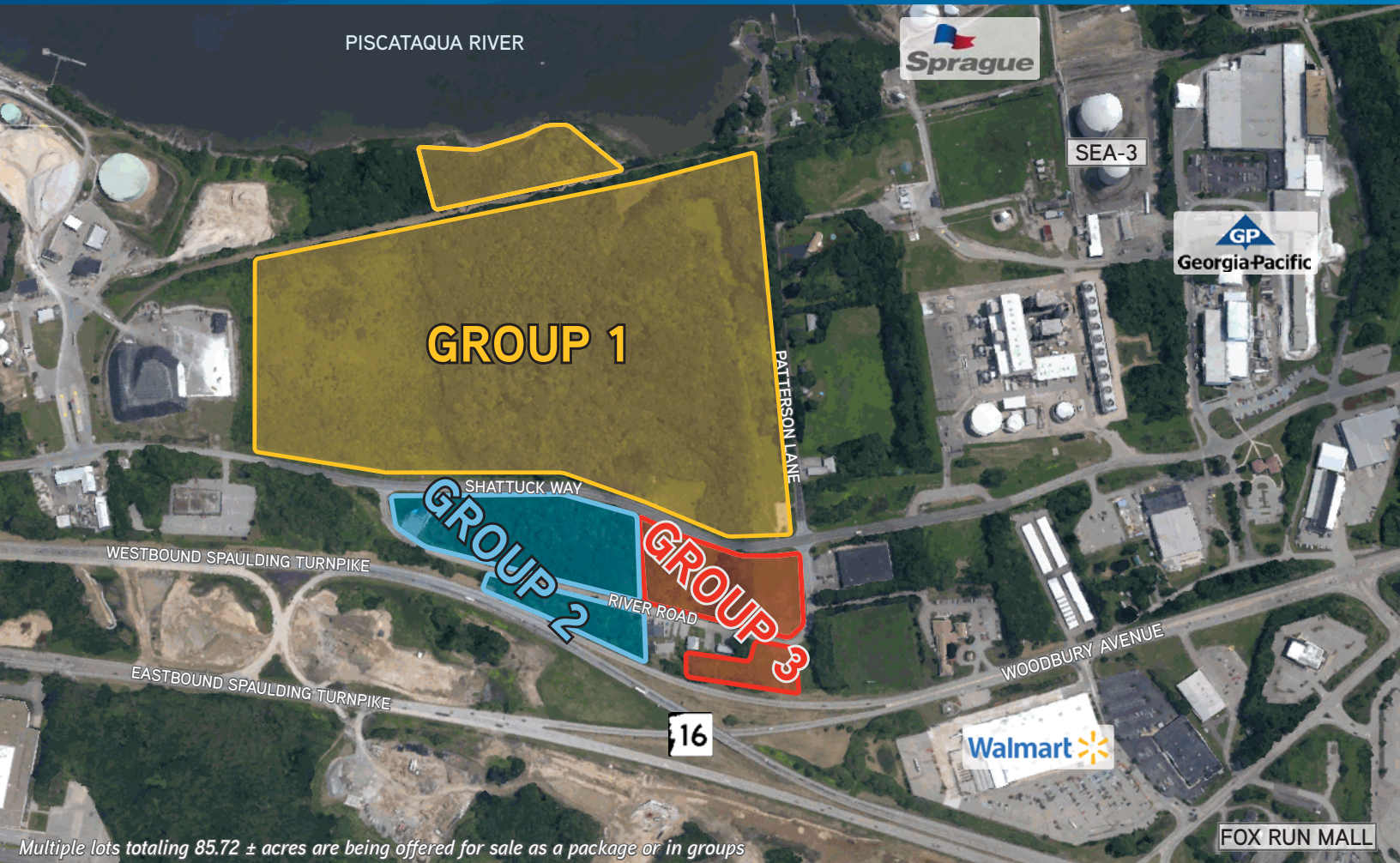
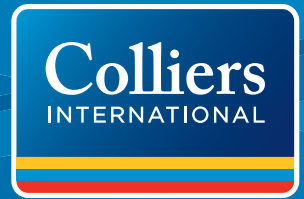


FOR SALE > ROLLINS FARM

# Prime Development Opportunity

SHATTUCK WAY/PATTERSON LANE, NEWINGTON, NH 03801



Multiple lots totaling 85.72 ± acres are being offered for sale as a package or in groups

## Parcel Attributes

- > Unique Piscataqua River waterfront property with deep water access
- > 85.72± acre site with 907'± of river frontage on the Piscataqua River and over 500'± of road frontage on Exit 3's on-ramp to the Spaulding Turnpike
- > Property is being offered as a package or subdivided into 3 groups
- > Two new Portsmouth bridges down river were designed to accommodate larger ships previously not able to navigate this section of the Piscataqua River
- > Zoned Waterfront Industrial, Residential, and Office, allowing for a variety of development projects
- > Ideal access directly off the Spaulding Turnpike and minutes from downtown Portsmouth

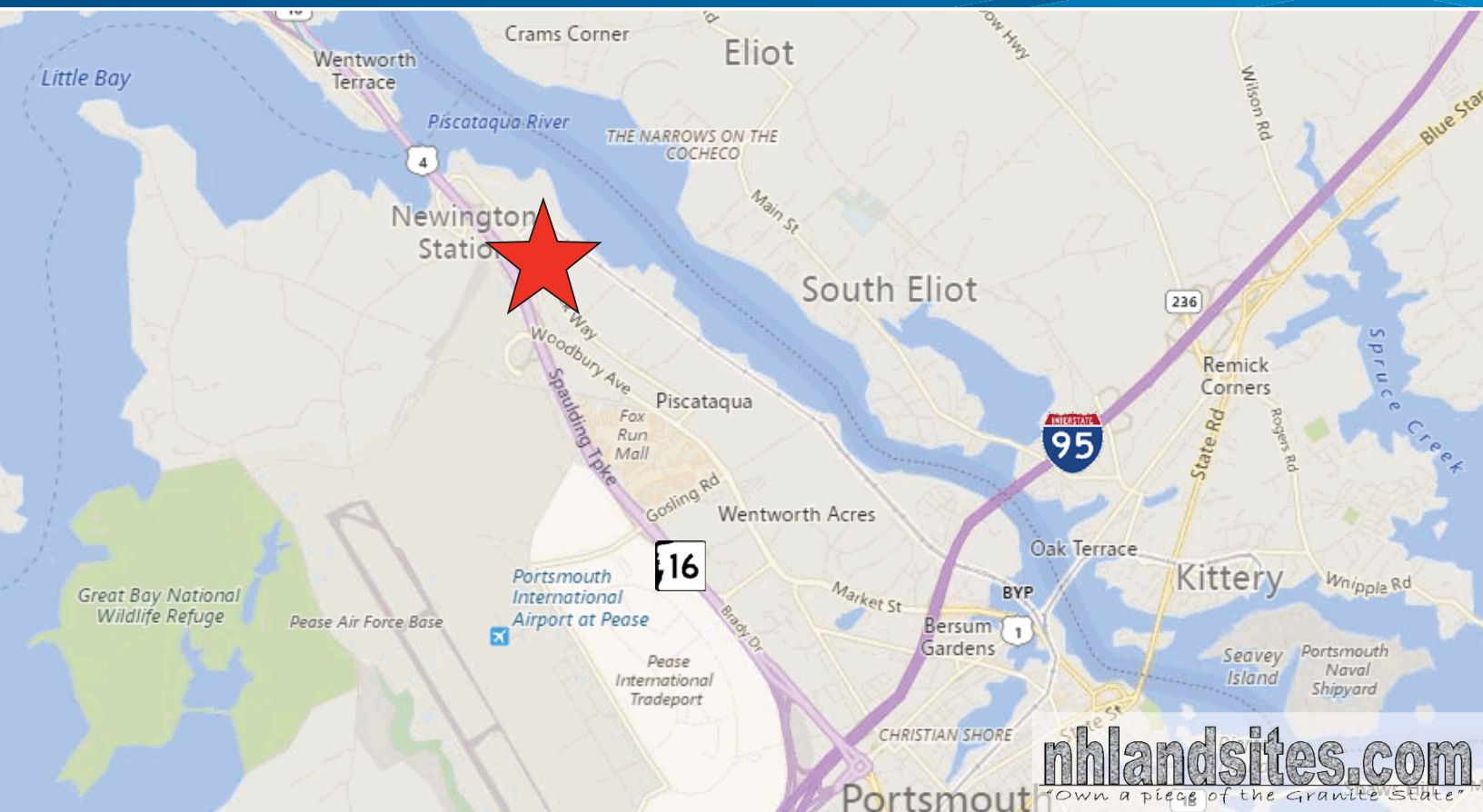
*Full package available upon request*

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# Shattuck Way/Patterson Lane, Newington, NH



## Snapshot > Land

GROUP	ACREAGE ±	TAXES PER YEAR
1	71.27	\$28,993
2	7.81	\$7,970
3	6.64	\$5,854
Total	85.72	\$42,817

Zoning	Waterfront Industrial, Residential & Office
Frontage	3,930± feet on Shattuck Way 2,608± feet on River Road 1,824± feet on Patterson Lane 1,231± feet on Spaulding Turnpike/Route 16 907± feet on Piscataqua River
Utilities	Municipal water & sewer Natural gas at the road

***Property is being offered via a modified sealed bid process.***

***Call for offers on or before June 1st, 2017.***

## Contact Us

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