

INDUSTRIAL FOR SALE & LEASE

207 Crosby Rd, Dover, NH 03820



OFFERING SUMMARY

SALE PRICE:	\$419,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	1.23 Acres
YEAR BUILT:	1996
BUILDING SIZE:	4,386 SF
ZONING:	I-2
PRICE / SF:	\$95.53

PROPERTY OVERVIEW

This property has open space on the first level and office space on the second level. There is easy access with a drive-in garage door on one side and plenty of parking for employees and service vehicles. This is a great compact space with good utility. First level has concrete floors, second floor with a good load rating.

PROPERTY HIGHLIGHTS

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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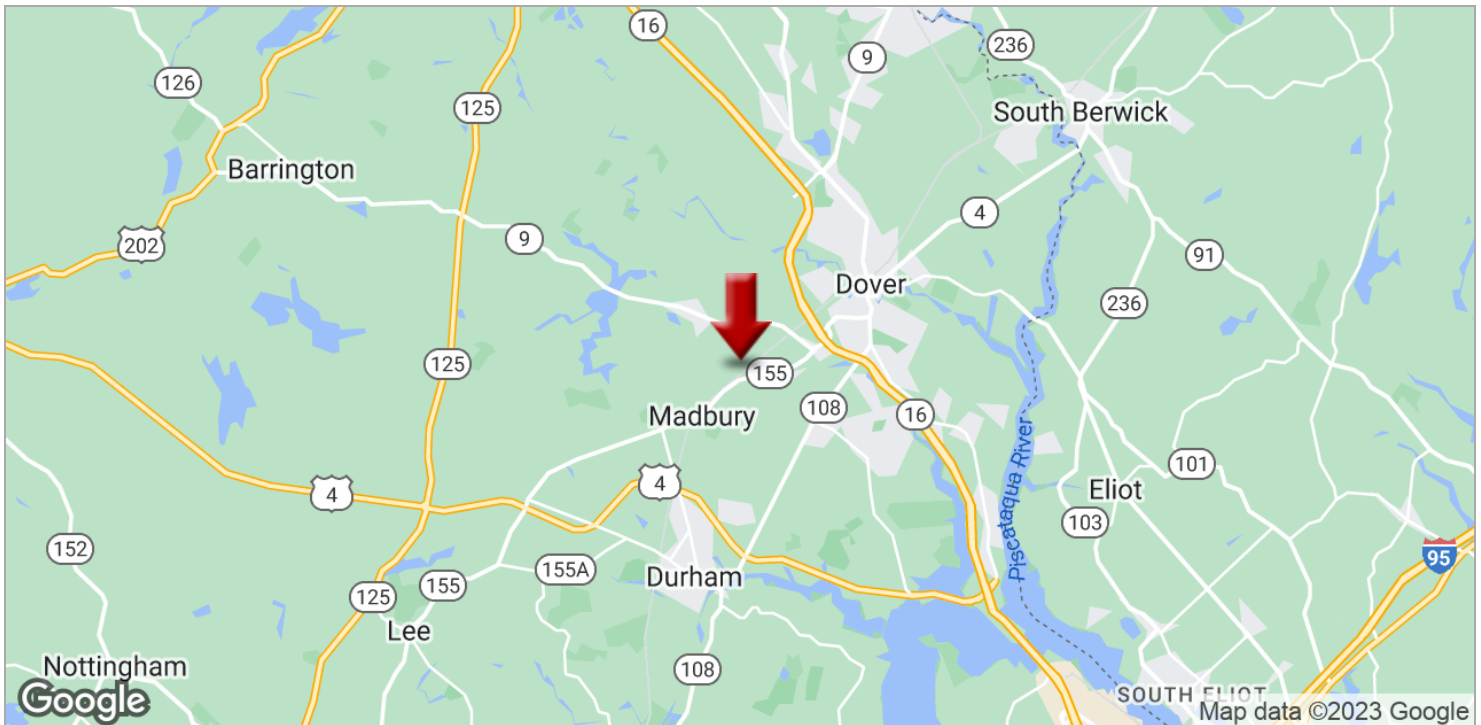
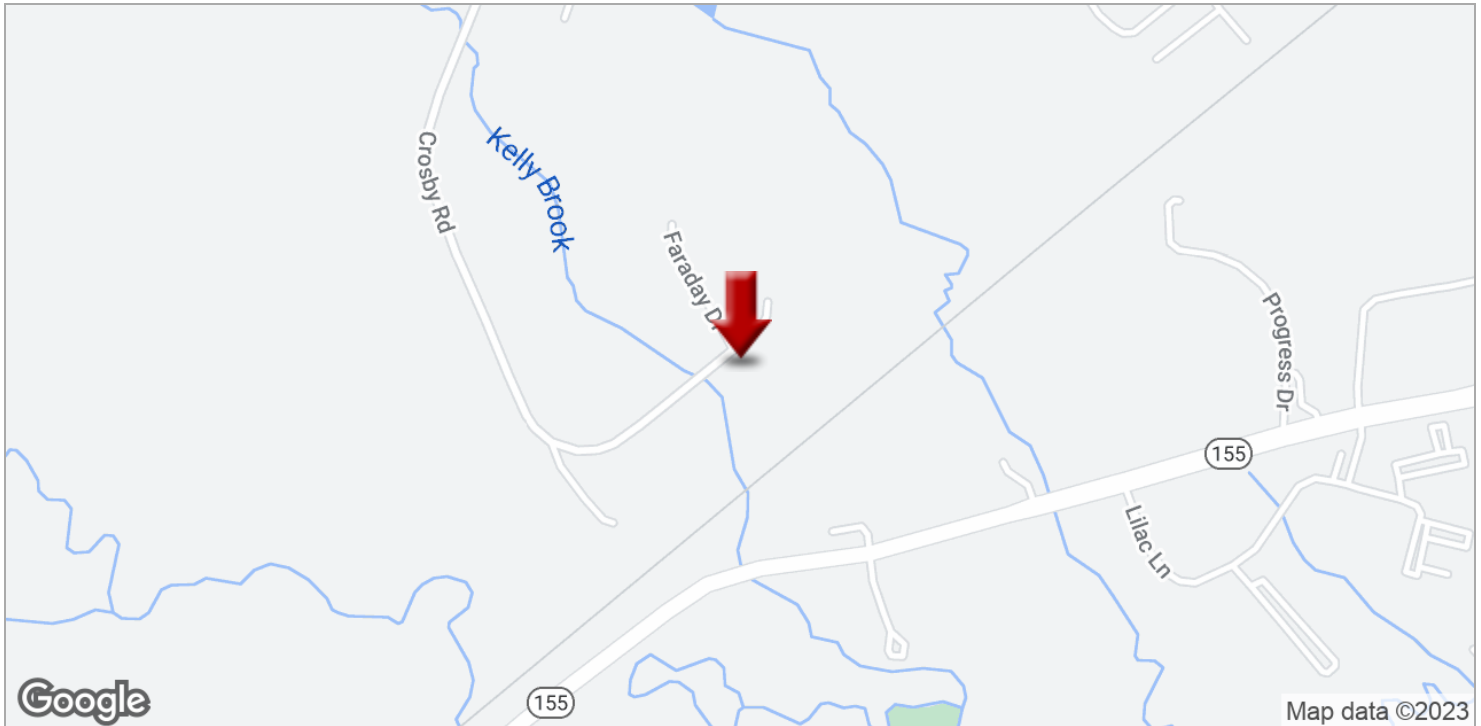
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Property Location:

207 Crosby Rd

Commercial Property Record Card - Dover, New Hampshire**Parcel ID:** G0001-C00002**Map Block No.** G-1-C-2**Class:** I**Use:**

400

Card 1 of 1

Current Owner		Previous Owner History			Miscellaneous		Assessment Information	
Ayer Paul Jr & Duston Robert & Gross Howard Po Box 1715 Dover Nh 03821-1715		Name	Deed	Date	Deed Info:	2076/333-10/22/1997	Assessed Value:	*
		Ayer Paul Jr & Duston Robert & Dover Industrial Dev Authority	1835/0580	12/01/1995	Zoning:	I-2	Inc:	Prior
					Neighborhood:	401	Land:	86,800 76,700
					Units:	2	Bldg:	225,900 221,400
							Total:	312,700 298,100
							Assessed Information:	
							Value:	312,700
							Effective DOV:	4/1/2018
							Value Flag:	COST VALUE

Sales History				
Book/Page	Date	Price	Type	Validity
2076/333	10/22/1997		2	4
1835/0580	12/01/1995		1	9

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
04/03/1996	5876	90,000	New Constr	100
				0

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	1 0	0	85,000
Residual	A	0.23 0	0	1,770
Total Acres for this Parcel		1.23	Total Land Value	86,800



2005 9 16
G0001-C00002

Inspection witness by: _____

Exterior/Interior Information																
Sec	Levels	Size	Perimeter	Use Type	Height	Exterior Walls	Construction Type	Finish	Partitions	Heating	A/C	Plumbing	Physical Condition	Functional Utility	%Good Override	Unadjusted RCNLD
1	01-01	1x1080	114	Multi-Use Office	8	Frame	Wood Joist	100	Normal	Hw/Steam	Unit	Normal	Normal	Normal	0%	73,240
1	01-01	1x1080	114	Warehouse	8	Frame	Wood Joist	100	Normal	Unit Heat		Normal	Normal	Normal	0%	38,200
1	02-02	1x2226	194	Multi-Use Office	8	Frame	Wood Joist	100	Normal	Hw/Steam	Unit	Normal	Normal	Normal	0%	135,650
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0

Building Information		Building Summary		Out Building Information				Lgth/	Ident.	Physical	Functional	Percent		
Building No:	1	Total Unadjusted RCN:	297,690	StructureCode	+/-	Width	SqFt	Units	Gr	Condition	Utility	Year	Good	RCNLD
Year Built:	1996	Average Percent Good:	.83	Asphalt Parking		1	2400	1	C	Normal	Normal	1996	0%	3,460
No of Units:	1	Total Unadj. RCNLD:	247,090			0	0	0				0	0%	0
Structure Type:	Office Warehouse	Grade Factor:	1.00			0	0	0				0	0%	0
		No of Identical Units:	1			0	0	0				0	0%	0
Grade:	C	Economic Cond Factor:	0.90			0	0	0				0	0%	0
Identical Units:	1	RCNLD:	222,400			0	0	0				0	0%	0

99 JAN 25 PM 2:43
REGISTER OF DEEDS
STRAFFORD COUNTY

001458

BK2076 PG0333

QUITCLAIM DEED

FOR CONSIDERATION PAID, Reginald Beck, of 10 Lakeview Drive, City of Dover, County of Strafford, and State of New Hampshire,

grants to

Paul F. Ayer, Jr., Robert Duston, and Howard Gross, all with a business address of 207 Crosby Road, City of Dover, County of Strafford, and State of New Hampshire, as tenants-in-common,

with QUITCLAIM COVENANTS,

Two certain tracts or parcels of land situated in Dover, County of Strafford, State of New Hampshire, and being depicted as Lots "1C-1" and "1C-2" on a plan entitled "Subdivision of Land for Dover Industrial Development Authority, in Dover, N.H.", dated June 21, 1991, scale 1" = 50', prepared by Bruce Pohopek, Licensed Land Surveyor, and recorded in the Strafford County Registry of Deeds, as Plan #39-39, more particularly bounded and described as follows:

Lot 1C-1

Beginning at a set pin at the most northeasterly corner of the parcel by Crosby Road; thence running S 24° 03' 21" E for a distance of 150.00 feet to a set pin; thence turning and running S 00° 34' 26" E for a distance of 381.60 feet to a set pin; thence turning and running S 65° 56' 40" W for a distance of 110.00 feet to a set pin; thence turning and running N 24° 03' 20" W for a distance of 500.00 feet to a set pin; thence turning and running along Crosby Road N 65° 56' 40" E for a distance of 262.05 feet to the point of beginning, said parcel containing 104,415 square feet and being 2.397 acres. Said Lot 1C-1 is not buildable per applicable federal and state wetland protection regulations in effect on the date of approval of the subdivision plat.

Lot 1C-2

Beginning at a set pin at the most northeasterly corner of the parcel by Crosby Road; thence running S 24° 03' 21" E for a distance of 150.00 feet to a set pin; thence turning and running S 14° 01' 47" W for a distance of 444.67 feet to a set pin; thence turning and running S 65° 56' 40" W for a distance of 27.76 feet to a set pin; thence turning and running N 00° 34' 26" W for a distance of 381.60 feet to a set pin; thence turning and running N 24° 03' 21" W for a

distance of 150.00 feet to a set pin; thence turning and running along Crosby Road N 65° 56' 40" E for a distance of 150.00 feet to the point of beginning, said parcel containing 53,608 square feet and being 1.231 acres.

Excepting and reserving a certain sewer and access easement granted to William C. Colbath of near or even date to be recorded at the Strafford County Registry of Deeds.

Also granting an easement and right-of-way described as follows:

A general right of access and easement over a portion of Lot 1C-3, as shown on a plan entitled "Subdivision of Land for Dover Industrial Development Authority, in Dover, New Hampshire", dated June 21, 1992 [1], prepared by Bruce Pohopek, and recorded in the Strafford County Registry of Deeds as Plan # 39-39. The easement shall encompass a common driveway area shared by Lots 1C-2 and 1C-3 in the area from Crosby Road and in the immediate area of the buildings as depicted on a plan entitled, "Site Plan, Dover Industrial Development Authority, Crosby Road Industrial Park, Dover, New Hampshire," dated June 21, 1991, as revised, by Terrascan, which plan is on file with the City of Dover, New Hampshire Planning Board. Said right of access shall be reasonable, and shall not unduly interfere with the rights of the grantor or its successors or assigns to use said premises. The grantees and their heirs, successors and assigns agree to hold the grantor harmless from any claims or suit arising from any entry upon grantor's land unless caused by the gross negligence or intentional act of the grantor or its successors or assigns.

Meaning and intending to describe and convey the Grantor's 1/4 undivided interest in the same premises earlier conveyed to Paul F. Ayer, Jr., Robert Duston, Reginald Beck and Howard Gross by warranty deed of Dover Industrial Development Authority dated December 1, 1995, and recorded at the Strafford County Registry of Deeds at Book 1835, Page 580.

This is not homestead property of the Grantor.

This is a non-contractual transfer.

Signed this 22nd day of October, 1997.


Reginald Beck

BK2076PG0334

THE STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD
Dated: 22 Oct 97

Personally appeared the above-named Reginald Beck,
known to me, or satisfactorily proven, to be the person
whose name is subscribed to the foregoing instrument and
acknowledged that he executed the same for the purposes
therein contained.

Before me,



Notary Public/Justice of the Peace

My commission expires:

My Commission Expires Dec. 18, 2001



BK2076PG0335