



INDUSTRIAL

Building Sq Ft:

± 207,827 SF

Space Available:

A: ± 40,222 SF

B: + 49,072 SF

C: ± 7,700 SF
± 97,185 SF

Year Built / Addition:

1977 / 1986

Renovated:

2019

Lease Type:

NNN

Clear Heights:

16' - 21', 17.5' at eaves

Column Spacing:

20' x 50' / Variable

Drive-in / Loading:

4 Drive-in:

- 8' x 6'
- 8' x 8'
- 12'x14' (2)

7 Tailboards:

- 8' x 10' (5) w/Levelers
- 12' x 12' (1) oversized
- 12' x 14' (1) loading floor is 4'

Power 4,400 AMPS:

A: 1,600 AMPS @ 480

B: 2,000 AMPS @ 480/208

Water / Sewer:

Municipal

HVAC Gas Fired Heat

A: ± 103 Tons of AC

B: ± 37 Tons of AC
+ 140 Tons of AC

Zoning:

Industrial

Fire Protection:

Wet Sprinkler

Construction Type:

Steel, Masonry, Wood

Land Area:

± 13.0 Acres

Property Visibility:

Exceptional

Highway Access:

- 3/4 mile to Interstate I-93
- 2.5 miles to Interstate I-393
- 2.7 miles to Interstate I-89
- 23.3 miles to Manchester-Boston Regional Airport
- < 35 miles to Nashua

DEANE NAVAROLI

CELL: 603.315.0808

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OFFICE: 603.851.5841

WRCRE.COM

PROPERTY DESCRIPTION

William and Reeves is pleased to present Capitol Crossing on the corner of 92 Old Turnpike Road and Terrill Park Drive in Concord, New Hampshire. This ± 207,827 SF manufacturing and warehouse building is clean, well maintained and efficient with sought-after clear heights and column spacing. A comprehensive redevelopment was completed to make significant esthetic and functional improvements to the building and the land, including adding several loading dock doors, and additional parking areas.

Presently there is up to ± 97,185 SF of manufacturing/warehouse space is available and subdividable:

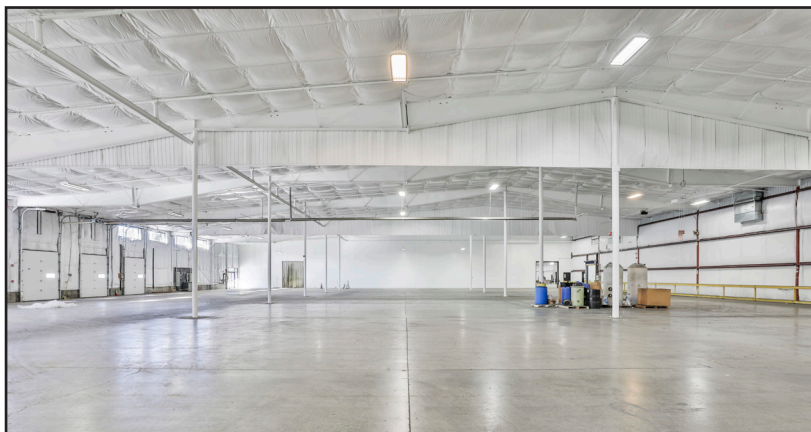
- A. ± 40,222 SF Manufacturing/Warehouse
- B. ± 49,072 SF Manufacturing/Warehouse
- C. ± 7,700 SF office

The manufacturing/warehouse areas have clear heights of 16' ~ 21' and column spacing of 20' x 50 up to 25' x 50'. There are a total of 4 drive-in doors: (1) 8' x 6', (1) 8' x 8', and (2) 12' x 14'. There are 7 tailboard height doors, five (5) are 8' x 10' with levelers, (1) is oversized at 12' x 12', and (1) is a 12' x 14' door where the loading floor is 4' high inside of the door - essentially a tailboard loading dock door for a box truck available within the ± 97,185 SF area.

With exceptional visibility from Old Turnpike Road and Terrill Park Drive, Capitol Crossing presents an opportunity for companies seeking efficient and well-located industrial space for warehouse, distribution, storage, or high-tech manufacturing/production uses.

The building is serviced by municipal water, sewer, natural gas and has a wet sprinkler system throughout. There are a total of 140 tons of A/C within the available space.

Capitol Crossing is exceptionally well located less than 3/4 of a mile to Interstate I-93, and less than 2.4 miles to interstate I-89. The Concord Airport is less than 1/2 mile from the property, and the Manchester-Boston Regional Airport is less than 25 miles away.



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CAPITOL CROSSING
92 OLD TURNPIKE ROAD
CONCORD, NEW HAMPSHIRE

FOR LEASE
± 35,160 ~ 71,492 SQ FT

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



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This information has been secured from sources William and Reeves believes to be reliable, however, makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, acreage, age, condition, etc., are approximate. Purchaser/Tenant must verify all the investment and property information and bears all risk of any inaccuracies.

CAPITOL CROSSING
92 OLD TURNPIKE ROAD
CONCORD, NEW HAMPSHIRE

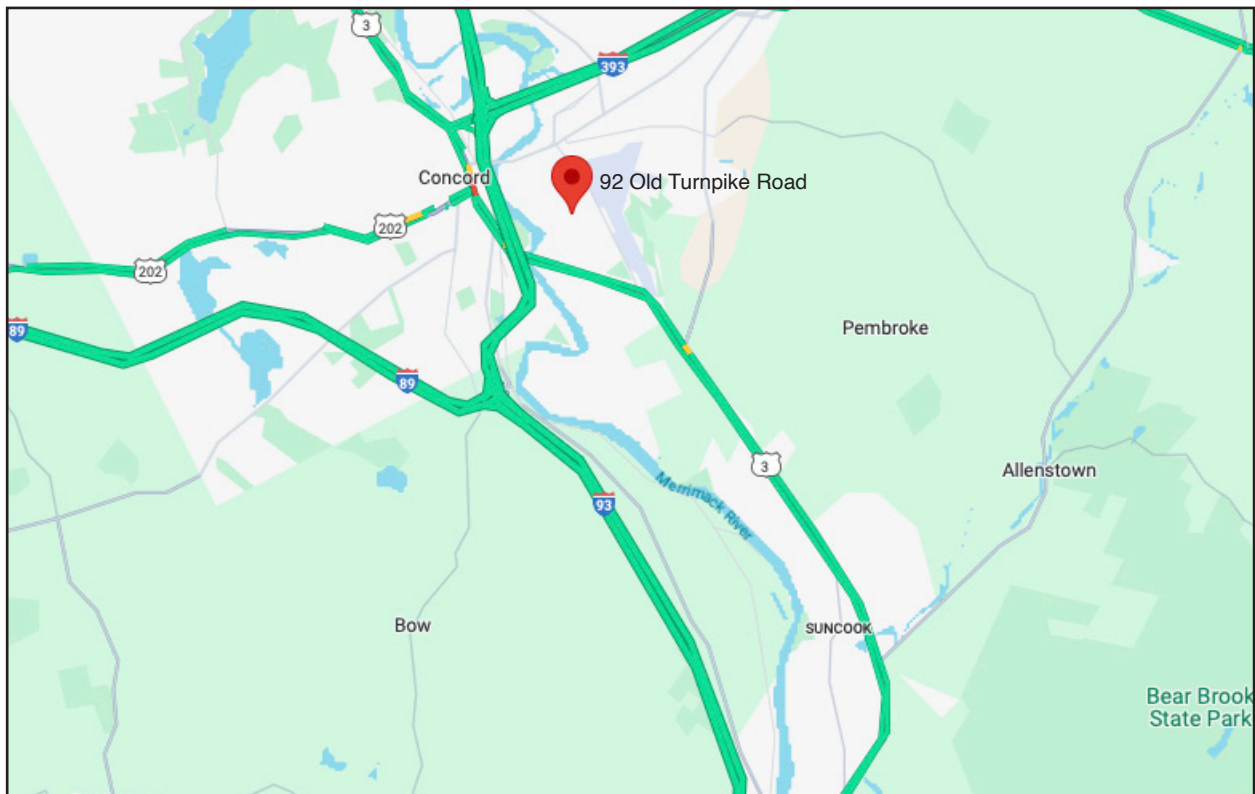
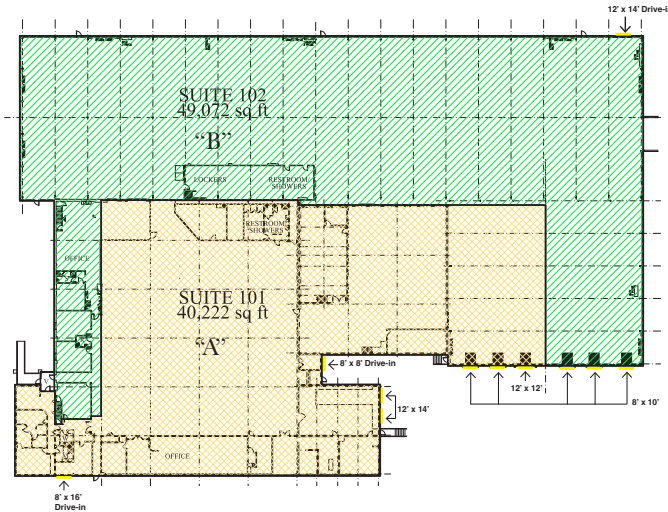
FOR LEASE
± 40,222 ~ 97,185 SQ FT

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE

CAPITOL CROSSING
92 OLD TURNPIKE ROAD
CONCORD, NEW HAMPSHIRE

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AVAILABLE SPACE



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State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

***Right Now,
You Are a
Customer***

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Deane W. Navaroli # 066050

William & Reeves LLC # 066051

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form

(Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.