

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 more information, please contact:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Property Specifications

Total Building Size:	Office:	5,840± RSF
	Garage/Warehouse:	<u>14,550± RSF</u>
	Total:	20,390± RSF

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:	<u>\$447,900</u>
	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

