

**WEEKS**  
COMMERCIAL

- 3 UNITS FOR LEASE -  
14-24 LEXINGTON DRIVE, LACONIA



\$5.90-\$6.00 SF  
MODIFIED GROSS

**ZONED  
COMMERCIAL**

***14 LEXINGTON DRIVE***  
***UNIT #1-10,680 SF***

14 FT CEILING  
2 LOADING DOCKS  
12 FT OVERHEAD DRIVE IN DOOR

***14 LEXINGTON DRIVE***  
***UNIT #3 - 6,700 SF***

14 FT CEILING  
12 FT OVERHEAD DRIVE IN DOOR

***24 LEXINGTON DRIVE***  
***5,062 SF***

18 FT CEILING  
14 FT OVERHEAD DRIVE IN DOOR



**Steve Weeks, Jr.**  
**Broker/Owner**  
**350 Court St.,**  
**Laconia, NH 03246**  
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**Web: [www.weekscommercial.com](http://www.weekscommercial.com)**



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# PROPERTY DETAILS

<b><u>SERVICE DATA</u></b>	
Heat	Blowers
Electrical	3 Phase Power
Water/Well	Public Water
Sewer/Septic	Public Sewer
Sprinkler (Type)	Yes, Wet
<b><u>TAX DATA</u></b>	
Taxes	14 Lexington - \$14,865 24 Lexington - \$13,357
Tax Year	2015
Tax Map/Lot No.	14 Lexington - Map 375 / Block 324 / Lot 1 24 Lexington - Map 375 / Block 324 / Lot 2
Current Tax Rate/1000	\$22.20
Assessment	14 Lexington - \$669,900 24 Lexington - \$601,700
<b><u>PROPERTY DATA</u></b>	
Lot Size	4.54 Acres
Frontage	131 ft. on Lexington Drive
Square Footage Available	14 Lexington Unit #1 – 10, 680 SF 14 Lexington Unit #3 – 6,700 SF 24 Lexington – 5,062 SF
Number of Floors	1
Zoning	Industrial Park
Loading Docks/Doors	Yes
Site Status	Available
<b><u>CONSTRUCTION</u></b>	
Exterior	Block
Roof Type/Age	Tar / Gravel
Foundation	Concrete Slab
Construction	Masonry / Steel Frame
Year Built	14 Lexington – 1980 24 Lexington - 1981

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



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14 LEXINGTON DRIVE - UNIT #3 - 6,700 SF  
\$5.90/SF/Mod. GROSS



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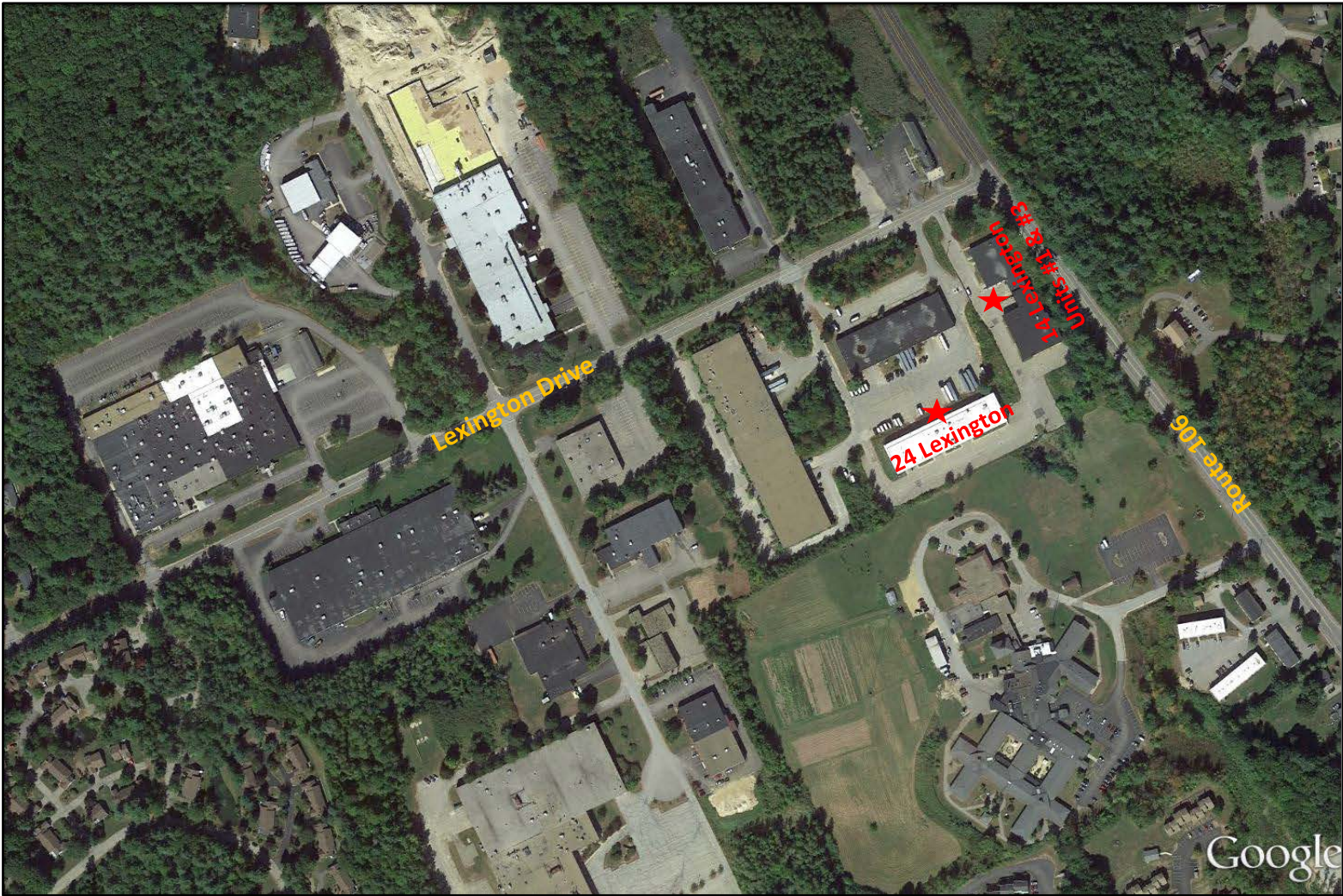


24 LEXINGTON DRIVE – 5,062 SF  
\$5.90/SF/MOD. GROSS

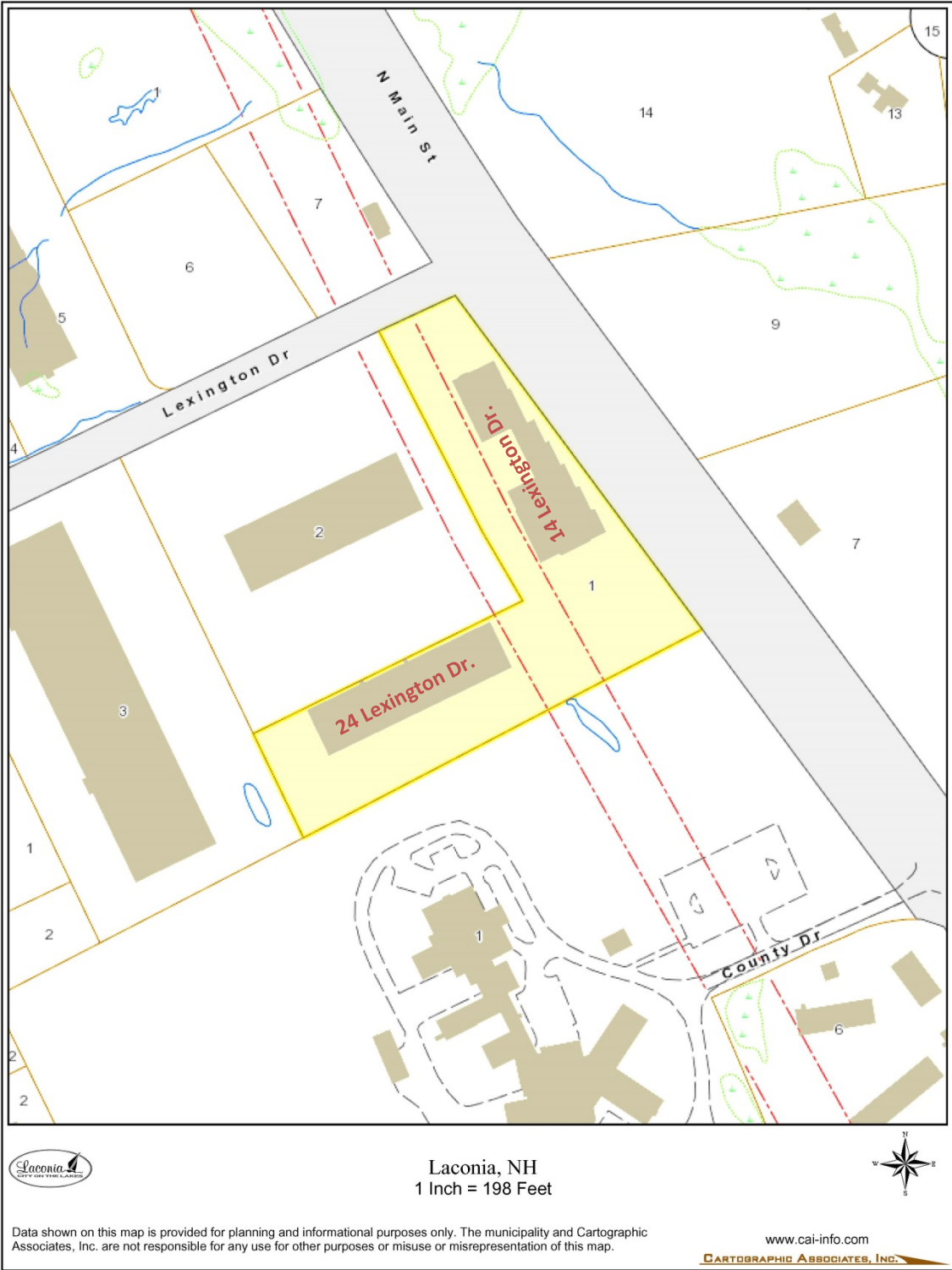


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Laconia, NH  
1 Inch = 198 Feet



Data shown on this map is provided for planning and informational purposes only. The municipality and Cartographic Associates, Inc. are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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# PERMITTED USES

## 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]

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	C	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing					P	P	N	P	P	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park					N	P	N	N	N	N	N	N	N	N
C	C	C	C	N	N	Manufactured subdivision					N	C	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	
P	P	P	N	N	N	Accessory apartment					N	N	P	N	N	N	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	N	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	P	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	P	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	C	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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- |                              |                                 |                        |
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**Table I  
Table of Permitted Uses  
City of Laconia**

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	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	P	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	P	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

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- |                              |                                 |                        |
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LACONIA CODE

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

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	P	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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City of Laconia**

						RECREATION/SPORTS/ENTERTAINMENT USES (continued)										
RR1	RR2	RS	SFR	RG	RA	P	CR	DR	BC	C	BCI	IP	I	AI		
E	E	E	E	N	N	N	P	N	E	P	E	P	P	N		
N	N	N	N	N	N	E	P	P	P	P	P	N	N	N		
[NOTE: Permitted as an accessory use to other permitted uses in this category]																
RR1	RR2	RS	SFR	RG	RA	WATER-RELATED/DEPENDENT USES										
E	N	N	P	N	N	N	P	N	N	N	N	N	N	N		
N	N	N	N	N	N	N	C	N	N	C	N	C	P	P		
E	N	N	E	N	N	N	C	C	N	C	C	N	C	N		
N	N	N	N	N	N	N	C	N	N	C	N	P	P	P		
E	N	N	E	N	N	N	P	C*	E	P	P	N	P	N		
E	N	N	P	N	N	N	P	C*	P	P	P	N	P	N		
N	N	N	N	N	N	N	P	N	N	P	P	P	P	P		

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LACONIA CODE

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						COMMERCIAL AND INDUSTRIAL										
RR1	RR2	RS	SFR	RG	RA	P	CR	DR	BC	C	BCI	IP	I	AI		
N	N	N	N	N	N	N	E	N	P	P	P	P	P	P		
N	N	N	N	N	N	N	N	N	P	P	P	P	P	P		
N	N	N	N	N	N	N	N	N	E	E	E	P	P	P		
N	N	N	N	N	N	N	E	P	P	P	P	P	P	P		
N	N	N	N	N	N	N	N	N	E	E	E	P	P	N		
N	N	N	N	N	N	N	N	N	N	N	P	P	P	P		
N	N	N	N	N	N	N	N	N	E	P	P	P	P	P		
N	N	N	N	N	N	N	N	N	E	P	P	P	P	P		
N	N	N	N	N	N	N	E*	N	P*	E*	P*	P*	P	P		
N	N	N	N	N	N	N	N	N	C	C	P	P	P	P		
N	N	N	N	N	N	N	N	N	C	C	P	P	P	P		
RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION										
E	E	N	N	N	N	N	N	N	N	E	P	E	E	N		
N	N	N	N	N	N	N	P	N	N	P	P	N	N	N		
N	N	N	E	N	N	N	E	P	C*	P	P	E	E	E		
N	N	N	N	N	N	N	N	E	N	E	P	P	P	P		
N	N	N	N	N	N	N	P	P	P	P	P	P	P	P		
E	E	E	E	E	E	N	P	C	P	P	P	P	P	P		
N	N	N	N	N	N	N	P	N	P	P	P	P	P	P		

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RR1	RR2	RS	SFR	RG	RA		P	CR	DR	BC	C	BCI	IP	I	AI
<b>TRANSPORTATION (continued)</b>															
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	E	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
<b>GOVERNMENTAL AND PUBLIC SERVICES</b>							<b>P</b>	<b>CR</b>	<b>DR</b>	<b>BC</b>	<b>C</b>	<b>BCI</b>	<b>IP</b>	<b>I</b>	<b>AI</b>
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
<b>LAND EXTENSIVE USES</b>							<b>P</b>	<b>CR</b>	<b>DR</b>	<b>BC</b>	<b>C</b>	<b>BCI</b>	<b>IP</b>	<b>I</b>	<b>AI</b>
P	P	N	N	N	N	Agriculture, including livestock	N	P	N	N	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock	N	P	N	N	N	N	P	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

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

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

LACONIA CODE

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

RR1	RR2	RS	SFR	RG	RA		P	CR	DR	BC	C	BCI	IP	I	AI
<b>LAND EXTENSIVE USES (continued)</b>															
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	N	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
<b>NONRESIDENTIAL ACCESSORY USES</b>							<b>P</b>	<b>CR</b>	<b>DR</b>	<b>BC</b>	<b>C</b>	<b>BCI</b>	<b>IP</b>	<b>I</b>	<b>AI</b>
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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