

RARE COMM. SPACES FOR LEASE

Office ~ Industrial ~ Warehouse ~ Manuf. ~ Service Business



7 Fruite St. / Route 106 (Units 5,6,7 & 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 6,7, & 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

(603) 528-3388 Ext. 301

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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 #6,7 & 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	13,000+- Cars Per Day
Elevators	0
Drive In Door	Unit #5 8'x8', Units #6,7, & 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

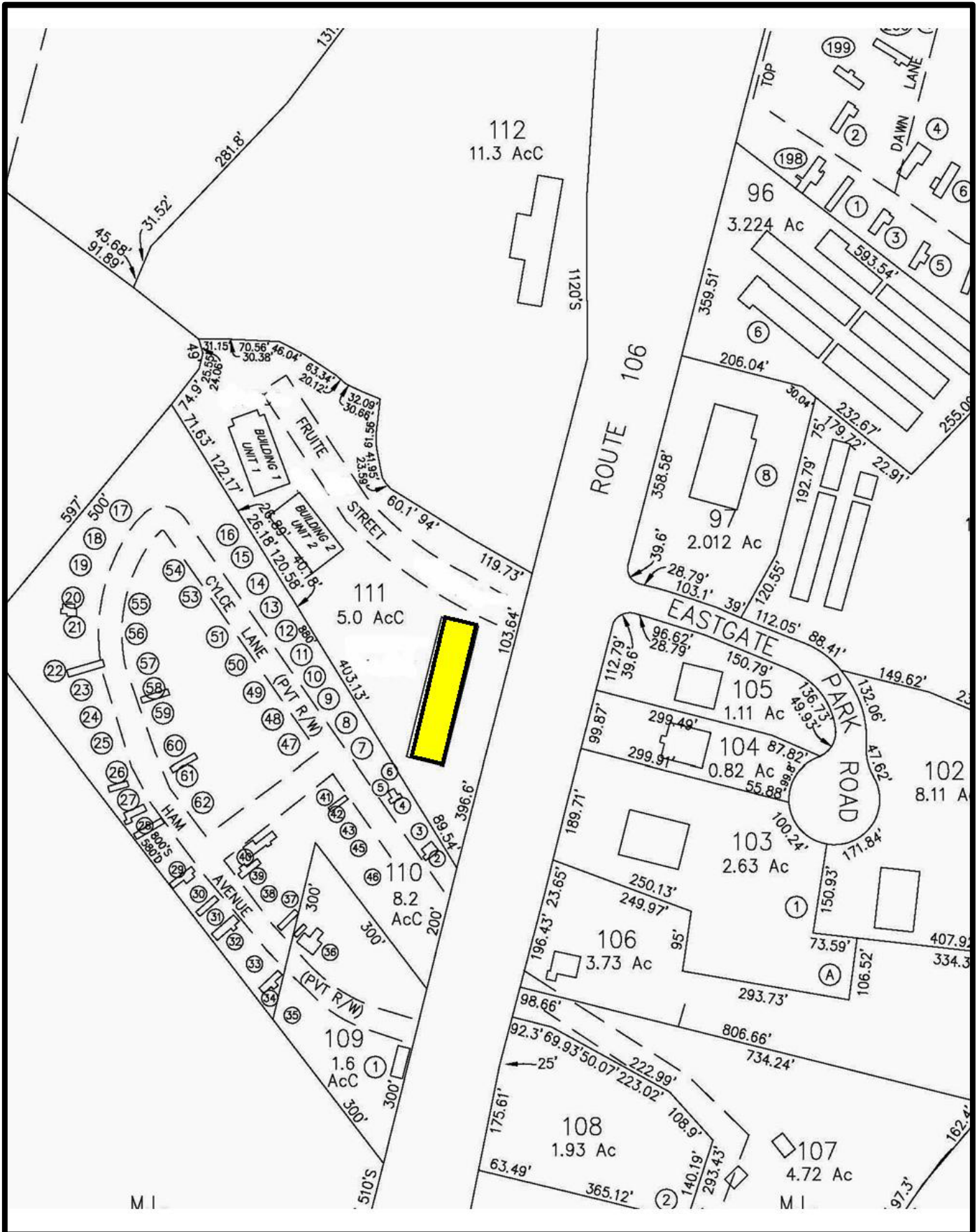
<u>TAX DATA</u>	
Taxes	Unit #5 \$2,344 – Unit #6 \$1,511 – Unit #7 \$1,750- Unit #9 \$1,710
Tax Year	2017
Tax Map/Lot No.	217/111/005, 217/111/006, 217/111,007, 217/111/009
Current Tax Rate/1000	\$28.83
Land Assessment	
Condo Assessment	Unit #5 \$67,800 – Unit #6 \$54,200 – Unit #7 \$60,700 – Unit #9 \$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

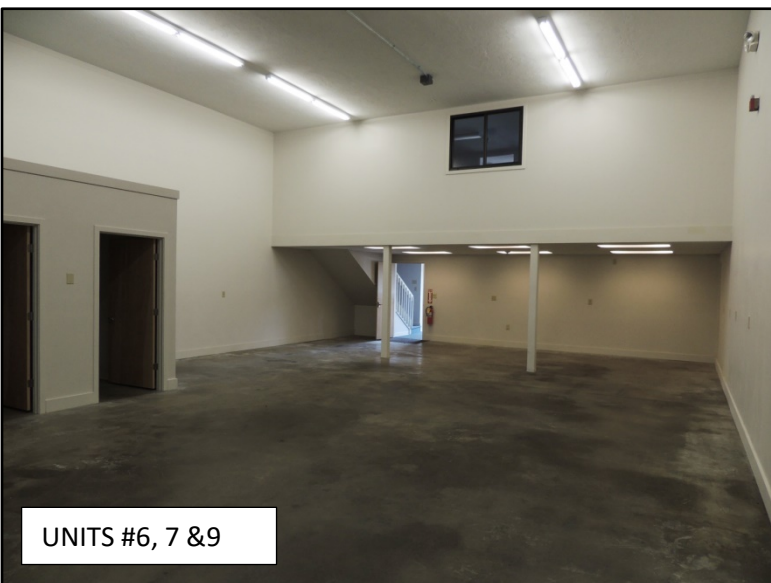
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TAX MAP



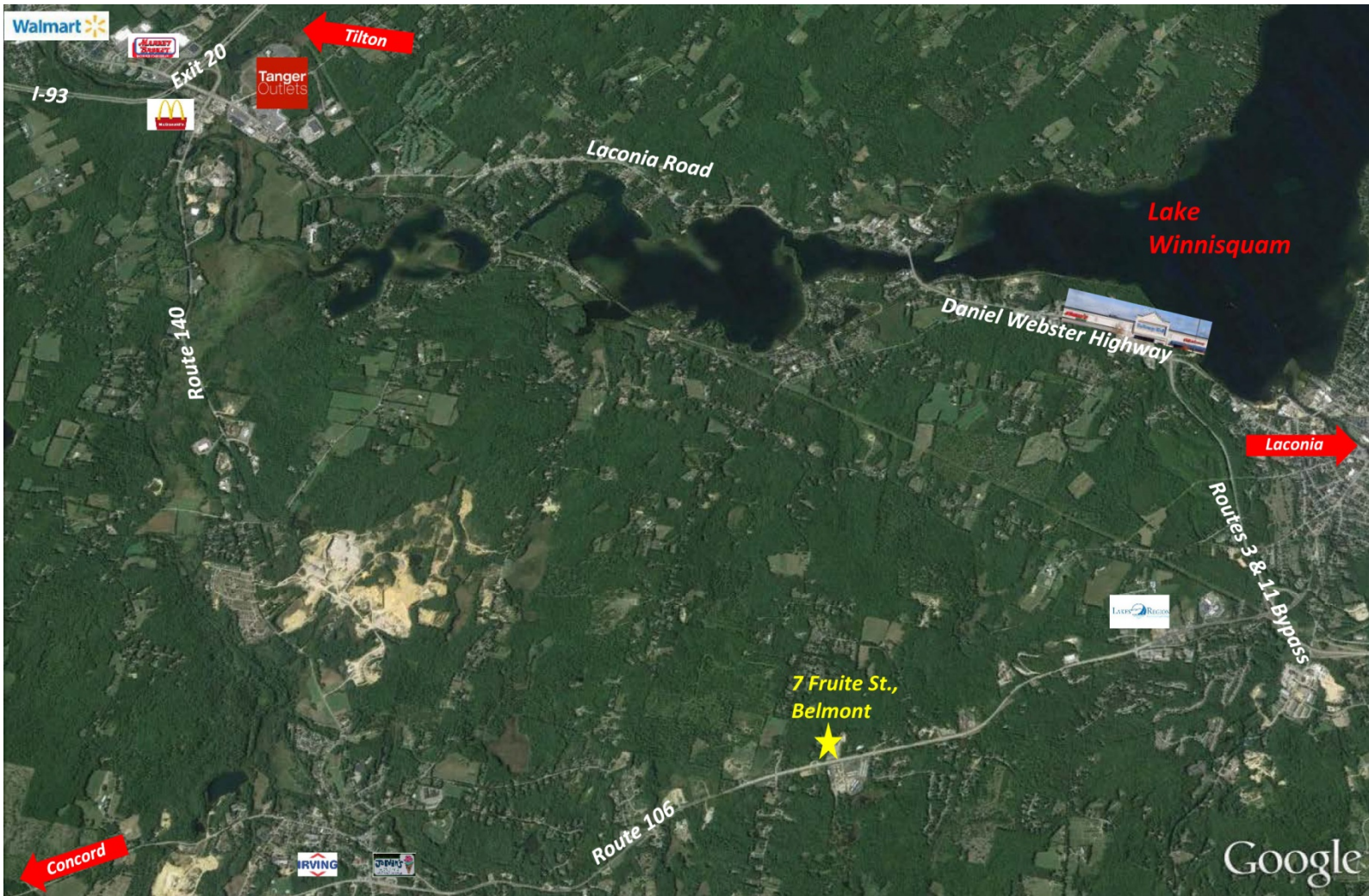
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PHOTOS



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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
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
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 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