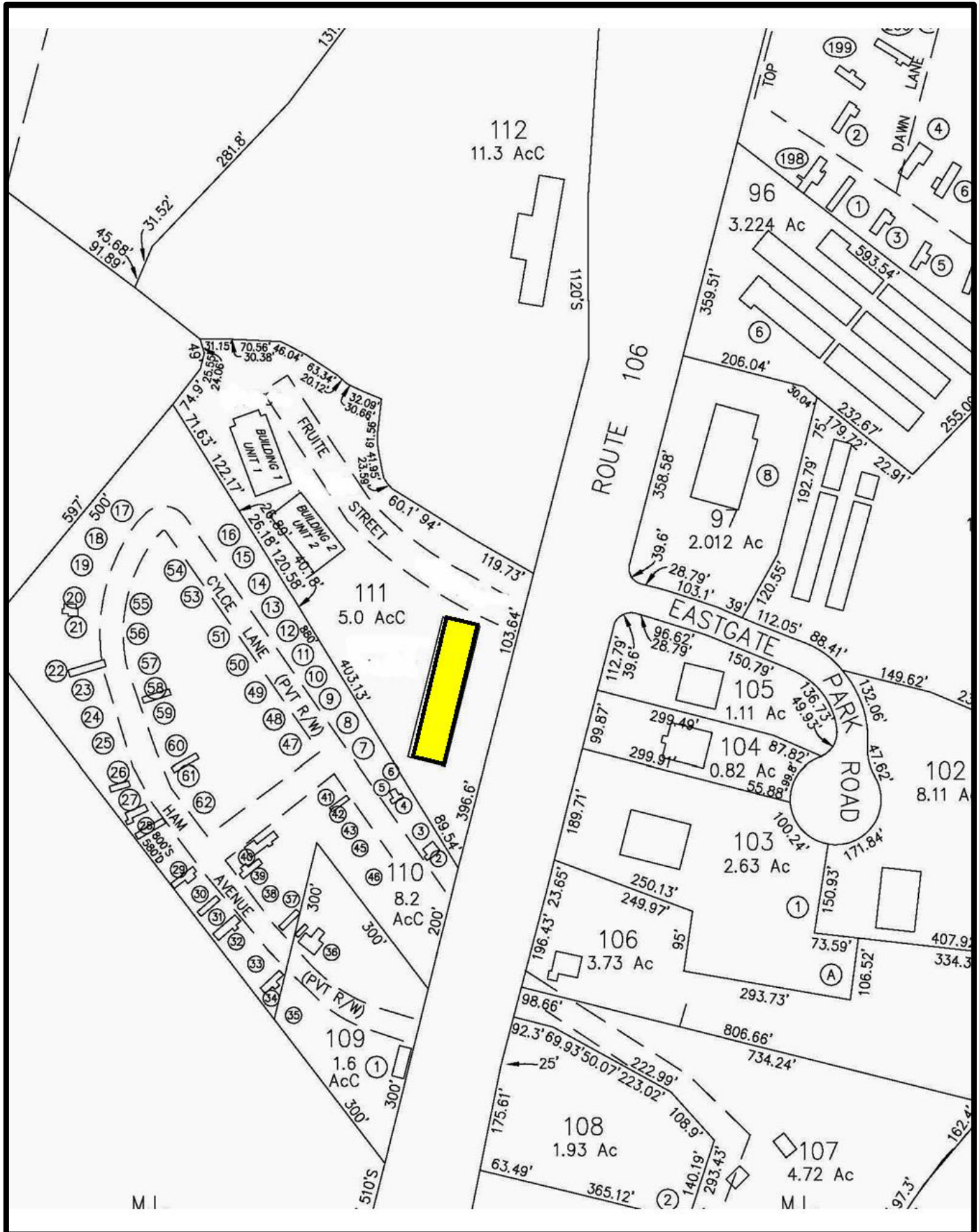
| <u>TAX DATA</u> | |
|------------------------|--|
| Taxes | Unit #5 \$1,983 – Unit #6 \$1,585 - Unit #9 \$1,735 |
| Tax Year | 2018 |
| Tax Map/Lot No. | 217/111/005, 217/111/006, 217/111/009 |
| Current Tax Rate/1000 | \$29.25 |
| Land Assessment | |
| Condo Assessment | Unit #5 \$67,800 – Unit #6 \$54,200 – Unit #9 \$59,300 |

| <u>PROPERTY DATA</u> | |
|-----------------------------|-----------|
| 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 |

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

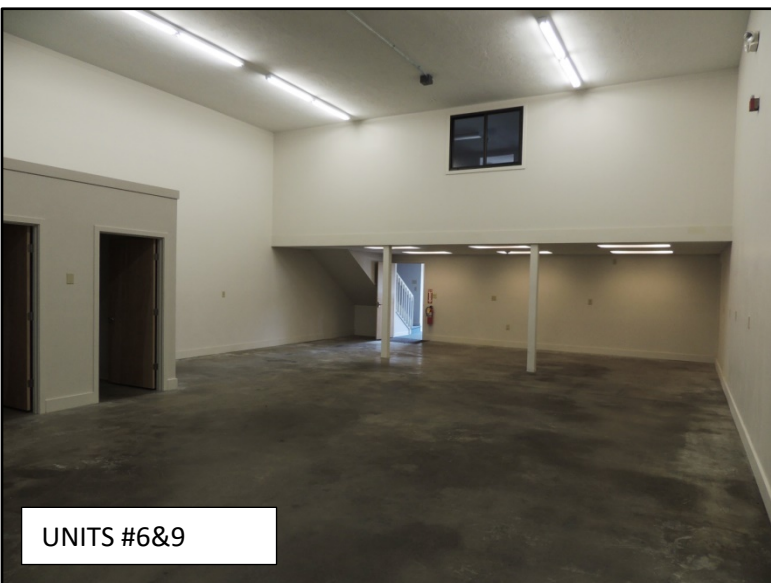
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TAX MAP



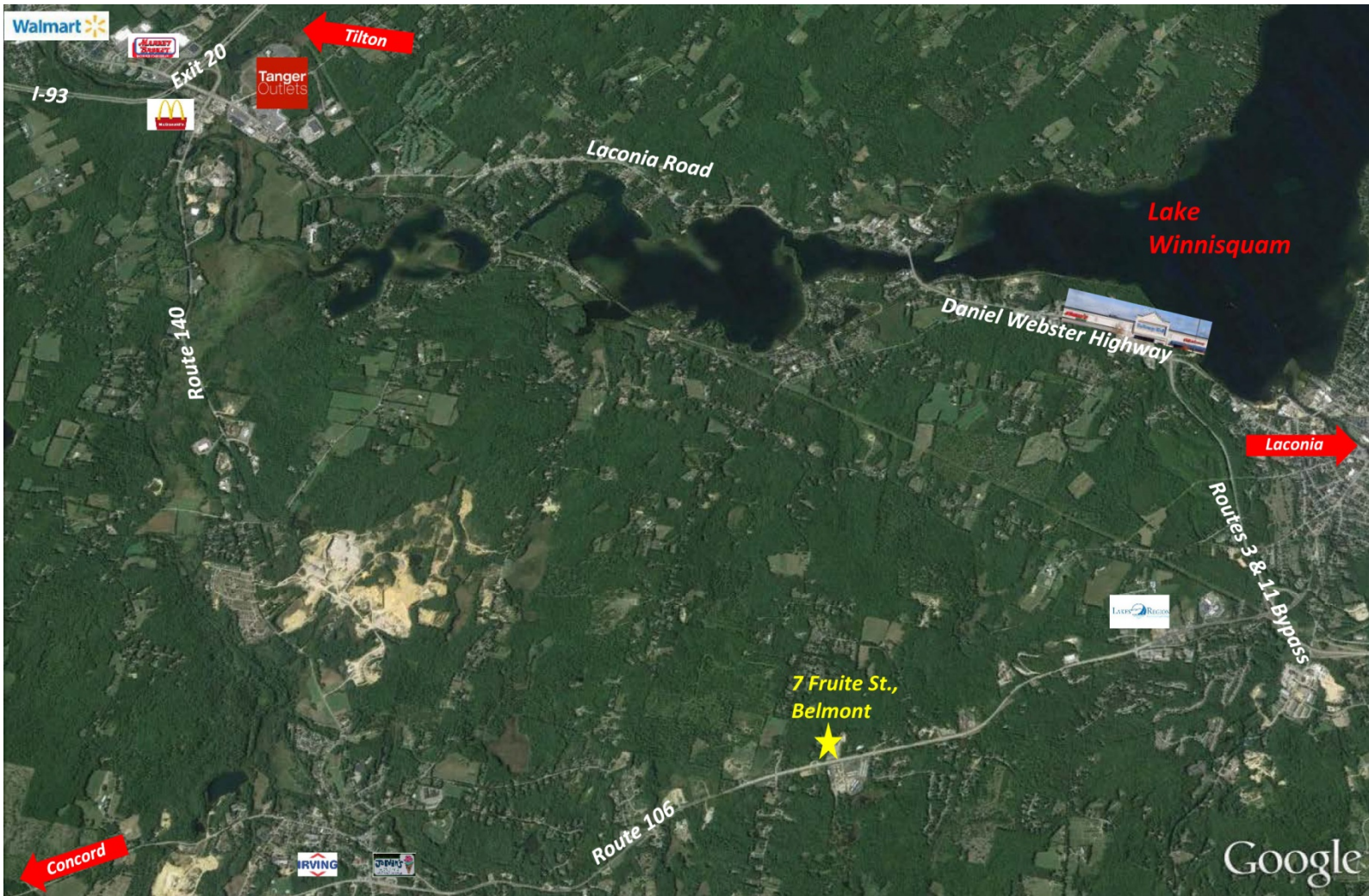
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PHOTOS



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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 |
|--|------------|------------|-----------------------------|------------------------------|-------|---------|
| 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-Exterior | E | N | N | N | N | N |
| Boat Storage Facilities-Interior | P | P | 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 |

Zoning Ordinance

5-2

Ed. 03/13/18

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| | 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-Exterior | E | N | N | N | N | N |
| Warehousing/self-storage-Interior | 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 | N | N | P | P | P | P |
| Dwelling - Single Family-Subordinate To Non-Residential Use | CU | CU | N | N | N | N |
| Dwelling - Two Family | N | N | P | N | P | P |

| | Commercial | Industrial | Residential Multi-Family | Residential Single Family | Rural | Village |
|--|------------|------------|--------------------------|---------------------------|-------|---------|
| 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