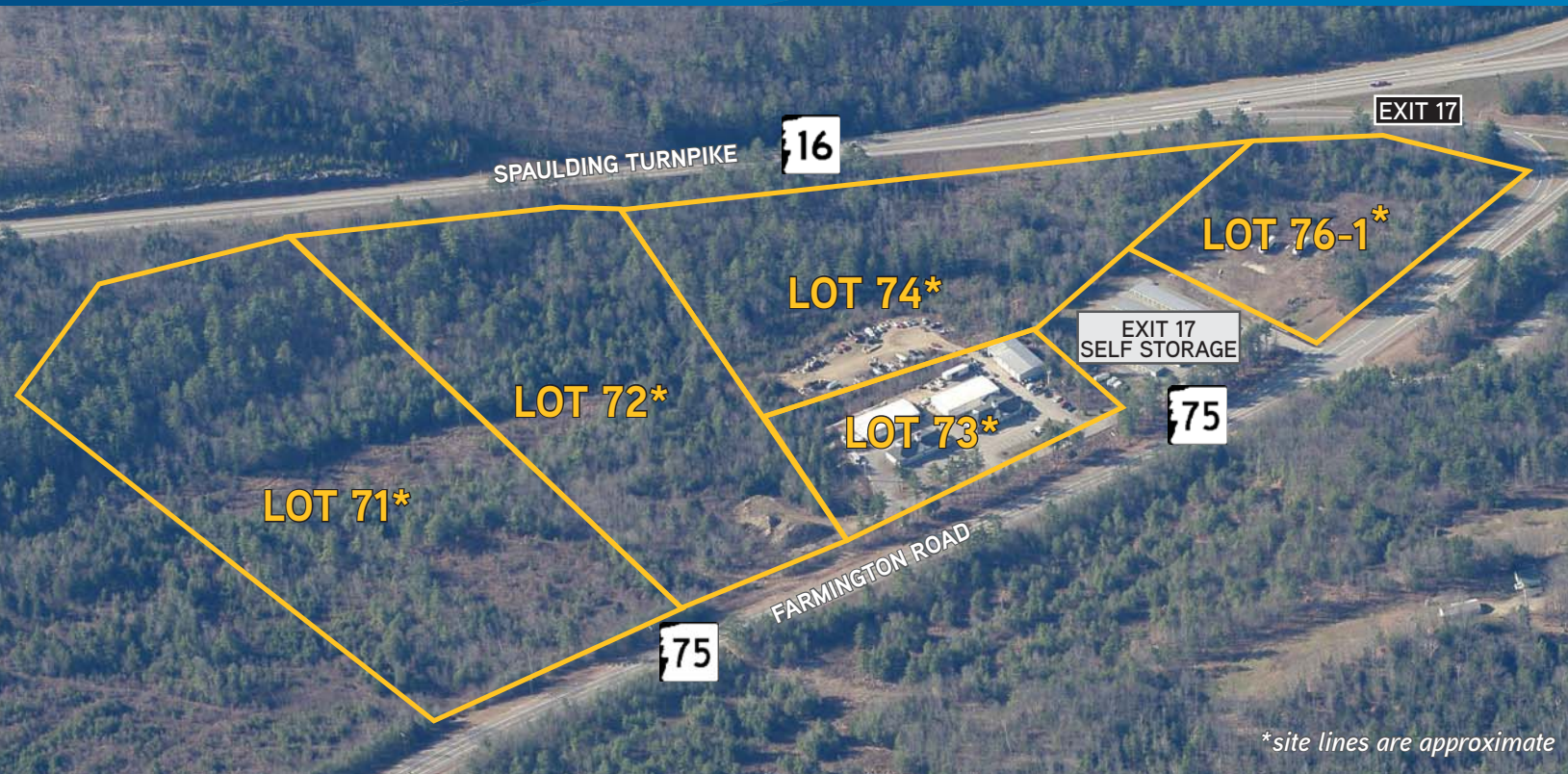


FOR SALE > INDUSTRIAL/OFFICE BUILDINGS AND LAND

# Industrial and Office Property

COMMERCE WAY, MILTON, NH 03851



Colliers International is pleased to introduce the availability of the Exit 17 Commerce Center. The Center is a modern industrial and office development consisting of five buildings and four vacant lots. The lots are zoned Industrial/Commercial and total 57.526± acres. The lots are being offered individually, as an assemblage or with the improved lot.

This is an ideal commuter location for an office or industrial user, located 300'± from the Spaulding Turnpike, a short distance to downtown Milton, as well as only 30 minutes from Portsmouth and 40 minutes to Concord.

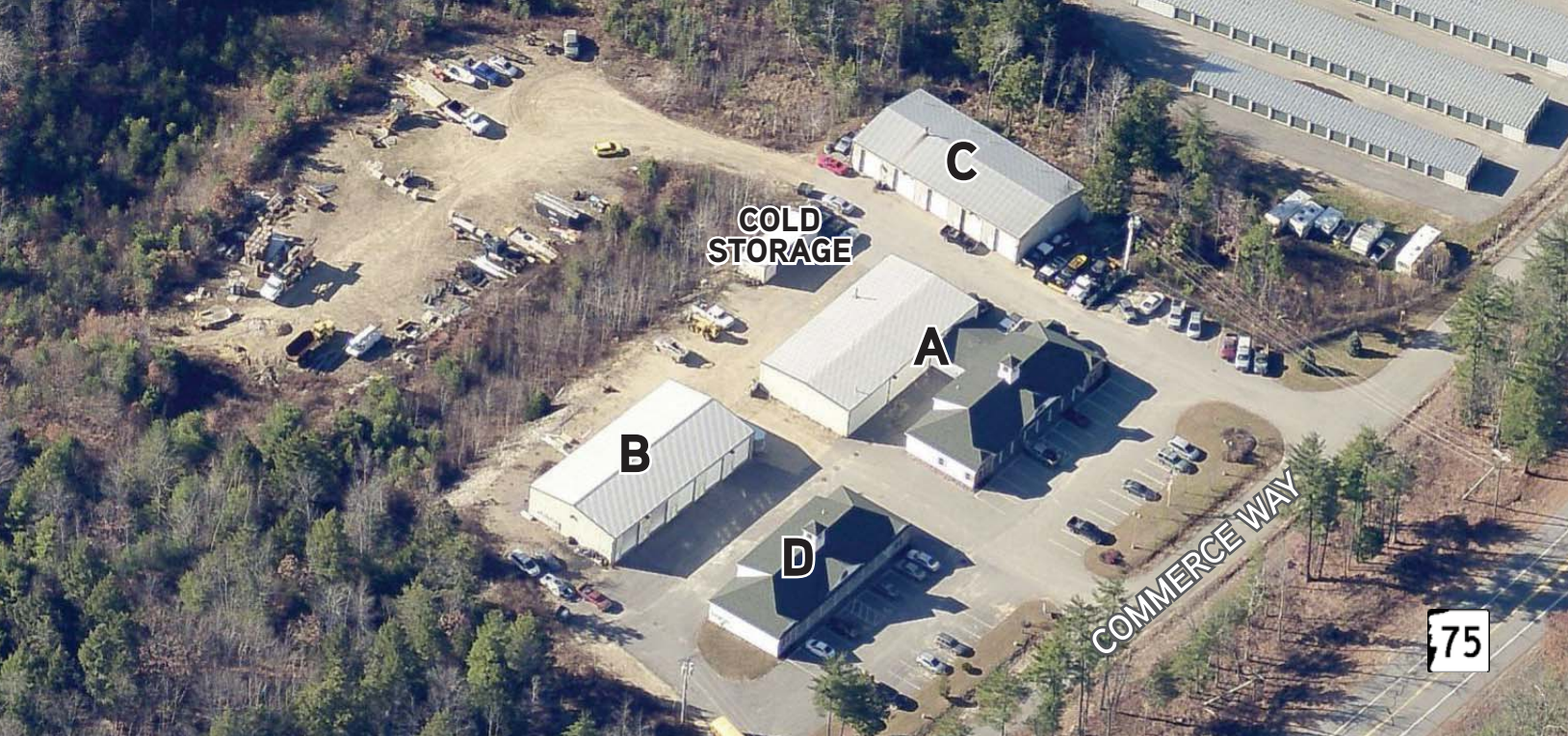


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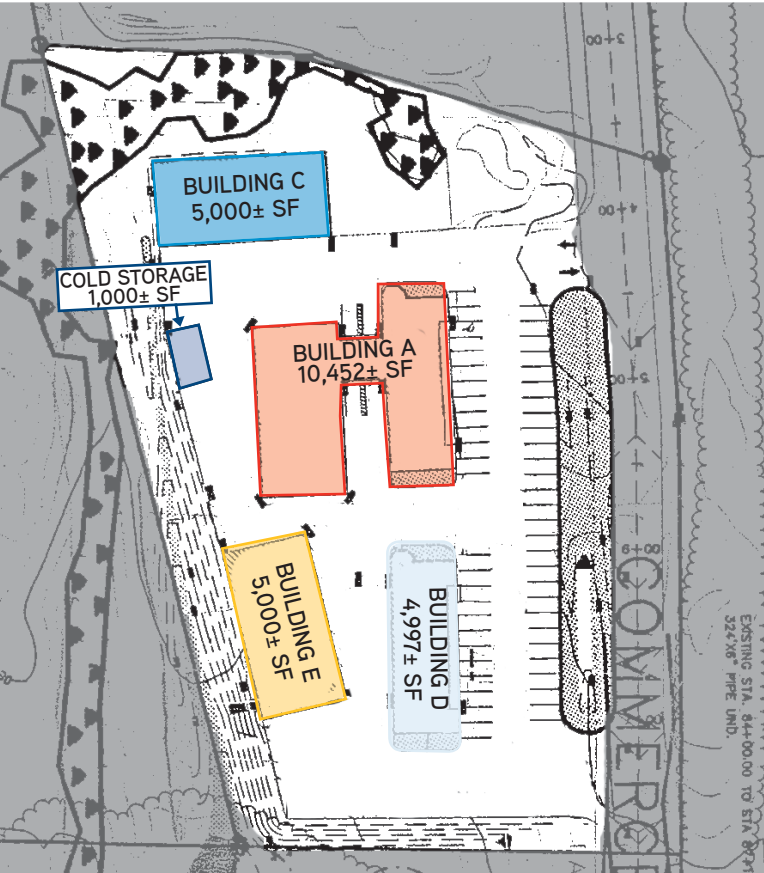
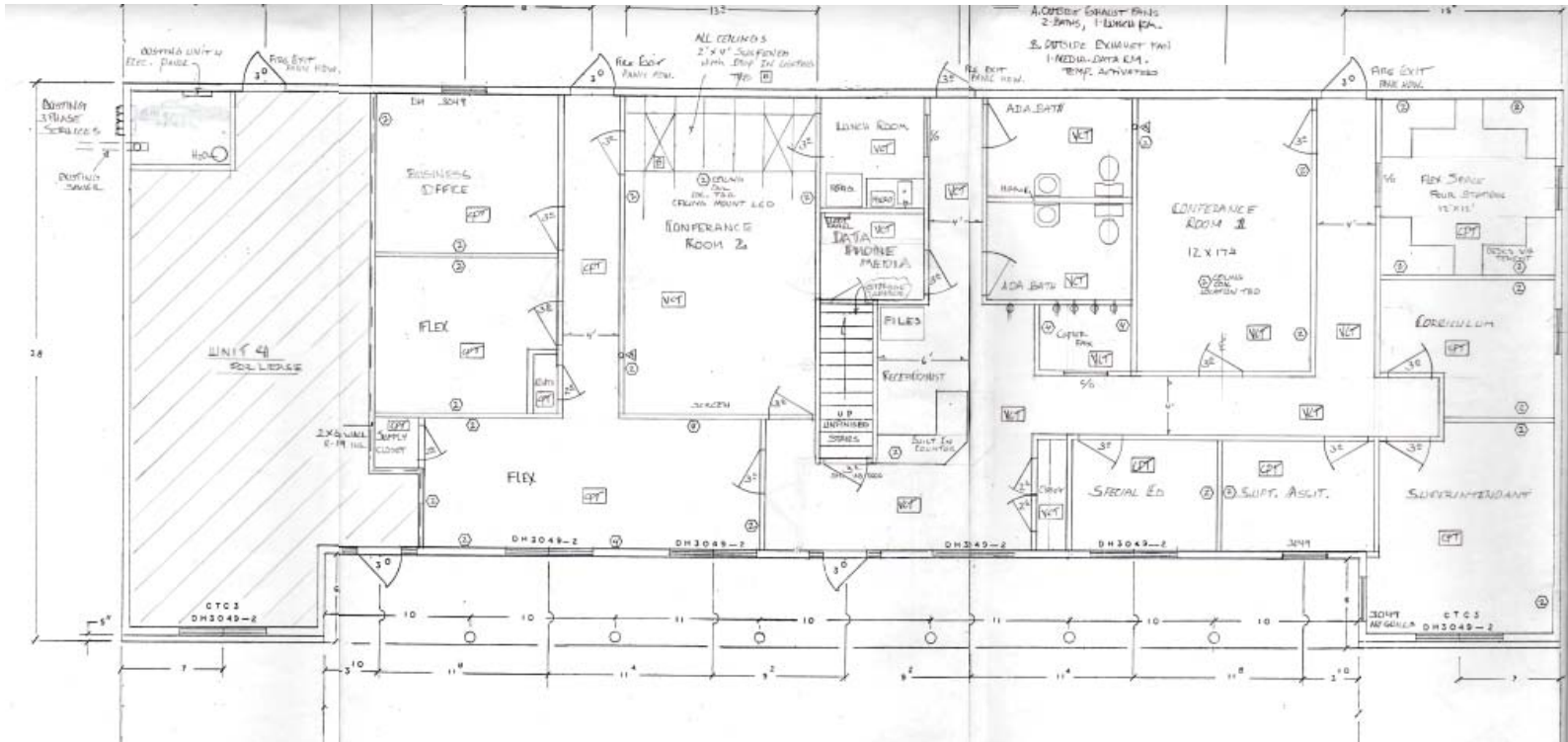
COLLIERS INTERNATIONAL  
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LOT 73 | OFFICE & INDUSTRIAL BUILDINGS



BUILDING D FLOOR PLAN



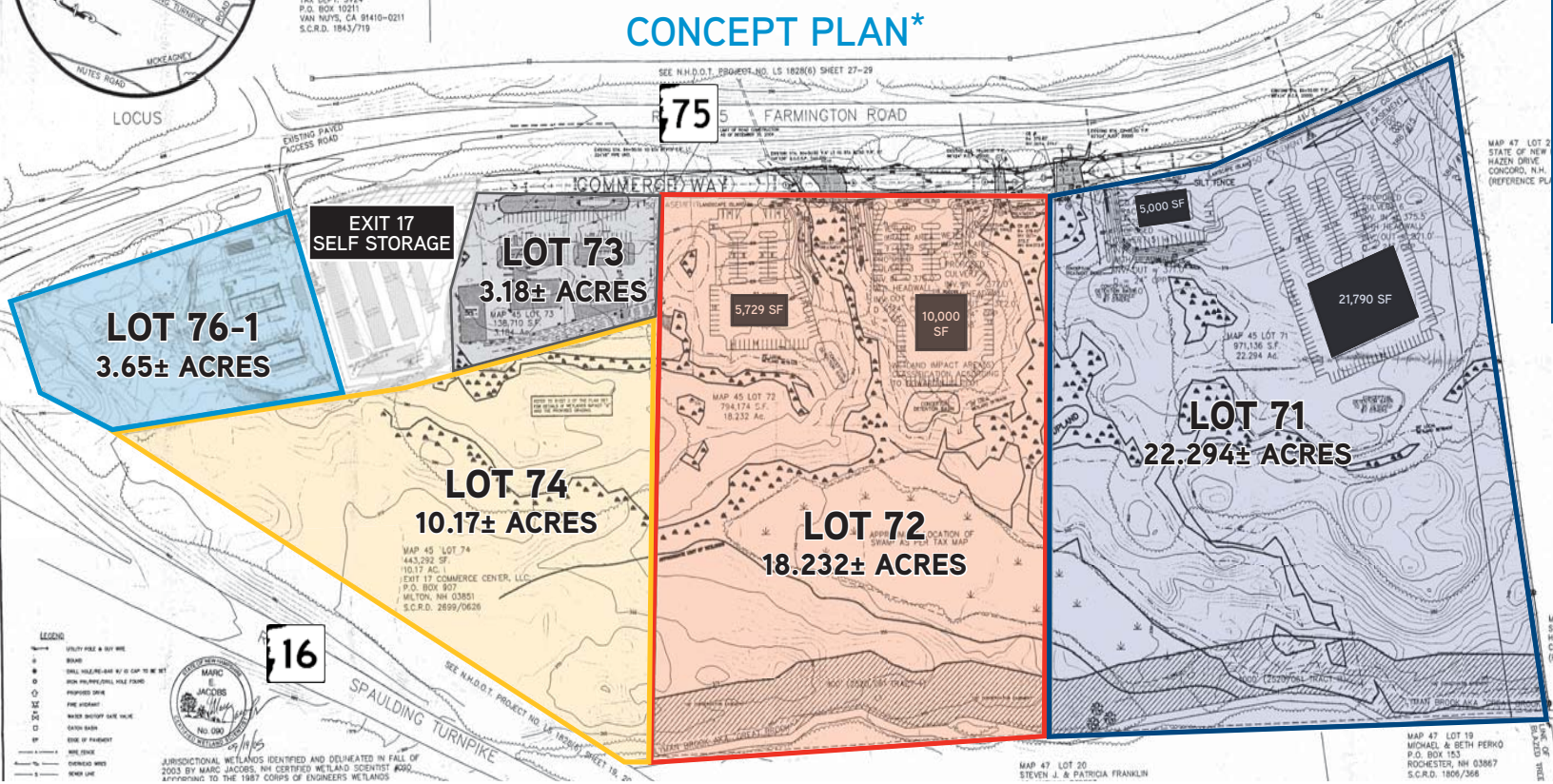
Specifications > Lot 73 | Industrial/Office Bldgs

Building Type	Industrial and Office
Year Built	2006
Total Building SF	26,449
Building A	10,452±
Building C	5,000±
Building D	4,997±
Building E	5,000±
Cold Storage Building	1,000±
Acreage	3.18±
Zoning	Industrial/commercial
Drive-in Doors	13
Clear Height	Up to 20'
Utilities	2 private wells 2 private septic fields Propane
Electrical	3 phase to all buildings
2016 Property Taxes	\$27,315
List Price	\$1,350,000





# CONCEPT PLAN\*



## Property Details > Industrial Land

### Lot 71

- > 22.294± acres of undeveloped industrial/commercial land
- > Proposed conceptual depicts a 26,790± SF footprint in 2 buildings with required parking & setbacks
- > 2016 property taxes: \$3,965
- LIST PRICE: \$330,000**

### Lot 72

- > 18.232± acres of undeveloped industrial/commercial land
- > Proposed conceptual depicts a 15,729± SF footprint in 2 buildings with required parking & setbacks
- > 2016 property taxes: \$3,519
- LIST PRICE: \$240,000**

### Lot 73

- > 26,449± SF in five industrial/office buildings on 3.18± acres
- > 13 drive-in doors, up to 20' clear height and 49 parking spaces
- > 2016 property taxes: \$27,315
- LIST PRICE: \$1,350,000**

### Lot 74

- > 10.17± acres of undeveloped industrial/commercial land
- > High visibility from the Spaulding Turnpike and abutting the Exit 17 off ramp
- > 2016 property taxes: \$523
- LIST PRICE: \$180,000**

### Lot 76-1

- > 3.65± acres of industrial/commercial land with an active gas station approval (expires 9/30/2017)
- > Abuts the Spaulding Turnpike's Exit 17 off ramp
- > 2016 property taxes: \$2,494
- LIST PRICE: \$500,000**

\*acreage is based on the above concept plan

## Contact Us

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