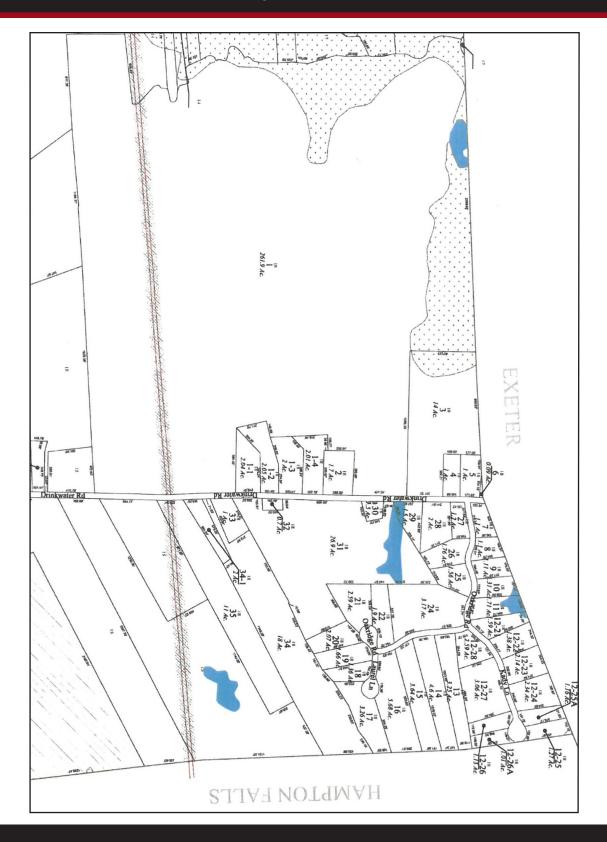
114 Drinkwater Road | Kensington | NH



For more information, please contact:

bow street, LLC

111 Bow Street, Portsmouth, NH 03801

Margaret O'Brien M: 603.828.7245 0: 603.427.0700

margaret@bowstcommercial.com www.bowstcommercial.com

For Sale

114 Drinkwater Road | Kensington | NH



20,390± SF Industrial Building on 26.6± Acres

Now available for sale, potential redevelopment opportunity for residential use or continue to use as an industrial building with twelve drive-in doors and attached office space. Plenty of on-site parking.

For further information call

Margaret O'Brien at 603.427.0700



114 Drinkwater Road | Kensington | NH

Property Specifications

Total Building Size: Office: 5,840± RSF

Garage/Warehouse: 14,550± RSF

20,390± RSF

Total:

Total Land Size: 26.6± Acres

Year Built: 1954

Dimensions: Garage area 150' x 97'

Office area irregular approx. 80' x 50'

Parking: Approx. 71 parking spaces, 69 standard and 2 handicap

Roof: Flat – rubber membrane (roof was replaced in 2008)

Ceiling Heights: 18' (garage)

Drive-in Doors: 12 drive-in garage doors

Fire/Safety: Central Alarm/Silent Night – heat and smoke monitors

Sprinklers: Wet

Zoning: Residential/Agricultural RA – light industrial is a current allowed use

Utilities: Artesian well with two carbon filtration systems.

1,000 gallon septic
Unitil – electric

HVAC: Air conditioned in all but garage bays and stockroom. Two rooftop York units with heat

pumps. Back-up steam in office. Oil heat.

Power: 3 Phase 120/208 V

Back-up Generator: Full building 35 KV back-up generator – 500 gallon propane tank

Assessment (2019): Land Value: \$364,133

Building Value: \$447,900 Total Assessment: \$812,033

Tax Rate (2019): \$19.46 per thousand of assessed value

Annual RE Taxes: \$15,802.16

Asking Sales Price: \$975,000









