



\$6.00/SF/MODIFIED GROSS

UNIT #1-10,680 SF

14 FT CEILING

2 LOADING DOCKS

12FT OVERHEAD DRIVE IN DOOR



Steve Weeks, Jr.
Broker/Owner
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Laconia, NH 03246
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***ZONED
COMMERCIAL***

PROPERTY DETAILS

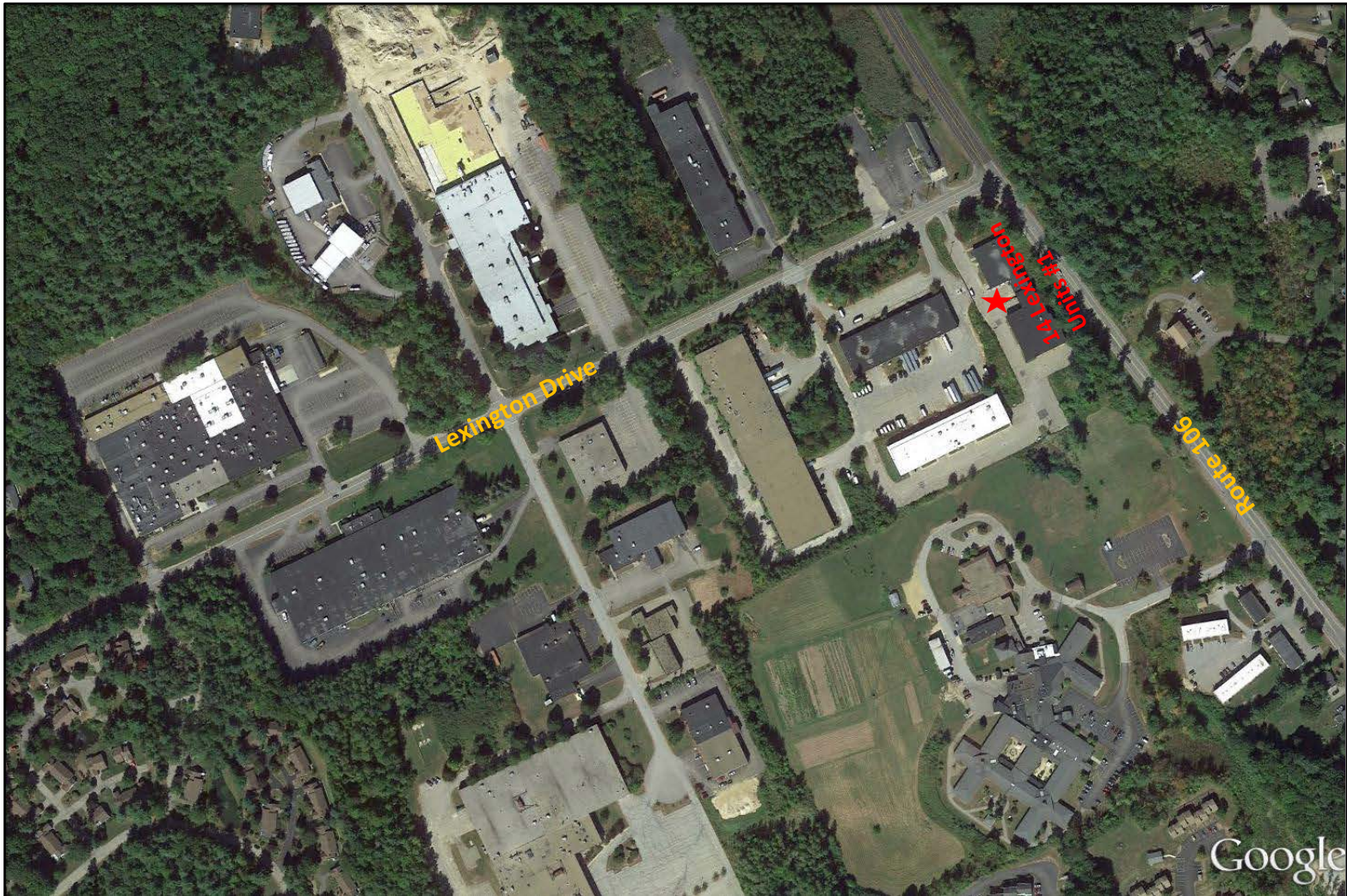
SERVICE DATA	
Heat	Blowers
Electrical	3 Phase Power
Water/Well	Public Water
Sewer/Septic	Public Sewer
Sprinkler (Type)	Yes, Wet
TAX DATA	
Taxes	\$13,690
Tax Year	2017
Map/Lot	375/324/1/001
Current Tax Rate/1000	\$21.03
Assessment	\$651,000
PROPERTY DATA	
Lot Size	4.54 Acres
Frontage	131 ft. on Lexington Drive
Square Footage Available	10,680
Number of Floors	1
Zoning	Commercial
Loading Docks/Doors	Yes
Site Status	Available
CONSTRUCTION	
Exterior	Block
Roof Type/Age	Tar / Gravel
Foundation	Concrete Slab
Construction	Masonry / Steel Frame
Year Built	1980

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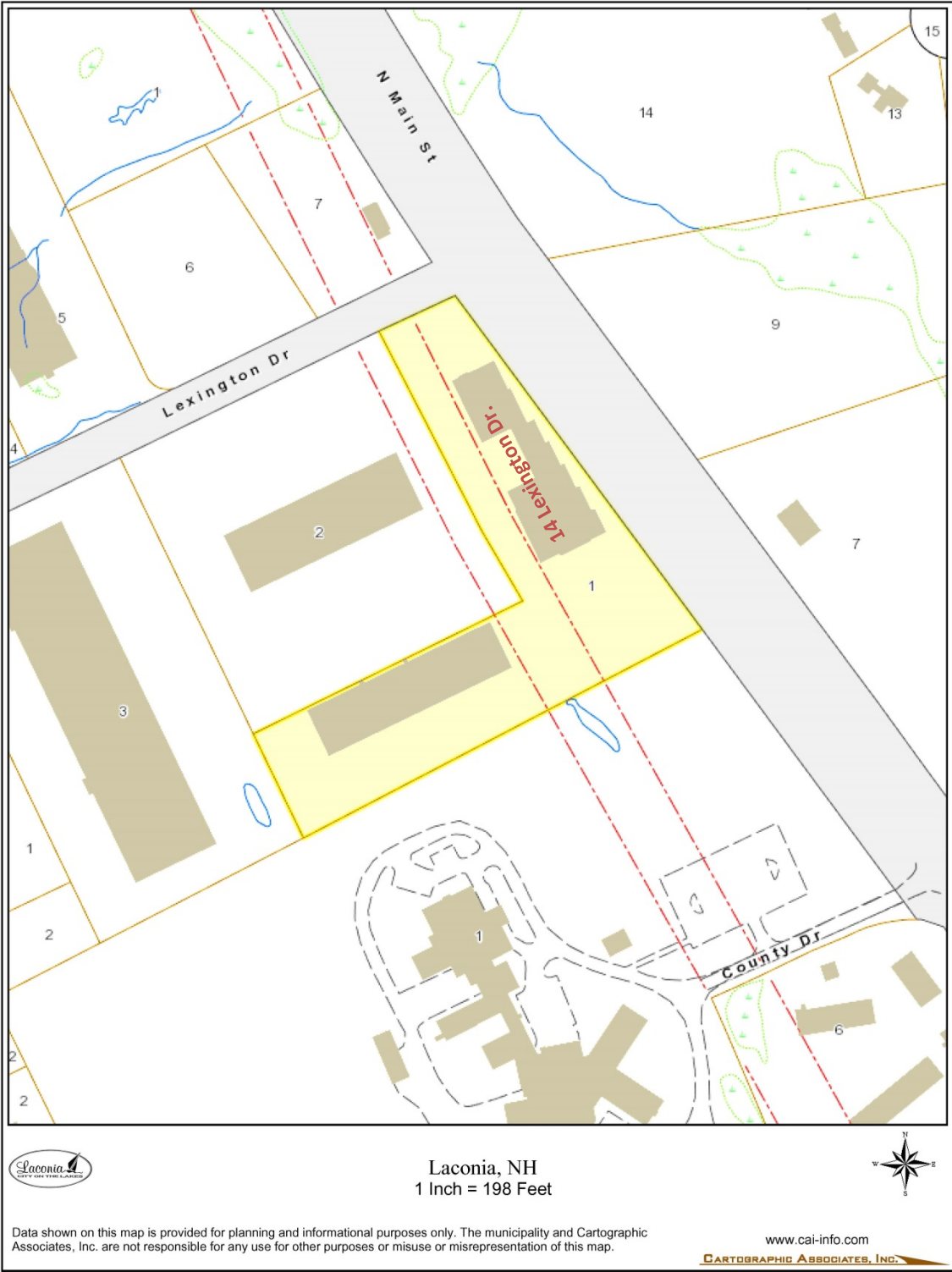
14 LEXINGTON DRIVE - UNIT #1 - 10,680 SF
\$6.00/SF/MOD. GROSS



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ZONING

235 Attachment 2

**City of Laconia
Table I**

Table of Permitted Uses

[Amended 12-8-1997 by Ord. No. 12.97.12; 10-26-1998 by Ord. No. 08.98.08; 5-22-2000 by Ord. No. 05.2000.05; 8-13-2001 by Ord. No. 05.2001.05; 10-22-2007 by Ord. No. 13.2007.13; 1-28-2008 by Ord. No. 01.2008.01; 3-9-2015 by Ord. No. 01.2015.01 by Ord. No. 2017-235-04 by Ord. No. 2017-235-05]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES						P	CR	DR	BC	C	BCI	IP	I	AI	
C	C	C	C	C	C	Cluster subdivision - conventional housing						N	C	P	N	N	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)						P	P	P	P	P	P	N	N	N	N
C	C	C	C	N	N	Manufactured housing park						N	N	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing						P	N	N	P	P	P	P	P	P	P
C	C	C	C	N	N	Manufactured subdivision						N	N	N	N	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling						E	P	P	E	N	E	N	N	N	N
P	P	P	P	P	P	Single-family						P	P	P	P	P	P	N	N	N	N
N	N	N	P	P	P	Two-family dwelling						P	P	P	P	P	P	N	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES						P	CR	DR	BC	C	BCI	IP	I	AI	
E	E	E	E	E	E	Accessory Dwelling Unit						E	C	E	E	E	E	N	N	N	N
P	P	P	P	P	P	Building						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Home occupation						P	P	P	P	P	P	N	N	N	N
P	P	E	E	N	N	Greenhouse						N	C	N	N	N	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels						N	E	N	E	E	E	N	N	N	N

P - Permitted, E - Special Exception, C - Conditional Use Permit, N - Not Permitted, * - Special provisions in district, see Article VII.

- | | | |
|------------------------------|---------------------------------|------------------------|
| RR1-Rural Residential 1 | RA-Residential Apartment | DR-Downtown Riverfront |
| RR2-Rural Residential 2 | P-Professional | CR-Commercial Resort |
| RS-Residential Single Family | BC-Business Central | IP-Industrial Park |
| SFR-Shorefront Residential | BCI-Business Central Industrial | I-Industrial |
| RG-Residential General | C-Commercial | AI-Airport Industrial |

LACONIA CODE

**Table I
Table of Permitted Uses
City of Laconia**

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES (continued)						P	CR	DR	BC	C	BCI	IP	I	AI	
P	P	P	P	P	P	Outdoor storage						P	P	N	P	P	P	N	N	N	N
P	P	E	P	P	P	Road side stand						P	P	N	P	P	P	N	N	N	N
P	P	P	P	P	P	Roomers, less than three						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Shelter, emergency						P	P	N	P	P	P	N	P	P	P
P	P	P	E	N	N	Stable						N	E	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats						P	E	N	P	P	P	N	N	N	N
P	P	P	P	P	P	Swimming pool						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Yard sales						P	P	P	P	P	P	N	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	E	P	E	E	Assisted living facility						E	P	N	E	N	E	N	N	N	N
C	C	C	C	C	C	Bed-and-breakfast						C	P	P	P	P	P	N	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house						E	P	E	E	E	E	N	N	N	N
E	E	E	E	P	P	Dormitory						N	E	C	N	E	N	N	N	N	E
N	N	N	N	P	E	Emergency shelter/housing						P	E	P	E	E	E	N	N	N	N
N	N	N	N	E	P	Transitional housing						E	N	P	E	N	E	N	N	N	N

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RR1	RR2	RS	SFR	RG	RA	EDUCATION/CULTURAL USES	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	N	N	Library/museums/gallery	P	P	P	P	P	P	N	N	N
E	E	E	P	P	P	Place of worship, including associated residence	P	P	P	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	P	E	N	N	E	N	E	E	E
E	E	E	E	N	N	School, trade/vocational	P	E	C*	P	P	P	E	E	E
E	E	E	E	P	P	School, college/university/community college	N	E	C	N	E	N	N	N	E
E	E	E	E	P	P	School, elementary/secondary	N	E	N	N	E	N	N	N	E
RR1	RR2	RS	SFR	RG	RA	BUSINESS	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Eating and drinking place	P	P	P	P	P	P	E	E	E
N	N	N	N	N	N	Flea/farmer's market	E	C	P*	P	P	P	N	N	N
E	E	E	P	E	E	Neighborhood store	E	P	P	P	N	P	E	E	E
N	N	N	N	N	N	Retail sales	E	P	P	P	P	P	N	N	E
N	N	N	N	N	N	Sexually oriented business	N	N	N	N	P	N	N	N	N
N	N	N	N	N	N	Shopping center/mall	N	P	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	SERVICE	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	E	E	Artist/craftsman studio	P	P	P	P	P	P	N	N	N
C	C	C	C	C	C	Day care/day nursery	C	C	C	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service	N	P	N	P	P	P	N	E	E
N	N	N	N	N	N	Financial institution or business office	P	P	P	P	P	P	P	P	P
N	N	N	N	E	E	Funeral establishment - mortuary	P	N	N	P	P	P	N	N	N
N	N	N	N	N	N	Alternative treatment center/cultivation site	N	N	N	N	N	N	C	C	C

RR1	RR2	RS	SFR	RG	RA	SERVICE (continued)	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Hospital/health care facility	P	P	N	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn	E	P	P	P	P	P	N	N	E
N	N	N	N	E	E	Laundromat	P	P	N	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop	P	P	P	P	P	P	N	N	E
N	N	N	N	N	N	Professional office	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair	E	E	N	P	P	P	N	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding	E	E	N	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Amusement arcade	N	P	P*	P	P	P	N	N	E
N	N	N	N	N	N	Amusement park	N	P	N	N	E	N	N	N	N
C	C	C	N	N	N	Arts center	C	P	P	P	P	P	N	N	N
E	E	N	E	N	N	Campground, RV/tent	N	C	N	N	N	N	N	N	N
N	N	E	E	N	N	Conference center	N	P	P	P	P	P	N	N	N
C	C	C	N	N	N	Equestrian stable/center	N	C	N	N	N	N	N	N	N
N	N	N	N	N	N	Indoor recreational facility	N	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Movie theater, including drive-in	N	P	P*	P	P	P	N	N	N
N	N	N	N	N	N	Nightclub/dance hall	N	P	P	P	P	P	N	N	N

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RR1-Rural Residential 1
RR2-Rural Residential 2
RS-Residential Single Family
SFR-Shorefront Residential
RG-Residential General

RA-Residential Apartment
P-Professional
BC-Business Central
BCI-Business Central Industrial
C-Commercial

DR-Downtown Riverfront
CR-Commercial Resort
IP-Industrial Park
I-Industrial
AI-Airport Industrial

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RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES (continued)					P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	N	N	Outdoor recreational facility					N	P	N	E	P	E	P	P	N
N	N	N	N	N	N	Private club ¹					E	P	P	P	P	P	N	N	N
¹ [NOTE: Permitted as an accessory use to other permitted uses in this category]																			
RR1	RR2	RS	SFR	RG	RA	WATER-RELATED/DEPENDENT USES					P	CR	DR	BC	C	BCI	IP	I	AI
E	N	N	P	N	N	Commercial beach					N	P	N	N	N	N	N	N	N
N	N	N	N	N	N	Dry slips					N	C	N	N	C	N	C	P	P
E	N	N	E	N	N	Marina/yacht club					N	C	C	N	C	C	N	C	N
N	N	N	N	N	N	Watercraft long term storage					N	C	N	N	C	N	P	P	P
E	N	N	E	N	N	Marine vehicle sales and service					N	P	C*	E	P	P	N	P	N
E	N	N	P	N	N	Watercraft launch/rental					N	P	C*	P	P	P	N	P	N
N	N	N	N	N	N	Watercraft repair/building					N	P	N	N	P	P	P	P	P

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RR1	RR2	RS	SFR	RG	RA	COMMERCIAL AND INDUSTRIAL					P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Commercial printing/photographic processing					N	E	N	P	P	P	P	P	P
N	N	N	N	N	N	Dry cleaning establishment					N	N	N	P	P	P	P	P	P
N	N	N	N	N	N	Fuel, wholesale/bulk storage and sales					N	N	N	E	E	E	P	P	P
N	N	N	N	N	N	Indoor storage, self-service					E	N	N	P	P	P	P	P	P
N	N	N	N	N	N	Lumber yard/construction yard					N	N	N	E	E	E	P	P	N
N	N	N	N	N	N	Manufacturing					N	N	N	N	N	P	P	P	P
N	N	N	N	N	N	Packaging and processing					N	N	N	E	P	P	P	P	P
N	N	N	N	N	N	Product assembly/testing					N	N	N	E	P	P	P	P	P
N	N	N	N	N	N	Research and development					E*	N	P*	E*	P*	P*	P	P	P
N	N	N	N	N	N	Warehouse					N	N	N	C	C	P	P	P	P
N	N	N	N	N	N	Wholesale distribution center					N	N	N	C	C	P	P	P	P
RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION					P	CR	DR	BC	C	BCI	IP	I	AI
E	E	N	N	N	N	Airport/heliport					N	N	N	N	E	P	E	E	N
N	N	N	N	N	N	Car wash/detailing					N	E	N	N	P	P	N	N	N
N	N	N	E	N	N	Commercial parking garage or lot					E	P	C*	P	P	P	E	E	E
N	N	N	N	N	N	Salt storage shed					N	E	N	E	E	P	P	P	P
N	N	N	N	N	N	Taxi service					N	P	P	P	P	P	P	P	P
E	E	E	E	E	E	Transit station					P	P	C	P	P	P	P	P	
N	N	N	N	N	N	Truck Rental Establishment					P	N	P	P	P	P	P	P	

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RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION (continued)				P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Truck terminal				N	N	N	N	E	P	P	P	P
N	N	N	N	N	N	Vehicle dealership, sales and service				N	N	N	N	P	P	N	N	E
N	N	N	N	N	N	Vehicle major service				N	N	N	N	P	P	P	P	E
N	N	N	N	N	N	Vehicle fueling center/light service				N	C	N	C	C	P	N	N	N
N	N	N	N	N	N	Vehicle Rental Establishment				P	N	P	P	P	P	P	P	P
N	N	N	N	N	N	Vehicle salvage yard/wrecking				N	N	N	N	N	P	E	E	E
N	N	N	N	N	N	Vehicle storage, long-term				N	N	N	N	E	P	E	E	E
RR1	RR2	RS	SFR	RG	RA	GOVERNMENTAL AND PUBLIC SERVICES				P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	N	N	N	Communications tower				N	E	N	N	N	E	E	E	P
C	C	C	C	C	C	Laconia municipal government uses or facilities				C	C	C	C	C	C	C	C	C
E	E	E	E	E	E	Power generation facility				E	E	E*	E	P	E	P	P	P
E	E	E	E	E	E	Utility				E	E	N	E	P	E	P	P	P
RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES				P	CR	DR	BC	C	BCI	IP	I	AI
P	P	N	N	N	N	Agriculture, including livestock				N	E	N	N	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock				N	C	N	N	N	N	N	P	P
E	E	E	E	E	E	Cemetery				E	E	N	N	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill				N	N	N	N	N	N	N	E	E

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LACONIA CODE

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City of Laconia**

RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES (continued)				P	CR	DR	BC	C	BCI	IP	I	AI
E	N	N	N	N	N	Excavation				N	N	N	N	N	N	N	E	E
P	P	P	N	N	N	Forestry				N	P	N	N	N	N	P	P	P
N	N	N	N	N	N	Junkyards				N	N	N	N	N	N	N	C	C
N	N	N	N	N	N	Landfill/resource recovery facility				N	N	N	N	N	N	N	C	C
RR1	RR2	RS	SFR	RG	RA	NONRESIDENTIAL ACCESSORY USES				P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Accessory docks				N	P	P	P	P	P	N	P	N
E	E	E	E	E	E	Building				P	P	P	P	P	P	P	P	P
P	P	P	P	P	P	Day care/nursery				P	P	P	P	P	P	P	P	P
N	N	N	E	N	N	Drive-through				E	P	N	E	P	E	P	P	P
N	N	N	N	N	N	Employee amenities				P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Outdoor storage				N	P	N	P	P	P	P	P	P
N	N	N	N	N	N	Retail outlet to industrial use				N	N	N	N	N	P	P	P	P
N	N	N	E	N	N	Take-out window				P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Storage containers				N	P*	N	N	P*	N	P*	P*	P*
N	N	N	N	N	N	Storage trailers				N	N	N	N	N	N	P*	P*	P*

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