

**Heavily  
Powered**

**FOR LEASE \$3.50-\$6.00/SF/NNN**

**5,000+/- to 30,000+/- SF Available for Lease  
Approximately 5 miles to I-93 Exit 20  
Less than a mile to intersection Rte. 106 & 140**

**Entire  
43,460+/- SF  
Building  
FOR SALE  
\$650,000**



- Loading Dock
- Drive In Overhead Door

**48 Dearborn St.  
Belmont**

**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

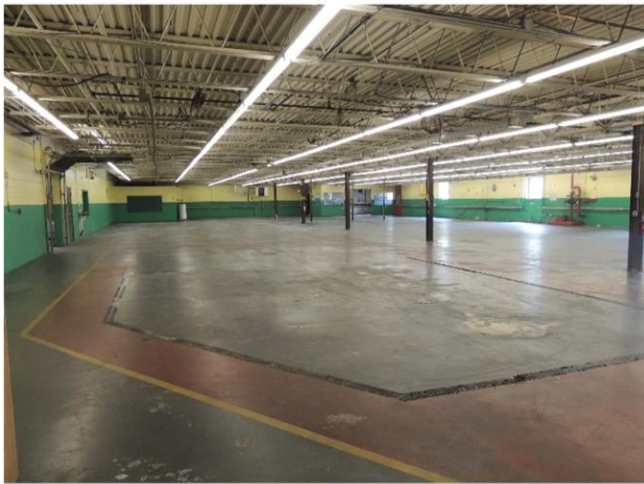
603.785-5811 (cell)

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

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.

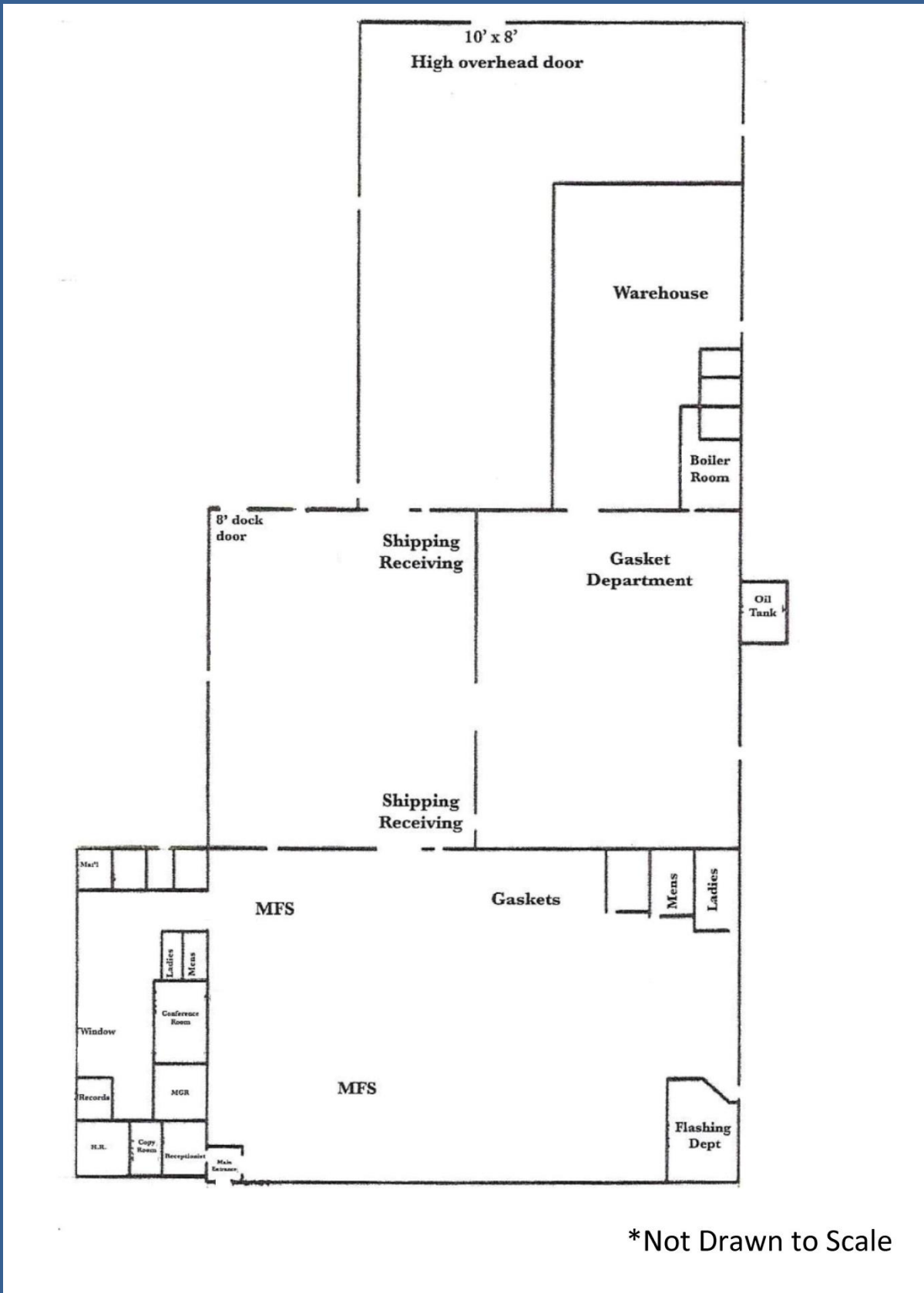


# PHOTOS



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# Floor Plan



\*Not Drawn to Scale

# PROPERTY DETAILS

<b>SITE DATA</b>	
Zoning	Industrial
<b>TAX DATA</b>	
Taxes	\$12,503
Tax Year	2019
Tax Map/Lot #	Map 123 Lot 28
Current Tax Rate	\$25.01
Total Building Assessment	\$430,500
Land Assessment	\$69,400
Total Assessed Value	\$499,900
<b>PROPERTY DATA</b>	
Lot Size	11.5 +/- Acres
Road Frontage	1,091 FT
Water & Sewer	Public
<b>BUILDING DATA</b>	
Year Built	1978
Building Size	43,460+/- SF (Basement included)
Roof	Membrane
A/C	Partial
Floor	Concrete

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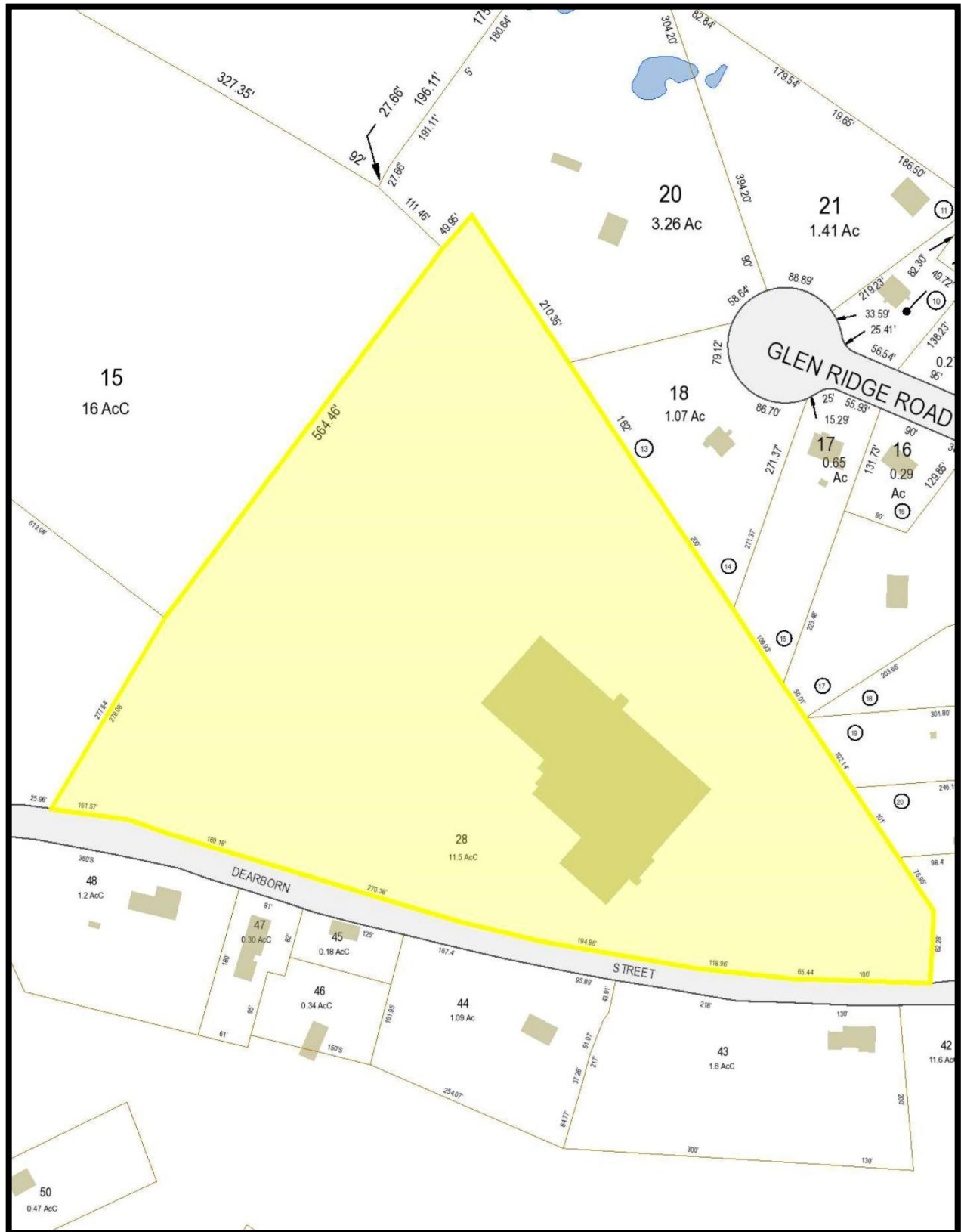


# GOOGLE EARTH MAP



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# TAX 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
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
<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 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



	<b>Commercial</b>	<b>Industrial</b>	<b>Residential Multi-Family</b>	<b>Residential Single Family</b>	<b>Rural</b>	<b>Village</b>
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