

CHASE PARK ROAD SEABROOK, NH 03874



INDUSTRIAL LAND FOR SALE 10.78 ACRES WITH RADIO TOWER

PROPERTY DETAILS

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•	LOT SIZE	10.78 Acres
٠	ZONING	Industrial
•	FRONTAGE	±671' of frontage on Chase Park Road ±255' of frontage on New Zealand Road ±220' of frontage on I-95 South, Exit 1 off ramp
•	ACCESS	Exit 1 off I-95 via Rte 107 & Stard Rd
٠	UTILITIES	Municipal water, sewer, natural gas
٠	PARCEL ID	Map 5 Lots 5-17, 5-20 Map 4 Lot 4-22
•	RADIO TOWER	±321 foot high. 3000 watt Class A FM radio tower

 RADIO TOWER ±321 foot high, 3000 watt Class A FM radio tower 21-year lease commenced 1992 with three 7-year options 2025 income \$53,524.00 with annual CPI increases Owner at its expense has the right to relocate the Radio Tower

TRAVEL TIMES

- 2 MILES to I-95
- 4 MILES to the Massachusetts border via I-95
- 23 MINUTES to I-93
- 45 MINUTES to the Manchester Boston Regional Airport
- 50 MINUTES to Downtown Boston and Logan Airport

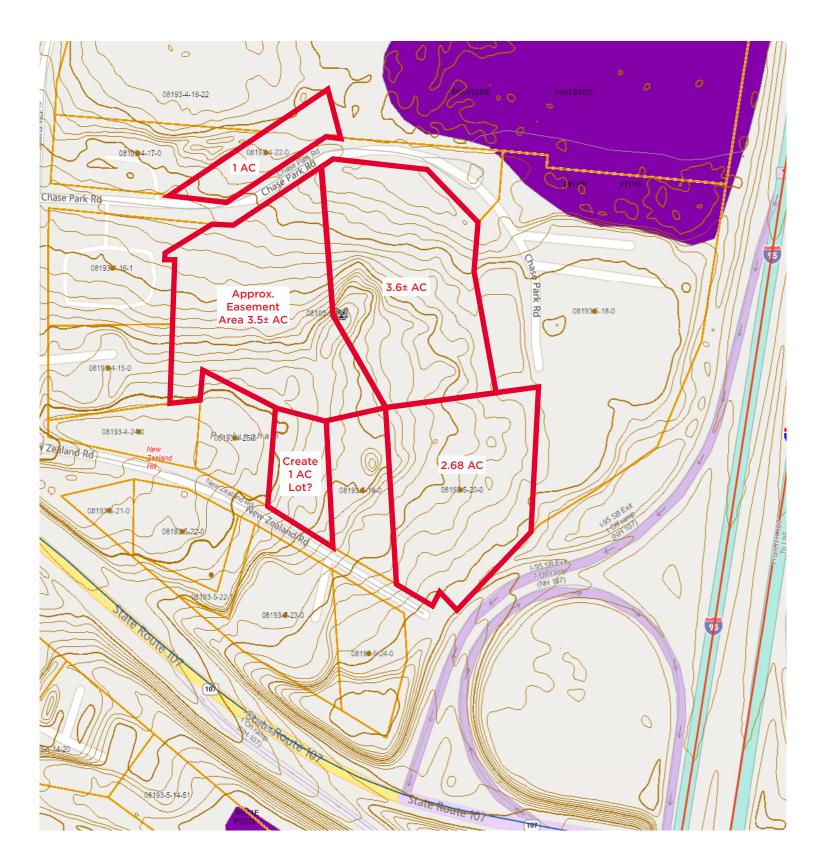




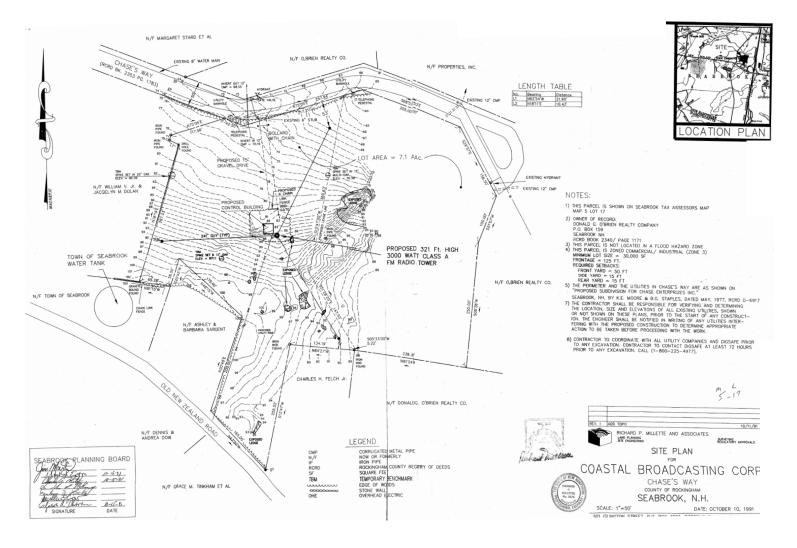
THE NEW HAMPSHIRE ADVANTAGE

There are many advantages to living and working in New Hampshire. New Hampshire regularly ranks high in economic and quality of life indicators. New Hampshire is one of only two states with no sales, income or state capital gains tax. New Hampshire's quality of life is high and our housing is affordable. Some of the companies that have chosen New Hampshire for their corporate headquarters include Timberland, Hitachi Cable, Highliner Foods, BAE and Planet Fitness.

TOWER & SITE PLAN



BROADCASTING TOWER



*Owner at its expense has the right to relocate the Radio Tower

FOR MORE INFORMATION, PLEASE CONTACT:

THOMAS FARRELLY, SIOR

Executive Managing Director thomas.farrelly@cushwake.com +1 603 661 4854

DENIS C.J. DANCOES II

Executive Director denis.dancoes@cushwake.com +1 603 661 3854

SUE ANN JOHNSON

Managing Director sueann.johnson@cushwake.com +1 603 490 6900

CUSHMAN & WAKEFIELD OF NEW HAMPSHIRE, INC.

900 Elm Street, Suite 1301 Manchester, NH 03101 +1 603 628 2800 +1 603 430 9000 cushmanwakefield.com



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