



1 Chase Park Road

Seabrook, NH | For Sale or Lease



42,700 SF +/- Industrial Facility

6.3 Acres +/-

21,000 SF +/- Available Immediately



As The Exclusive Agent:

NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services

www.NordlundAssociates.com

199 Rosewood Drive, Suite 150 • Danvers Massachusetts 01923



1 Chase Park Road Building Specifications

Current Building Configuration:

• Existing Office:	13,000 SF +/-
• Manufacturing / Warehouse:	29,000 SF +/-

Total Existing Building Size:	42,700 SF +/-
Land:	6.3 Acres +/- (potential for building expansion)
Fire Protection:	Sprinkler & Fire Alarm with Pull Stations
HVAC:	

HVAC Throughout entire facility

Natural Gas

Parking	144 Spaces
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Power:	1,600 Amps / 480 V (+ 60 KW Back up Generator)
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Clear Height:	14' - 16' Clear in production area
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Lighting:	
	New LED Lighting in current manufacturing area

Bridge Crane	(1) 5 Ton
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Roof:	Insulated Metal Panel
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Water/Sewer:	Municipal Water & Sewer
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Loading:	
• Tailboard	(1) - Tailboard Height Loading Dock
• Overhead	(2) - Overhead Doors at Grade Level

Built:	1978 (Expanded in 1996 & 2007)
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Zoning:	Industrial
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Lease:	\$ 8.25 /SF NNN
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Sale:	\$ 3,598,000 (\$85 per building SF)
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Location:



Highly Visible from I-95
Located off of Exit 1 - Route 107
1.5 miles to Mass. Border



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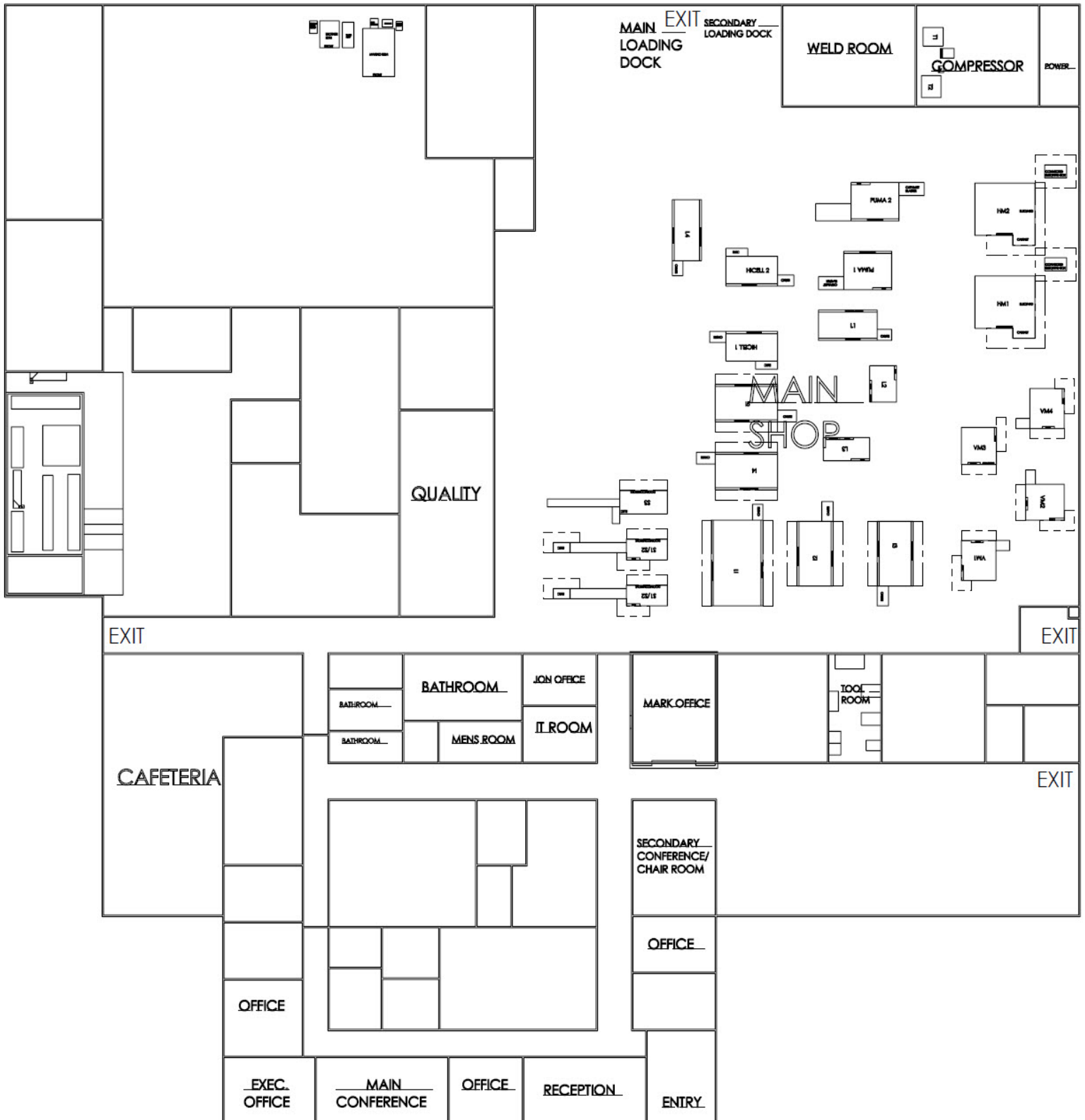
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Floorplan



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Property Photos



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Property Photos



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For more information in regards to this property contact Nordlund Associates, Inc.

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