

For Sale or Lease

3 Crane Way
Hooksett, New Hampshire



Exclusively Offered

FOR SALE or LEASE

Warehouse/Manufacturing Facility
3 Crane Way, Hooksett, NH

For Sale:

16,000 ± SF

Freestanding Facility
on 2 ACRES

For Lease:

8,000 ± SF

Lease Rate:

\$5.50 PSF NNN

Purchase Price:

\$885,000.00

VEAR
COMMERCIAL PROPERTIES, INC.



www.vear.biz

603-882-6000



The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intended use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.



Exclusively Offered
FOR SALE OR LEASE
3 Crane Way, Hooksett, NH

For Sale
16,000 ± SF
Freestanding Facility
on 2 ACRES

For Lease
8,000 ± SF
(Rear portion of facility)

Lease Rate:
\$5.50 PSF NNN

Purchase Price:
\$885,000.00

FOR SALE or LEASE
16,000 ± SF Warehouse/Manufacturing

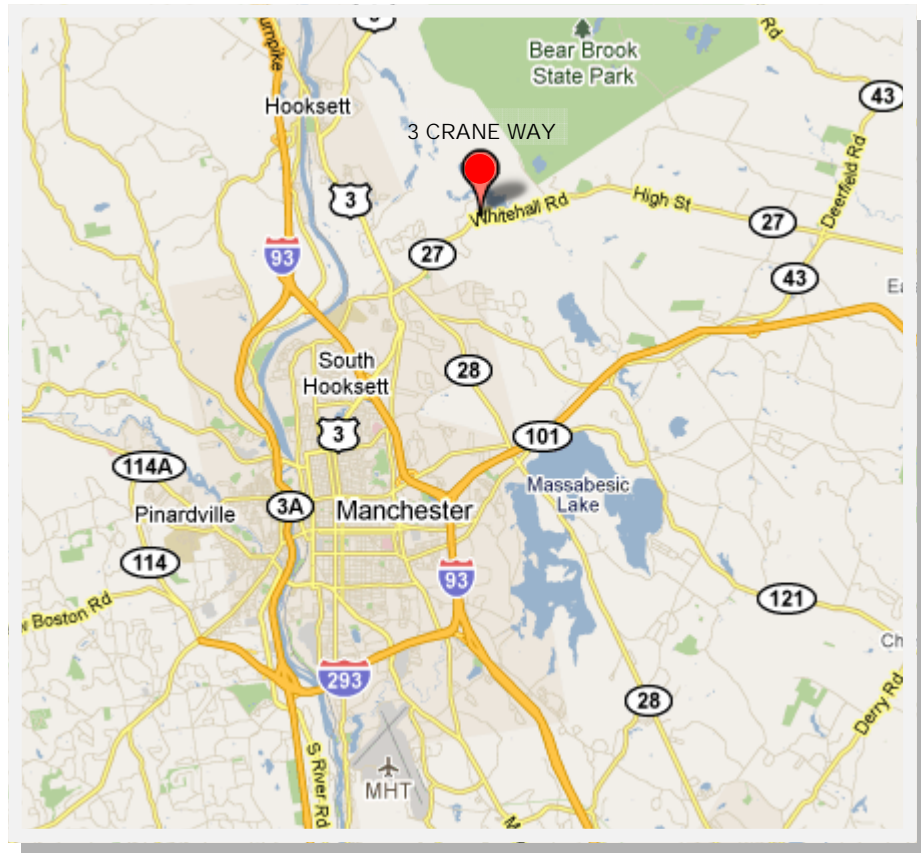
3 Crane Way, built in 2002 as a manufacturing/warehouse facility for a sheet metal fabrication business, is now available purchase with a rear, 8,000 ± SF portion offered for lease.

This steel framed building sits on 2 acres and was designed to maximize the flexibility for the shop layout.

The 16,000 SF footprint has a small, but efficient office area in the front with several additional second floor offices added. A steel framed mezzanine provides an additional 2,400 ± SF of storage space over the shop floor.

The front, 8,000 ± SF footprint of the building was recently leased. The remaining, 8,000 ± SF rear portion offers straight warehouse space for lease with access to 4 loading docks.

Centrally located off NH State Route 28 in Hooksett, NH; 20 minutes to the Manchester-Boston Regional Airport and in close proximity to Interstates 93, 293 and State Route 101.



Mapquest drive times from 3 Crane Way are estimated as follows:

- 15 minutes to Manchester's East Industrial Park, Manchester, NH
- 30 minutes to the Massachusetts border
- 45 minutes to Portsmouth, NH
- 25 minutes to Concord, NH



www.vear.biz

603-882-6000



The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intended use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.

Property:	3 Crane Way, Hooksett, NH
Building SF:	16,000 ± SF
Rentable Building SF:	8,000 ± SF (rear , warehouse portion of building)
Office Space:	Approximately 1,400 SF on the 1st floor with another 800 ± SF on the 2nd floor (leased portion of premises)
Additional Floor Space:	2,400 ± SF mezzanine (leased portion of premises)
Clear Height:	14' - 16'
Site Size:	2.02 ± acres
Tax Map/ Lot:	15 / 85-1
Book/Page:	2287 / 1104
Electric:	3 Phase, 400 Amp, 220 Volt service
Utilities:	Private Well & On-site Septic
HVAC:	Office: Split FHA (Gas) System Warehouse: Overhead LP gas fired heating units
Roof:	Metal
Fire Protection:	Fully monitored fire alarm control panel
Construction Year:	2002
Construction:	Steel framed structure with insulated steel siding. 6" concrete slab on grade.
Shipping:	4 Loading Docks with levelers (8' x 8') 1 Drive-in Overhead Bay (10' x 10')
Zoning:	Industrial (IND)*
Assessed Value:	\$746,300.00 (Land: \$147,300 / Building: \$599,000)**
Lease Rate (8,000 ± SF):	\$5.50 psf nnn (\$7,333/month)
Purchase Price:	\$885,000.00 (\$55.31/SF)

*Excerpt attached: *Hooksett Town Zoning Ordinance Article 11, Industrial Districts*

** 2010 Hooksett Tax Rate of \$21.68/Thousand

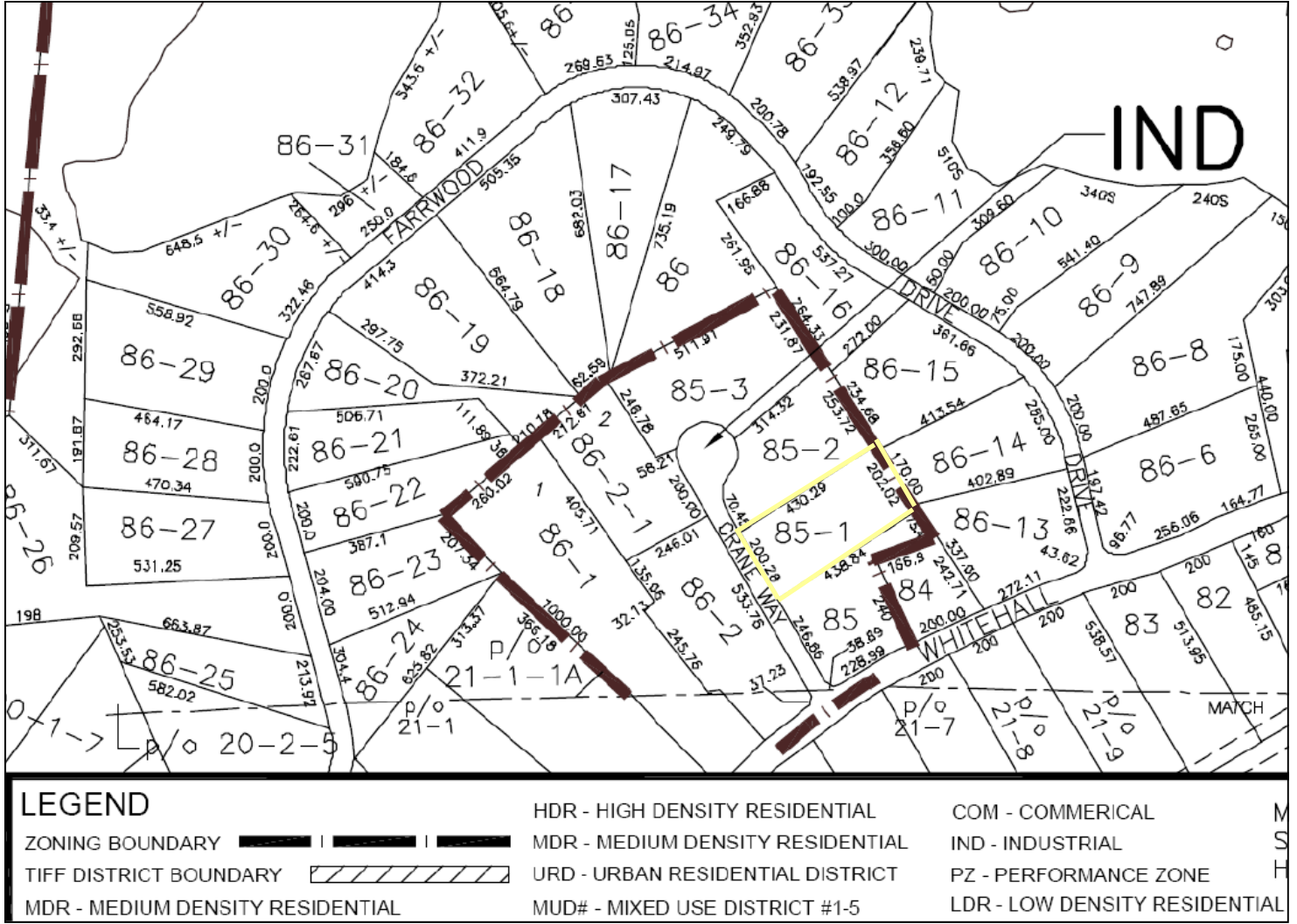


www.vear.biz

603-882-6000



The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intended use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.



Zone: Industrial (IND)

For zoning detail, please see attached excerpt from the *Hooksett Town Zoning Ordinance Article 11, Industrial Districts*



www.vear.biz

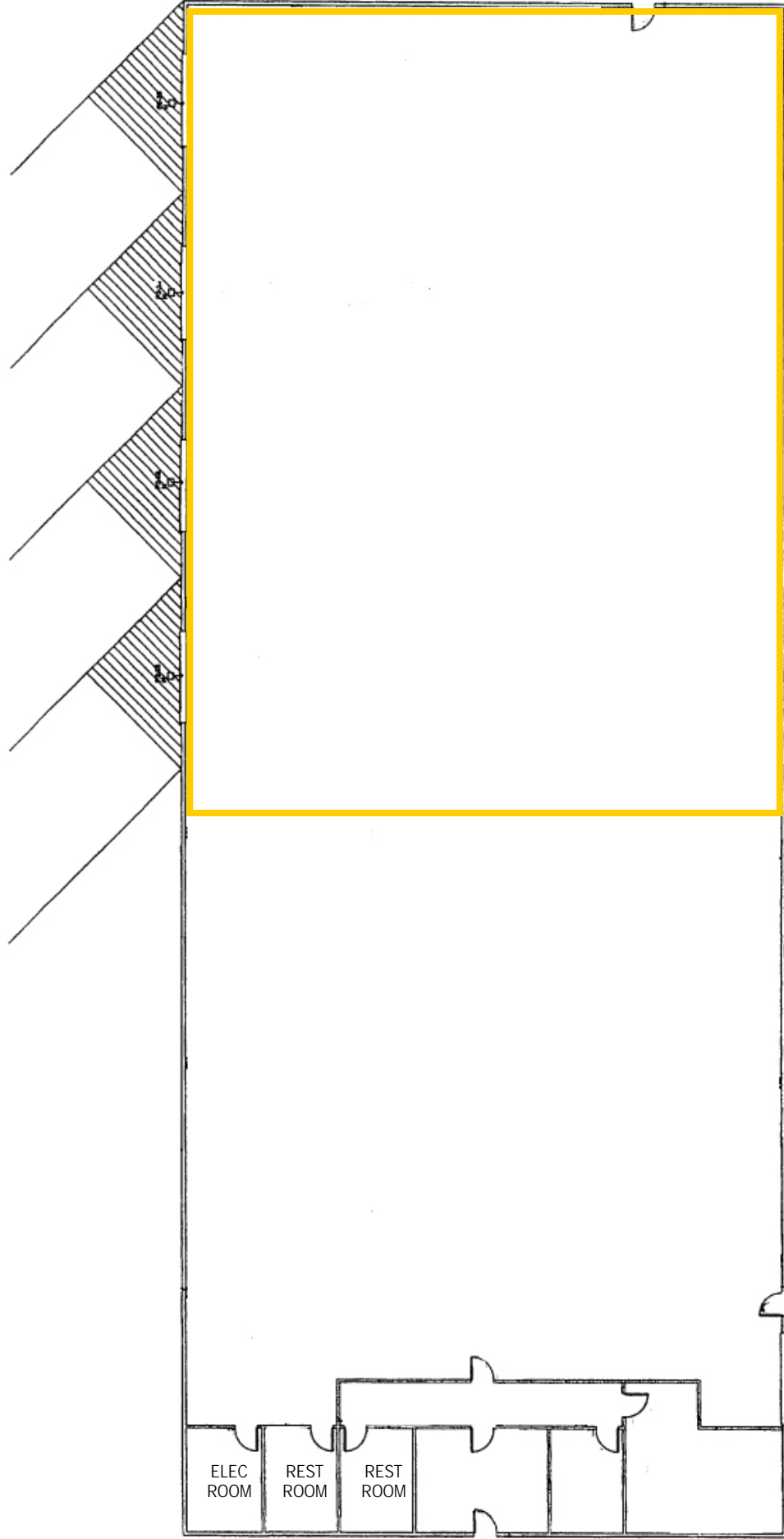
603-882-6000



The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intended use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.







 Approximate portion for lease (8,000 ± SF)

