

# For Sale

# 42 ± Acres

## Development Opportunity

## Milford, New Hampshire



**36 Old Wilton Road  
Milford, NH**

**Purchase Price:  
\$525,000.00**

Relatively flat parcel with frontage on Route 101 Bypass (no access) and access via Old Wilton Road (23,000 ± vpd) and/or Perry Road (unfinished portion).

A stream runs across a narrow neck of the parcel which would require culvert crossing if access to the site is via Old Wilton Road.

This property is located in the heart of Milford's industrial and commercial base, within close proximity to companies such as Hitchiner, Hendrix Wire & Cable, Self Storage Facility and Alene Candle Manufacturing Company.

Approximate site location

**FOR SALE**

**42 ± ACRE SITE consisting of two parcels:**

**Tax Map 38 Lot 6  
Tax Map 7 Lot 16-1**

- 42 ± Acres
- Within Tax Increment Financing District (TIF District)\*
- Located on Route 101
- Close Proximity to Water & Sewer (potential to extend)
- Zoned Integrated Commercial 2 (ICI 2)

**ICI 2 Zone allowing but not limited to:**

- Retail & Wholesale Businesses
- Restaurants
- Offices
- Light Manufacturing
- R&D, Warehousing
- Office Buildings

*see excerpt from Milford Zoning Ordinance; Permitted Uses in ICI(2) Zone attached for more acceptable uses*



\* Tax Increment Financing District approved by the Town of Milford to promote and encourage the development of this property by enabling infrastructure construction using TIF financing.

The information herein has been obtained from sources believed reliable. It is designed to assist a potential buyer in determining whether to proceed with an in-depth investigation of the subject property. 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.

**VEAR**  
COMMERCIAL PROPERTIES, INC.

**603-882-6000 www.vear.biz**

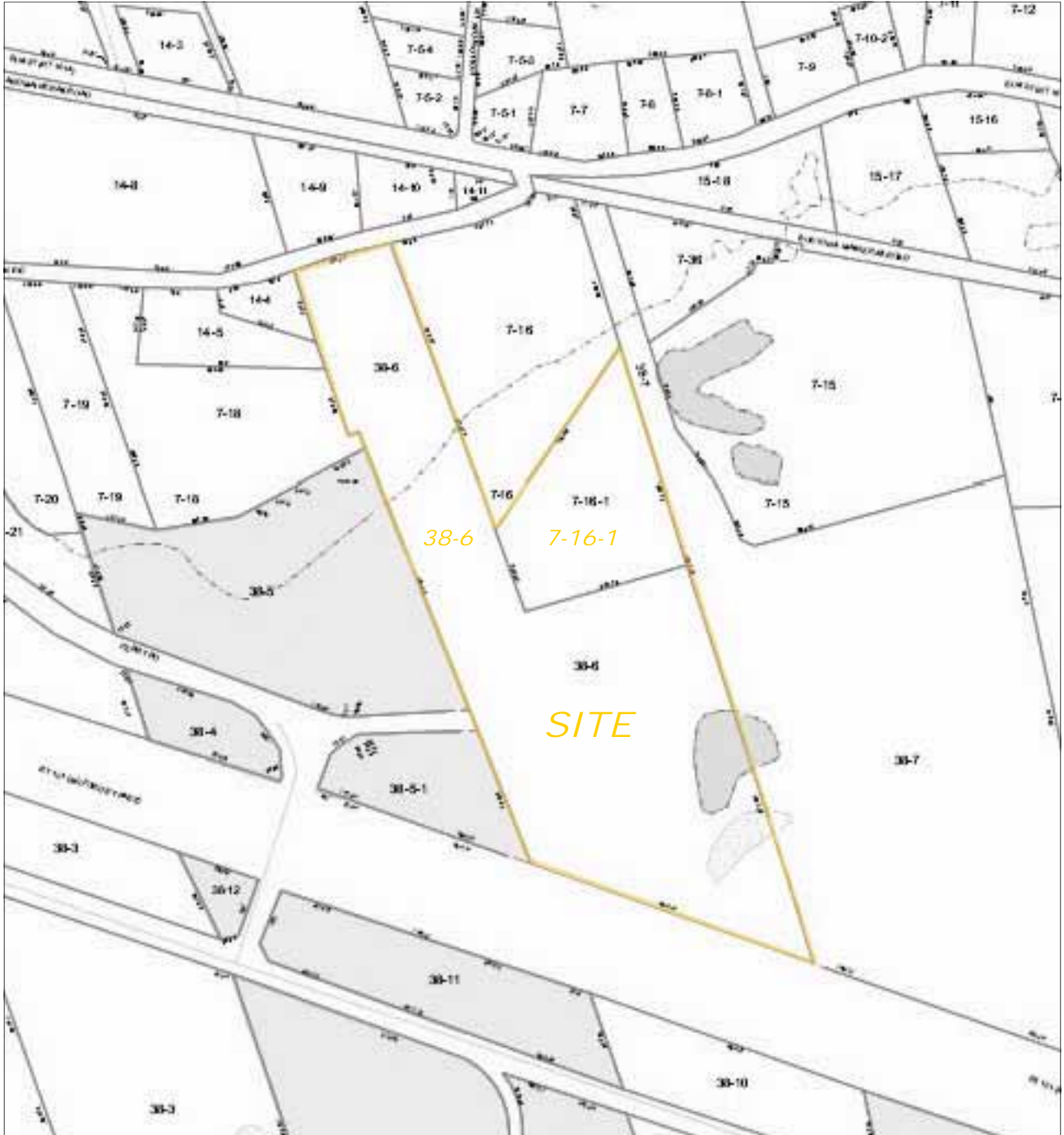
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### Tax Map



For a full property package please contact:

**Bradley T. Vear, CCIM, SIOR**  
603-882-6000 x 202

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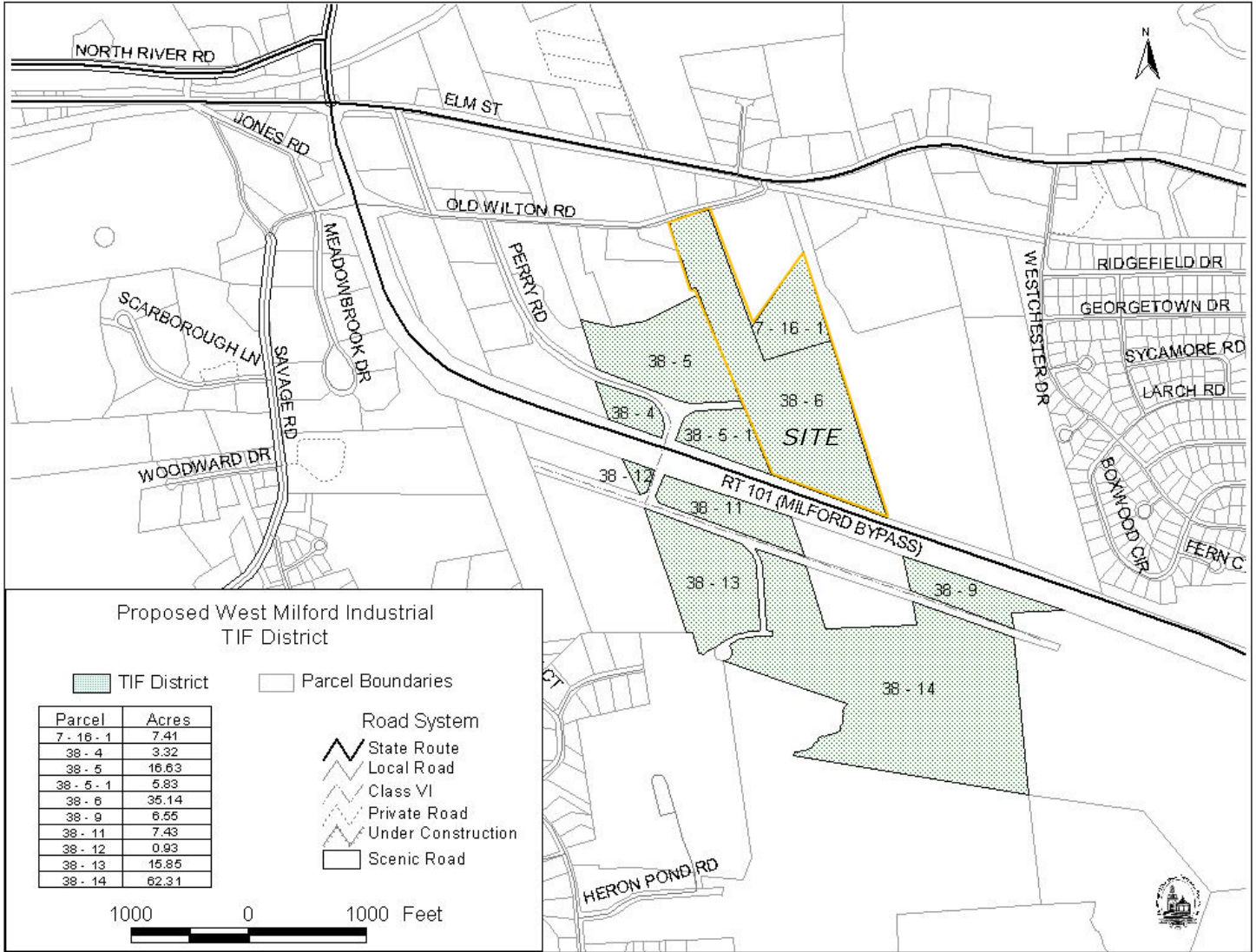
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### Tax Increment Financing District (TIF District)



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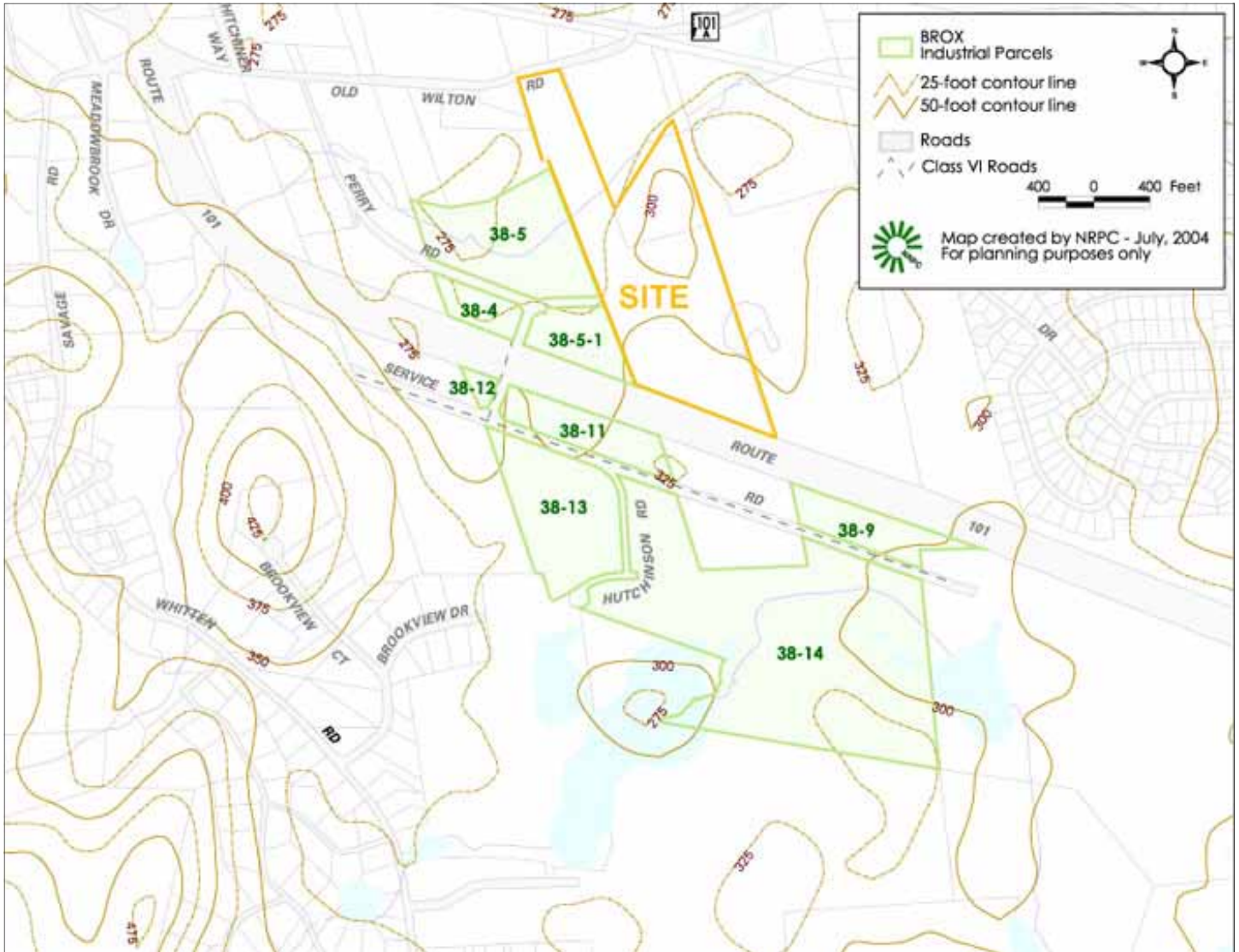
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### Topography Map



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*36 Old Wilton Road  
Milford, New Hampshire*

*Approximate Site Location*

**5.09.0 INTEGRATED COMMERCIAL-INDUSTRIAL 2 (ICI-2) (2007)**

**Intent:** The intent of the Integrated Commercial-Industrial 2 District is to provide an area for mixed commercial and industrial development in commercial and industrial park-like settings.

**5.09.1 ACCEPTABLE USES**

- A. Wholesale businesses
- B. Retail businesses
- C. Restaurants
- D. Offices
- E. Hotels/motels
- F. Day care facilities as an accessory use to the principal use
- G. Public utility uses necessary for public welfare
- H. Manufacturing
- I. Distribution and mailing facilities
- J. Research and development
- K. Motor vehicle repair facilities
- L. Harvesting of natural resources
- M. Processing and warehousing
- N. Telecommunication facilities
- O. Recreational facility, commercial

**5.09.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009)**

- A. Special Exception
  - 1. Schools
  - 2. Processing of natural resources
  - 3. Building and structure height greater than allowed in 5.09.7:A and 5.09.7:B
  - 4. Accessory Dwelling Units for existing single-family dwellings (2008)
  - 5. Reduced front, side and rear setbacks (2009)
- B. Conditional Use Permit (2009)
  - 1. Small Wind Energy Systems (2009)

**5.09.3 USES NOT SPECIFIED**

Any uses of land and/or structures not specifically included in the ICI-2 (Integrated Commercial-Industrial 2) District as either Acceptable or Acceptable by Special Exception shall be considered as not Permitted.

**5.09.4 LOT SIZES AND FRONTAGES (2009)**

- A. In those areas serviced by both municipal sewerage and water systems, the minimum lot size in the ICI-2 (Integrated Commercial-Industrial 2) District shall be twenty thousand (20,000) square feet, together with a minimum of one hundred fifty (150) feet of frontage on a Class V or better road.

- B. In those areas not serviced by municipal sewerage and water systems, a minimum of forty thousand (40,000) square feet shall be required, depending upon soil and slope conditions, together with a minimum of one hundred fifty (150) feet of frontage on a Class V or better road.

**5.09.5 YARD REQUIREMENTS**

- A. Each structure shall be set back at least thirty (30) feet from the front lot line.
- B. Each structure shall be set back at least (15) feet from side and rear property lines. In the case of a corner lot, the side distance shall be increased to thirty (30) feet on the side bordering the public way.

**5.09.6 OPEN SPACE**

Open space shall be provided in an amount equal to not less than thirty (30) percent of the total lot area.

**5.09.7 HEIGHT REQUIREMENTS**

- A. The maximum height of a building or structure in the Integrated Commercial-Industrial 2 (ICI-2) District shall be forty (40) feet, except as noted in B. below.
- B. The maximum height of school and municipal buildings or structures in the Integrated Commercial-Industrial 2 (ICI-2) District shall be forty-five (45) feet.
- C. A Special Exception shall be required for heights greater than allowed in either A or B above.