

1.31+/-
Acres

FOR LEASE

\$5,000/Mo./Mod. Gross*

**Tenant pays heat, electric, snow removal, landscaping and trash*



Development Opportunity off Exit 20 – I93

2 Buildings Included –

Building 1 - 5,216+/- Gross SF

1 Drive-In Door

Building 2 - 9,680+/- Gross SF

7 Drive-In Doors

Adjacent to National Retailers –

Lowe's, Kohls, Pizza Hut and Aspen Dental



**19-21 Lowes Drive
Tilton**



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19-21 LOWES DRIVE, TILTON

LOCATION...LOCATION...LOCATION

Right at Exit 20 in Tilton, with lighted signal access to the property. Two buildings featuring nearly 15,000 SF, with ample shop space and overhead door access, as well as office/showroom, and warehouse. All of this on 1.31 Acres of land that all traffic for Lowes, Kohl's, Pizza Hut, Chili's and Aspen Dental needs to drive right by. Take advantage of traffic counts, lighted intersection, and terrific visibility in the heart of commercial activity in Central NH.



BUILDING #1



5,215 Gross SF



**1 Drive-In Door
8'11" x 9'**



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BUILDING #2



7 Drive-In Doors



9,680 Gross SF

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NEIGHBORING RETAILERS



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PROPERTY DETAILS

SITE DATA	
Zoning	Regional Commercial
Deed	Book 2817 Page 0241
Taxes	\$17,937 – Paid by Landlord
PROPERTY DATA	
Lot Size & Frontage	1.31 +/- Acres & 115+/- FT on Lowes Drive
Water & Sewer	Public
BUILDING DATA	
Year Built	1940
Building Size	Building #1 - 5,216+/- Gross SF Building #2 – 9,680+/- Gross SF
Roof	Building #1 - Metal – New over office/showroom & 5 Years ago on shop Building #2 - Shingle
Foundation	Concrete Slab
Frame	Wood
Siding	Building #1 - Vinyl & Wood Building #2 - Vinyl
Fuel	Natural Gas
A/C	Building #1 - Office/Showroom Area Only
Ceiling Height	Building #1 - 9-12 FT Office/Showroom Area and 14 FT Shop Area Building #2 - 8-12 FT
Rooms	Building #1 - Office/Showroom Area, Warehouse and 2 Bathrooms w/Shower Building #2 – 2 Bathrooms, Garage Space
Drive-In Doors	Building #1 – One - 8' 11" high x 9' wide Building #2 – Five on the front of the building 10' 10" high x 9' wide 10' 10" high x 11' wide 10' 11" high x 11' wide 8' 11" high x 10' 11" wide 7' 11" high x 8' 10" wide -Two on side of the building 7' high x 9' wide 9' high x 9' wide

PERMITTED USES

CHART OF PERMITTED USES

ARTICLE VI / APPENDIX B

REVISION: 3/12/19

VR: VILLAGE RESIDENTIAL * MU: MIXED USE * MR: MEDIUM RESIDENTIAL
 RA: RURAL AGRICULTURAL * DN: DOWNTOWN * RG: REGIONAL COMMERCIAL
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	VR	MU	MR	RA	DN	RG	RC	GC	IN
I. PRINCIPAL USES									
A. RESIDENTIAL									
1. Single Family	P	P	P	P	N	N	P	N	N
2. Apartments & Condominiums	P	P	N	N	P	N	N	N	N
3. Multi-Family	N	N	N	N	P	N	N	N	N
4. Rooming House	P	P	N	N	P	N	P	N	N
5. Manufactured Housing Parks & Subdivisions	N	N	N	P	N	N	N	N	N
6. Cluster Development	N	N	P	P	N	N	P	N	N
7. Conversion of an Existing Residential Structure to Multiple Dwelling Units	P	S	N	N	P	N	N	N	N
8. Accessory Dwelling Unit									
a. Attached	P	P	P	P	N	N	P	N	N
b. Detached	S	S	S	S	N	N	S	N	N
B. PUBLIC & INSTITUTIONAL									
1. Churches	P	P	S	N	P	N	P	P	N
2. Schools									
a. Elementary	P	P	P	N	N	N	S	N	N
b. Secondary	P	P	P	N	N	N	S	N	N
c. Trade or Vocational	S	P	N	N	S	N	S	P	P
d. College/University	N	P	N	N	N	N	S	P	N
3. Hospital/Sanitarium	N	P	N	N	N	N	S	P	N
4. Nursing Home	S	P	S	N	P	N	S	P	N
5. Child Day Care Facility	S	S	S	P	N	S	P	P	S
6. Residential Care Facility	S	P	S	N	P	N	P	P	S
7. Library/Museum	P	P	N	S	P	N	P	P	N
8. Social, Fraternal Clubs & Lodges	N	P	N	N	P	N	P	P	S
9. Municipal/Public Works Facility	S	S	S	S	P	P	P	P	P
10. Cemetery	N	P	P	P	N	N	N	N	N
11. Essential Public Utilities & Appurtenances	S	S	S	S	P	P	P	P	P
12. Communication Towers/Antennas	N	N	N	S	N	N	N	N	S
C. RECREATION & ENTERTAINMENT									
1. Municipally Owned Recreational Facilities	S	S	S	P	P	P	P	P	N
2. Privately Owned Outdoor Recreational Facility	S	S	S	P	N	S	P	S	N
3. Indoor Commercial Recreation/Amusement Facilities	N	S	N	N	S	S	P	S	N
4. Movie Theater/Concert Hall	N	N	N	N	P	P	P	P	N
5. Campgrounds/Youth Camps	N	N	S	S	N	N	P	N	N
6. Recreational Vehicle Park	N	N	N	S	N	N	P	N	N
7. Sales & Rental of Boats & Watercraft Including Service and Repairs	N	S	N	N	N	N	S	N	N
8. Marina	N	S	N	N	N	N	S	N	N

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D.OFFICES											
1. General Professional Business, Financial or Government Offices	N	P	N		N	P	P		P	P	P
2. Medical Dental or Health Service Office or Clinic	N	P	N		N	P	P		P	P	S
3. Bank	N	P	N		N	P	P		P	P	S

	VR	MU	MR		RA	DN	RG		RC	GC	IN
E. COMMERCIAL											
1. Retail Sales, Rental or Distribution of Goods & Merchandise											
a. Fully Enclosed Within a Building, and Occupying less than 3,000 sq. ft. Floor Area	N	P	N		N	P	S		P	P	S
b. Fully Enclosed Within a Building Greater than 3,000 sq. ft. Floor Area	N	S	N		N	P	P		S	P	S
c. Outdoor Display	N	P	N		N	P	P		P	P	S
d. Outdoor Storage of Merchandise	N	P	N		N	N	P		P	P	S
e. Permanent Storage Trailer/Container	N	S	N		S	N	S		S	S	S
2. Personal Business Services											
a. Fully Enclosed Within a Building and Occupying Less than 3,000 sf Floor Area	N	P	N		N	P	P		P	P	S
b. Fully Enclosed Within a Building with a Floor Area 3,000 sf or Greater	N	N	N		N	P	P		N	P	S
3. Small-scale manufacturing	N	S	N		S	P	P		P	P	P
4. Sexually Oriented Business	N	N	N		N	N	N		N	N	S
5. Hotels, Motels, Inns	N	N	N		N	P	P		P	N	S
6. Veterinary Facilities	N	S	N		S	N	N		N	P	S
7. Commercial Kennels	N	N	N		S	N	N		S	P	S
8. Mortuary and Funeral Homes	N	P	N		N	P	N		N	P	S
9. Flea Markets	N	P*	N		N	N	P		P	P	N
10. Self Storage Facilities	N	S	N		N	N	P		S	P	P

* Along Route 3/11 Only

	VR	MU	MR		RA	DN	RG		RC	GC	IN
F. RESTAURANTS											
1. Within a Fully Enclosed Structure with No Drive-in Service, No Carry Out Service, or No Delivery Service	N	S	N		N	P	P		P	P	N
2. Fully Enclosed Within a Fully Enclosed Structure with Carry-out and Delivery but No Drive-in Service	N	S	N		N	P	P		P	P	N
3. With No Limitations on Type of Service	N	P*	N		N	S	P		P	P	N

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G. AUTOMOTIVE & TRANSPORTATION									
1. Motor Vehicles Sales and Rental	N	N	N	N	N	P	N	P	N
2. Sales and Installation of Vehicle Parts and Accessories	N	N	N	N	N	P	N	P	N
3. Motor Vehicle Repairs and Maintenance	N	N	N	N	S	P	N	P	N
4. Gasoline Sales	N	N	N	N	P	P	N	P	N
5. Care Wash	N	N	N	N	N	P	N	P	N
6. Commercial Parking Lot or Garage	N	N	N	N	P	P	P	P	P
7. Motor or Rail Freight Terminal	N	N	N	N	N	N	N	N	P
8. Bus or Train Station	N	N	N	N	P	P	P	N	N
9. Recreational Vehicles & Camping Trailers Including Servicing and Repairs	N	N	N	N	N	S	S	S	N
10. Aviation Field	N	N	S	S	N	S	S	S	S

	VR	MU	MR	RA	DN	RG	RC	GC	IN
H. INDUSTRIAL									
1. Manufacturing, Processing, Repairing, Assembling of Goods and Merchandise (Research & Development)									
a. Industry Heavy	N	N	N	N	N	N	N	N	P
b. Industry Light	N	N	N	N	N	S	N	S	P
2. Warehousing and Storage of Non-Flammable, Non-Explosive Goods									
a. Industry Heavy	N	N	N	N	N	N	N	N	P
b. Industry Light	N	N	N	N	N	N	N	S	P
3. Bulk Storage of Fuel, Chemicals, or Flammable Materials	N	N	N	N	N	N	N	N	S
4. Sale of Construction Equipment and or/ Materials with Out door Display and Storage.									
a. Industrial Heavy	N	N	N	N	N	N	N	S	P
b. Industrial Light	N	N	N	N	N	N	N	S	P
5. Materials Recycling Center, Salvage Yard and Junk Yard	N	N	N	N	N	N	N	N	S
6. Removal, Excavation and Processing of Earth Materials	N	N	N	N	N	N	N	N	S
7. Accessory Salesroom	N	N	N	N	N	N	N	S	P

	VR	MU	MR	RA	DN	RG	RC	GC	IN
I. AGRICULTURAL									
1. Farming and Agricultural Operations									
a. Agricultural (Commercial)	P	N	P	P	N	N	P	P	N
b. Horticultural (Greenhouse/ Nursery)	P	P	P	P	P	P	P	P	P
c. Livestock (Commercial)	N	N	S	P	N	N	S	S	S
2. Silvicultural Operation (forestry)	P	P	P	P	N	P	P	P	P
3. Stables and Equestrian Facilities	S	S	S	P	N	S	S	S	S
4. Commercial Greenhouses/ Warehouse For Wholesale and Retail Sales	N	N	S	P	N	S	P	P	N

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II. ACCESSORY USES

A. RESIDENTIAL

	VR	MU	MR		RA	DN	RG		RC	GC	IN
1. Home Business	P	P	P		P	N	N		P	P	N
2. Home Occupation	P	P	P		P	P	P		P	P	N
3. Day Care											
a. With Up to 6 Children	S	S	S		S	N	S		S	S	S
b. Over 6 Children	N	S	N		N	N	N		S	N	S
4. Use of a Portion of a Dwelling or accessory Building in Conjunction with an Off-Premise Occupation	S	S	S		S	S	S		S	S	S
5. Outdoor Storage of One Commercial Vehicle	P	P	P		P	N	N		N	N	N
6. Outdoor Storage of a Boat, Recreational Vehicle, or Camping Trailer	P	P	P		P	S	P		P	P	P
7. Garage, Carport, or Parking Space for Use by Residents of the Premises	P	P	P		P	P	P		P	P	P
8. Accessory Structures and Facilities Including Tool Sheds, Greenhouses, Swimming Pools, and Tennis Courts	P	P	P		P	P	P		P	P	P
9. Non-Commercial Raising or Keeping of Livestock	N	S	S		P	N	S		S	S	S
10. Bed and Breakfast Accommodations	S	S	S		S	S	N		S	S	N

B. NON-RESIDENTIAL

	VR	MU	MR		RA	DN	RG		RC	GC	IN
1. Parking Space or Garage for Employees, Visitors, and Customers	S	P	S		S	P	P		P	P	P
2. Cafeterias for Employees	N	P	N		N	P	P		P	P	P
3. Child Car for Employees	N	P	N		N	P	P		P	P	P
4. Recreational and Fitness Facilities for Employees	N	P	N		N	P	P		P	P	P
5. Dwelling Unit for Resident Caretaker or Security Personnel	N	S	S		S	N	N		S	S	P
6. Farm or Roadside Stand	N	S	P		P	N	S		S	S	N

C. SIGNS

	VR	MU	MR		RA	DN	RG		RC	GC	IN
1. Signs	P	P	P		P	P	P		P	P	P

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