

# Warehouse/Manufacturing Space

16,416 Square Feet



- \* Warehouse/Manufacturing Space 13,941 SF
- \* Office Space 2,475 SF
- \* 4 Way Lighted Intersection
- \* 2 Loading Docks
- \* 305 FT on Route 3
- \* 402 FT on Bay Road



**Steve Weeks Jr.**  
Broker/Owner

Weeks Commercial

Business: 603.528.3388 x301

Cell: 603.785.5811

**6 Bay Road, Sanbornton**

*Only 10 Minutes from  
Exit 20 – Interstate 93*



**WEEKS COMMERCIAL • 350 COURT STREET, LACONIA, NH 03246**

**WWW.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.

# Property Details

<b><u>SITE DATA</u></b>	
Zoning	Commercial
Traffic Count	17,000+-Cars/day on Rte 3/DW Hwy.
Ceiling Height	10 Feet
Loading Docks/Doors	2

<b><u>SERVICE DATA</u></b>	
Heat	Gas/Central Air
Electrical	800 AMP, 3 Phase
Water/Well	Private Water
Sewer/Septic	Public Sewer
Sprinkler (Type)	

<b><u>TAX DATA</u></b>	
Taxes	\$11,808
Tax Year	2019
Tax Map/Lot No.	Map 24, Lot 24
Current Tax Rate/1000	\$19.32
Land Assessment	\$177,600
Building Assessment	\$427,200
Features	\$6,400
Total Assessed Value	\$611,200

<b><u>PROPERTY DATA</u></b>	
Lot Size	3.42 Acres
Frontage	305 Feet on Route 3 / 402 Feet. on Bay Road
Number of Buildings	1
Building Square Footage	16,416 Sq.Ft.
Number of Units	1
Number of Floors	1

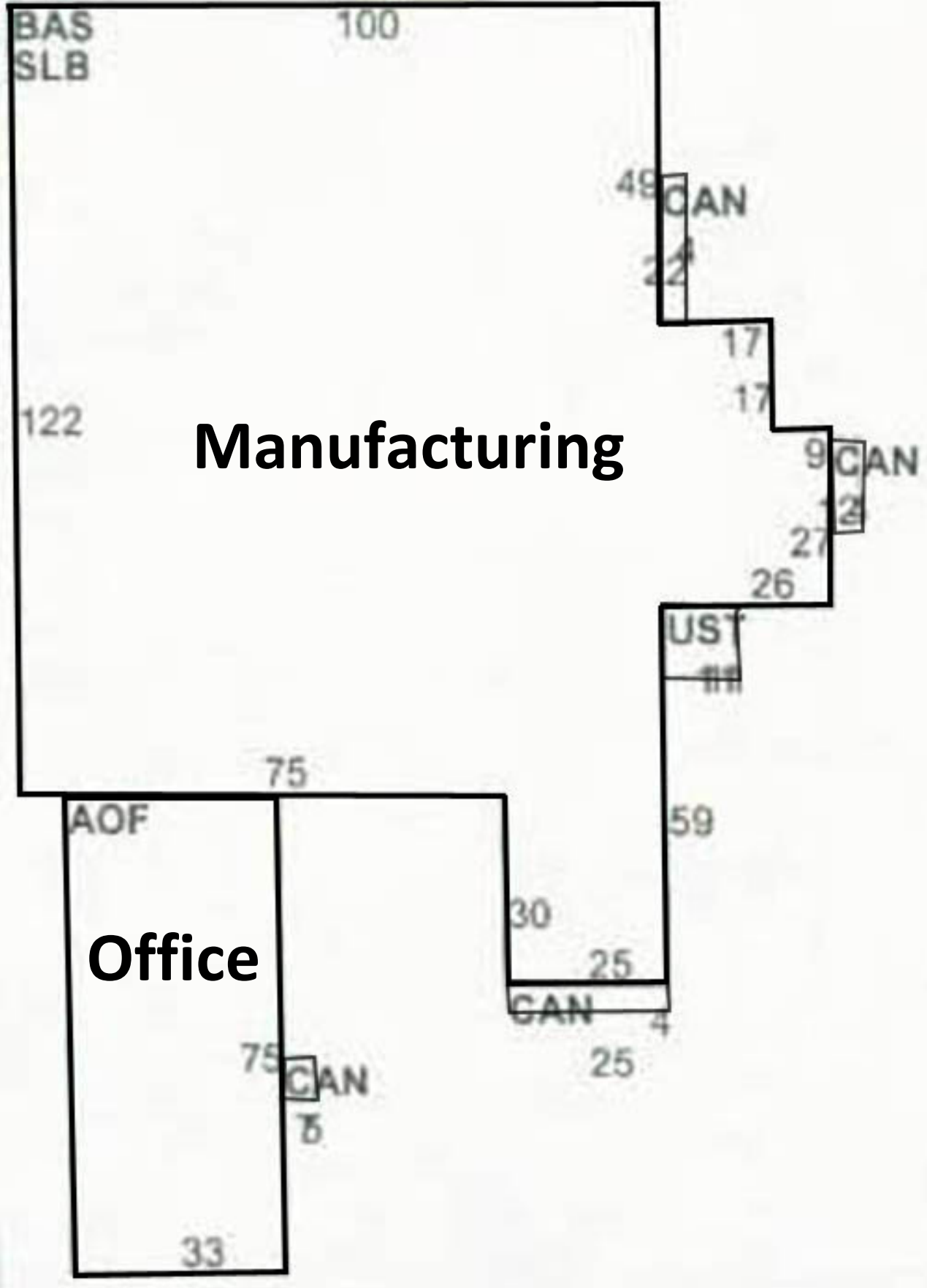
<b><u>CONSTRUCTION</u></b>	
Exterior	Wood Siding, Concrete Block
Roof Type/Age	Metal
Foundation	Concrete Slab
Insulation	Yes
Year Built	1981

<b><u>LAND DATA</u></b>	
Site Plan	Attached
Easements	See Deed
Topography	Level

<b><u>OTHER DATA</u></b>	
Deed Reference	Book 789, Page 369

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# Building Layout



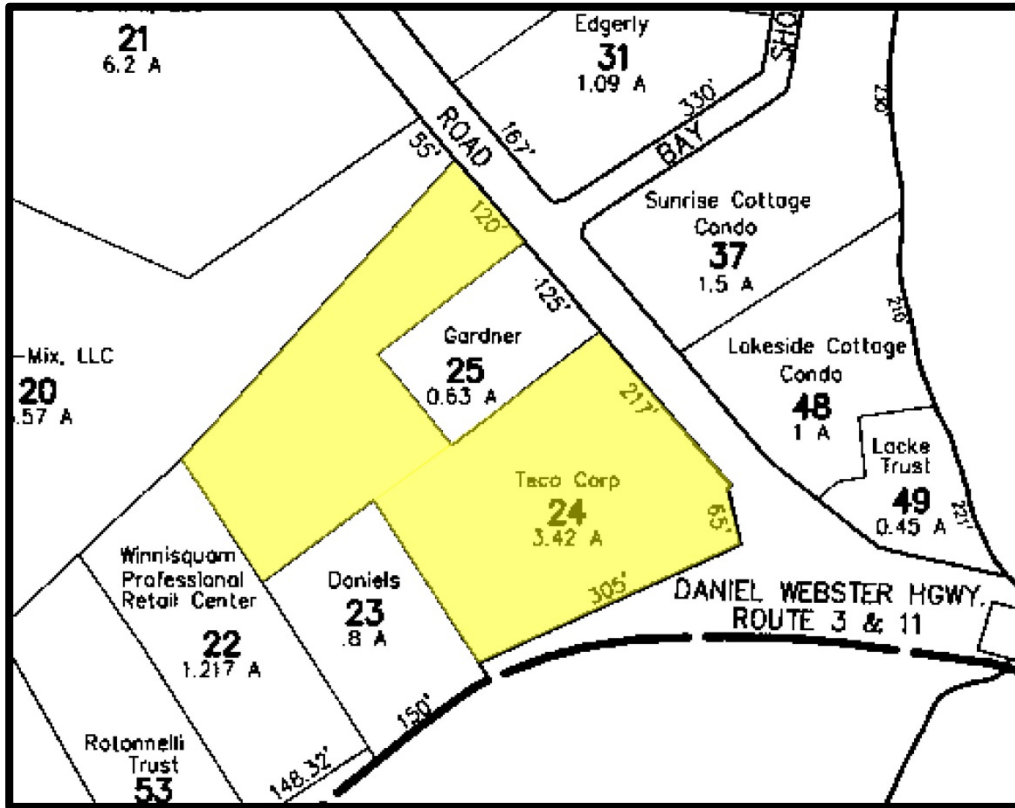
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# Photos



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# Maps



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**ARTICLE 10 COMMERCIAL DISTRICT**

- A. The following land uses are permitted in the Commercial District:
- (1) Any uses permitted in the General Agricultural District;
  - (2) Lodging houses, multiple family dwellings, hotels, inns, motels, tourist courts and cabins, retail shops, restaurants, gasoline stations, business offices.
- B. The minimum lot size shall be 1/2 acre, but may be required to be larger depending on use, soil suitability and slope. Every lot shall have a minimum frontage of 125 feet bordering on a town or state road.
- C. No buildings or part thereof shall be located within 10' of the side and/or rear of the lot. A minimum distance of 30' between a building or part thereof and any right-of-way line shall be maintained.
- D. Off-street parking for all vehicles must be provided on the premises. Use of town roads for parking shall be prohibited. Sufficient space shall be included that vehicles can maneuver so as to enter the public road while moving forward. A parking area which by its design requires vehicles to enter the public road in reverse is specifically prohibited.
- E. The total area covered by buildings and parking area shall not exceed 60% of the total area of the lot.
- F. For each commercial use, or new and/or expanded use of land in the Commercial District, a Site Plan shall be submitted and approved by the Planning Board prior to said use. [March 1998]
- G. Description of Commercial District(s):
- The boundaries of this zoning district are as described in graphic form on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, 2015.
- H. Amendments to the Commercial District:
- 1) Repealed Article 32 approved at Town Meeting, March 10, 1959, which extended “the present commercial area from the beginning of the Lower Bay Road up to and including Saunders farm and beach” and to return said land to the General Residence Zone. [March 1970]
  - 2) Repealed Article 31 approved at Town Meeting March 10, 1959 which made the Roy Ruggles property (Tax Map 18 Lots 27 & 28 at the corner of Hunkins Road and Philbrick Road) part of the commercial zone and to return said Roy Ruggles property to the Agricultural Zone. [March 1970]

**ARTICLE 10 COMMERCIAL DISTRICT (Continued)**

- 3) Light manufacturing companies are permitted in a portion of the Commercial Zone as shown on Zoning Map 2015. [March 2015]

~~described as follows:~~

~~A parcel of land bounded on the south by northern sideline of Route 3. Bounded on the east the western sideline of Bay Road. Bounded on the north by a line (where so called Franklin Avenue intersects with Bay Road). Bounded on the west by a line drawn 1000 feet from the western sideline of Bay Road. Also, a 3.78 acre parcel of land (Tax Map 24 Lot 29) on the easterly side of Bay Road and the south side of so called Franklin Avenue formerly owned by the O'Callaghan Family Trust. [March 1999; March 1984]. Superseded by action of Town Meeting 2015.~~

**I. Height Limit: [May 2008]**

The maximum building height of any building shall be 35 feet.