

**FOR SALE**

# **50 DARTMOUTH DRIVE**

Auburn, NH







50 DARTMOUTH DRIVE

# WELLINGTON BUSINESS PARK

50 Dartmouth Drive was designed by Dennis Mires architect and constructed by North Branch Construction. The property is one of six buildings in the master-planned, 140-acre Wellington Business Park with protective covenants. The Park's fiber-optic SONET ring and proximity to the major east-west redundant fiber optics trunk lines offers unlimited, high speed bandwidth, making this property ideal for companies with heavy data or telecommunications requirements.

Wellington Business Park is a "quality of life" location that has built a steady following. Park tenants enjoy the quick access to I-93, Route 101 the New Hampshire Seacoast as well as the popular and pristine Lake Massabesic, offering nature trails, kayaking, canoeing and jogging routes less than one mile from the Park.

New Hampshire's highly educated workforce, its focus on growth industries, its low tax (no sales, income, inventory or state capital gains tax), business friendly environment and superior quality of life make New Hampshire one of the best places to live and work in the country.

Ideal for today's companies that have heavy data or telecommunications requirements.

Park tenants include Access Surgery Center, C2 Systems, Fischer Skis USA, Stantec and Freedom Energy Logistics.



# BUILDING SPECIFICATIONS

<b>ADDRESS</b>	50 Dartmouth Drive, Auburn, NH, 03032
<b>BUILDING SIZE</b>	20,780 SF – potential expansion of up to 9,220 SF
	Single-story electronics testing and development facility custom designed and built for Linear Technologies. Approximately 4,800 SF is pitched/vaulted ceiling manufacturing space with a loading door at grade.
<b>YEAR BUILT</b>	2007
<b>SITE SIZE</b>	4.82 Acres
<b>ZONING</b>	Industrial
<b>CONSTRUCTION</b>	Structural steel frame with metal stud infill and aluminum panel exterior siding
<b>ROOF</b>	Rubber membrane and standing metal seam roof
<b>CLEAR HEIGHT</b>	Dropped ceiling 9'-11"; Vaulted ceiling 24'-10"
<b>COLUMN SPACING</b>	25' wide x 35' deep (center of building only)
<b>RESTROOMS</b>	Four, two with showers and lockers
<b>LIGHTING</b>	Fluorescent, some LED
<b>LOADING</b>	Wet sprinklered throughout
<b>UTILITIES</b>	<ul style="list-style-type: none"> <li>• Municipal water – Manchester Water Works</li> <li>• Private septic</li> <li>• Electricity – Eversource <ul style="list-style-type: none"> <li>• 1200 amp, 480Y/277V, 3-phase, 4-wire</li> <li>• 400 amp, 208Y/120V, 3-phase, 4-wire</li> </ul> </li> <li>• Natural gas – Liberty Utilities</li> </ul>
<b>HVAC</b>	<ul style="list-style-type: none"> <li>• Fully airconditioned via Trane rooftop mounted units</li> <li>• 6 electric fan boxes provide zonal heat control</li> <li>• 2.3-ton Mitsubishi split system in IT room</li> </ul>
<b>AIR COMPRESSOR</b>	2007 Atlas Copco ZT15 and 2007 Atlas Copco CD32 (desiccant dryer)
<b>TELECOM</b>	<ul style="list-style-type: none"> <li>• Fiber-optic SONET ring in park</li> <li>• Two data circuits – NTT primary DIA Fiber link from Consolidated Communications and Verizon Broadband from Comcast</li> <li>• Voice – IP Flex</li> <li>• Cat5E cabling</li> </ul>
<b>PARKING</b>	104 paved spaces; 5.02/ 1,000
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>• Expansion Potential - designed to accommodate an additional 9,220 SF</li> <li>• Attractive building with high-tech curb appeal</li> <li>• Breakroom with outdoor seating</li> <li>• Showers and lockers</li> <li>• Close to pristine Lake Massabesic, offering nature trails, kayaking, canoeing, cycling and jogging routes</li> </ul>

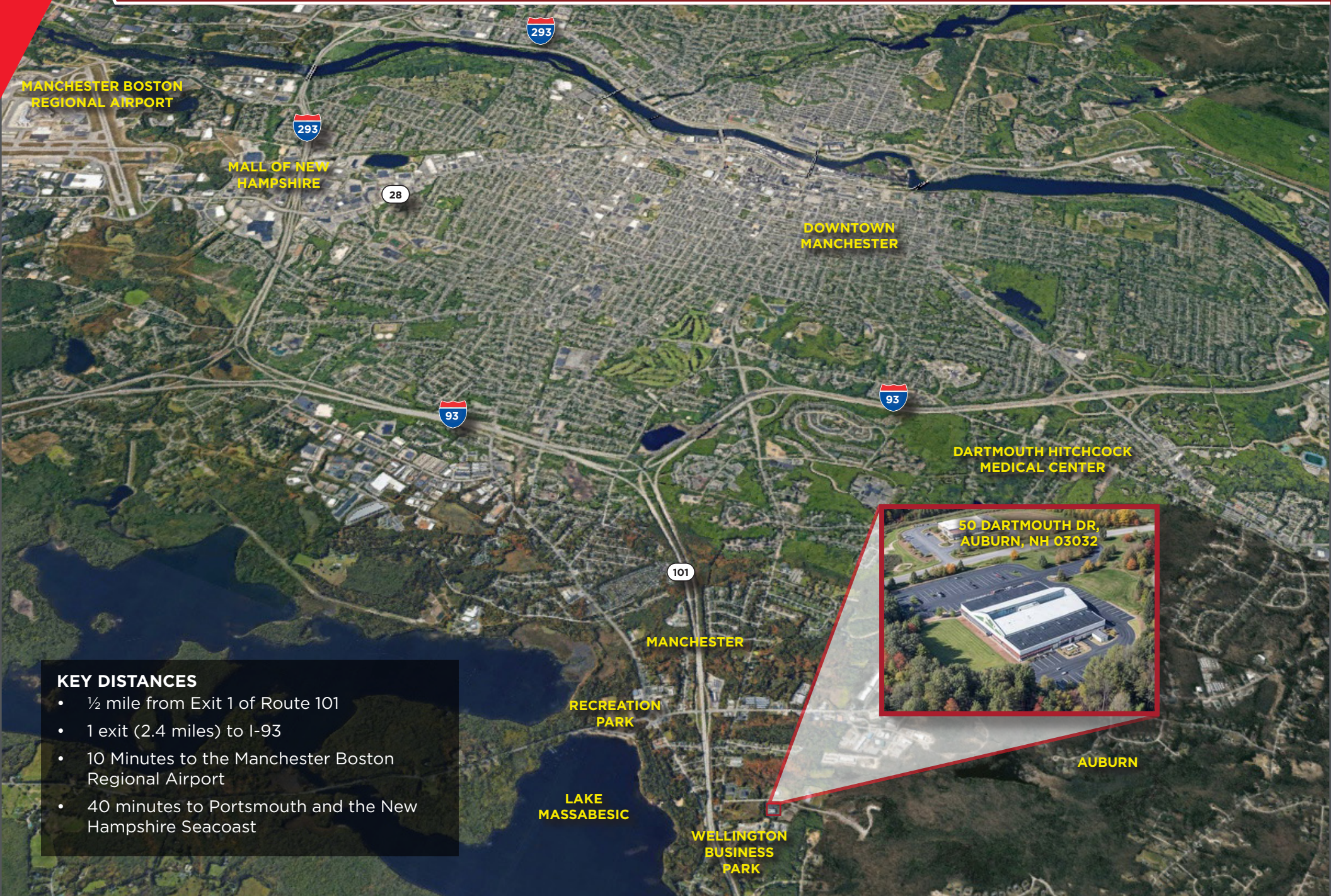


# BUILDING PHOTOS





# THE LOCATION








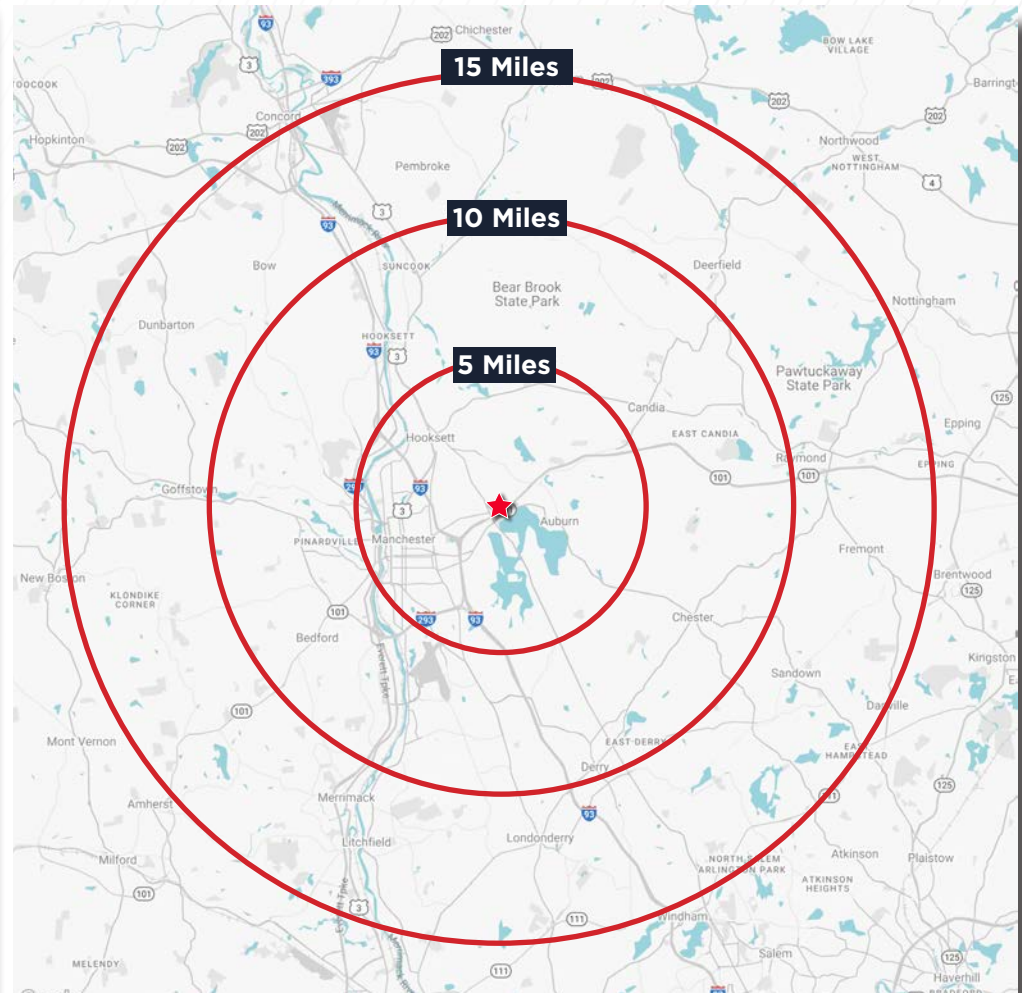
## KEY DISTANCES

- ½ mile from Exit 1 of Route 101
- 1 exit (2.4 miles) to I-93
- 10 Minutes to the Manchester Boston Regional Airport
- 40 minutes to Portsmouth and the New Hampshire Seacoast



# DEMOGRAPHICS

Radius	5 miles	10 miles	15 miles
 <b>Total Population</b>	<b>109,292</b>	<b>235,826</b>	<b>382,555</b>
 <b>Total Households</b>	<b>45,689</b>	<b>95,287</b>	<b>150,682</b>
 <b>Average Household Size</b>	<b>2.33</b>	<b>2.41</b>	<b>2.49</b>
 <b>Average Household Income</b>	<b>\$109,553</b>	<b>\$122,998</b>	<b>\$136,346</b>
 <b>Median Age</b>	<b>38.2</b>	<b>39.9</b>	<b>39.9</b>



# SITE PLAN





## FOR MORE INFORMATION, PLEASE CONTACT:

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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

**Cushman & Wakefield of NH 012561**

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.