# FOR LEASE > FERNALD LUMBER YARD Lumber Yard Buildings & Laydown Area

240 ROUTE 152, NOTTINGHAM, NH 03290



The Fernald Lumber Yard sits on 24.7± acres of commercially zoned land. The site features 14 individual buildings, including a retail and office building in the front of the yard. Several individual lumberyard and storage buildings are available for lease. Laydown areas and a ground lease for a firewood operation are also available. Small, inexpensive cold storage units, ranging from 400± SF and up, with electricity are available for lease starting at \$233/month.

See chart inside for the site plan and leasing information.



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NO.	Building Type	Total SF±	Available SF± or Acres±	Heat/ Power	Lease Rate PSF	Lease Type
1	Sawmill	9,760	9,580	No/Yes	\$3.00	Modified gross
2	Office	1,536	0	Yes/Yes	\$6.50	LEASED!
3	Power plant	1,022	220	Yes/Yes	\$8.00	Modified gross
4	Garage	2,520	0	Yes/Yes	\$5.35	LEASED!
5	Storage	7,000 plus 3,200 rack area	3,500 plus 2,800 cold storage area	No/Yes	\$3.00	Modified gross
7	Storage	3,080	1,160	No/No	\$3.00	Gross
8	Storage	3,429	0	No/Yes	\$3.00	Gross
9	Planer mill	4,784	0	Yes/Yes	\$5.35	Modified gross
10	Storage	1,507	0	No/Yes	\$3.00	LEASED!
11	Storage	4,900 plus 833 rack area	3,916 plus 833 rack area	No/No	\$3.00	Gross
15	Laydown area	3.5± acres	3.5± acres	N/A	\$1,000/ month	Ground lease

KEY AVAILABLE FOR LEASE

> CONCEPTUAL SUBDIVISION "MIXED COMMERCIAL USE"

JAMES S. & LINDA S. FERNALD TAX MAP 29 LOT 8-1 240 STAGE ROAD (Rte 152) Nottingham, NH







### **Property Highlights**

- > Only 2.6 miles from Route 4 corridor, which connects Dover to Concord, NH
- > 15 minutes to Lee Traffic Circle and Route 125 retail services corridor
- > Lumberyard is flat with plenty of laydown area
- > Reinforced interior road system and storm water system service the entire lumberyard
- > New 16' wide access drive bridge, installed November 2012, is rated to 130,000 lbs.
- > Nottingham and neighboring towns will benefit from the increased highway access and to points south and east due to the General Sullivan Bridge (Newington-Dover) expansion to be completed in 2018

#### Lease Rate: See chart for leasing information

#### Contact Us

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