

Klein Marine Portfolio

Salem & Derry, NH



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10 & 11 Klein Drive, Salem 21 Route 111, Derry

Nordlund Associates is pleased to present 11 Klein Dr., Salem, a 53,415+/- square foot flex manufacturing facility located on 29.31+/- acres. Building includes 30,600 square feet of warehouse with 18' clear height, multiple loading positions and 22,815 square feet of flex/office lab space in Salem NH.

Accompanying this is a land parcel known as 21 Rt. 111 in Derry, consisting of 7.03 +/- acres with 887'+/- of frontage on NH Rt. 111. Preliminary engineering studies show conceptual plans for +/-50,000 square foot commercial development located in the GC General Commercial zone.

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Location Description

11 Klein Dr., Salem, NH is located on Rt.111, approximately 5.1 miles or 10 minutes from I-93 Exit 3. 11 Klein Dr. provides convenient access to the I-93 corridor, Manchester and Salem, NH offers full retail, restaurant and residential opportunities along with a diverse and well-educated work force.



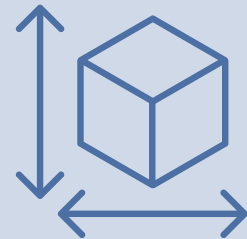
Property Highlights



3 Docks
4 Drive In Doors



3 Phase Power @
1000A/600V



53,415 SF
29.31 Acres

Property Summary



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Total Building SF	53,415 SF
Office:	5,815 SF
Warehouse:	37,030 SF
Engineering:	10,197 SF
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Lot Size	29.31 Acres
10 Klein Dr., Salem:	1.14+/- Acres
11 Klein Dr., Salem:	21.14+/- Acres
21 Rt. 111, Derry:	7.03 +/- Acres



Ceiling Height	10' - 18' under joist
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Parking Spaces	133 spaces
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Age of Roof	EPDM 2023
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Electric:	Unitil
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Utilities

Heat:	Oil
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Water/Sewer:	Private Well, Septic
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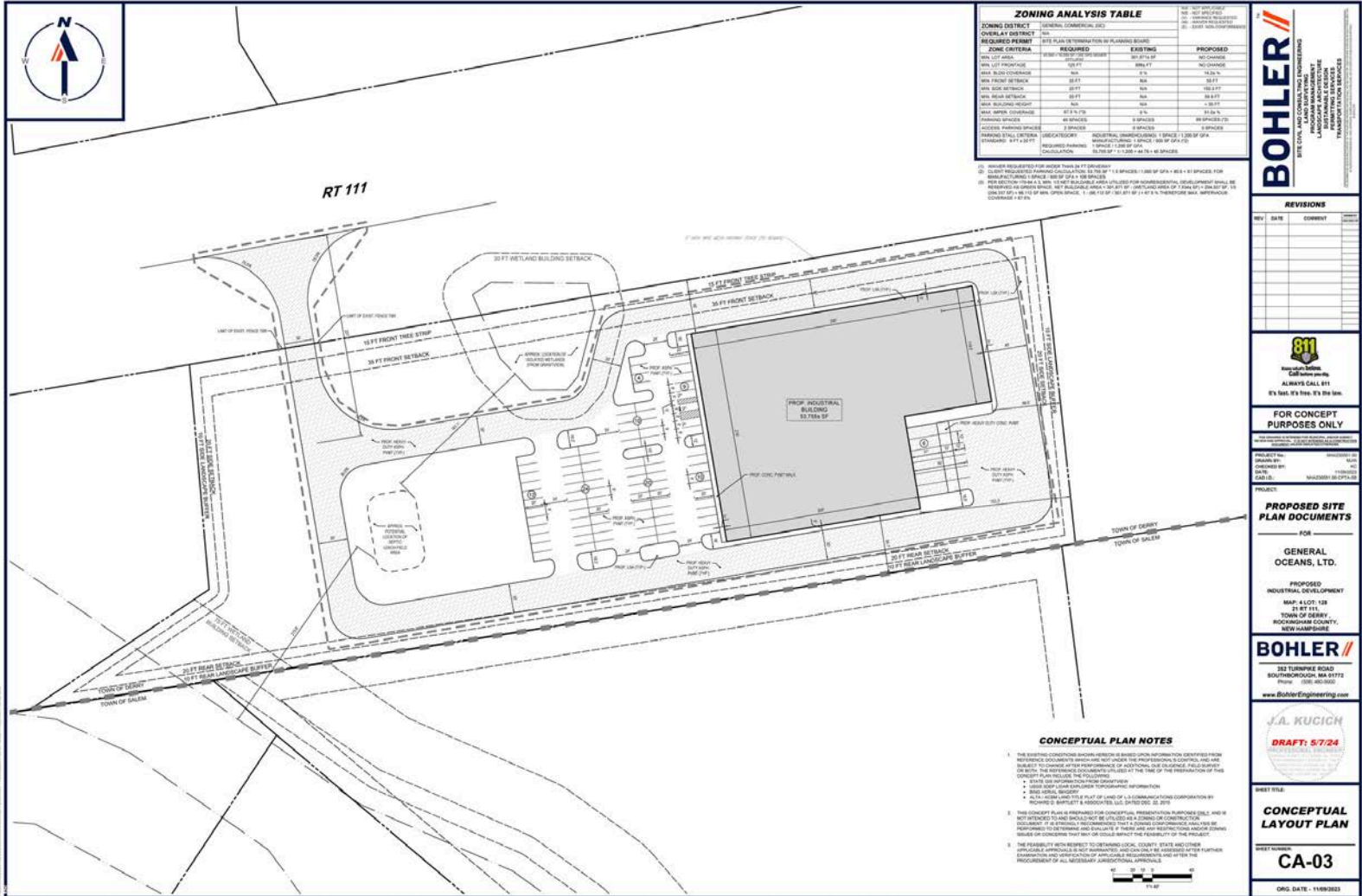
Calls for offers on the property are due by 4:00 PM Thursday December 12th, 2024. Please contact us with any questions regarding the property and/or schedule a tour.



Concept - 21 Route 111, Derry



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BOHLER
SITE CIVIL AND CONCRETE ENGINEERING
PROGRAM MANAGEMENT
FOUNDATION & EARTHWORK
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

811
Dig Safe
Always Call 811
It's Not A Fee, It's The Way

FOR CONCEPT PURPOSES ONLY

PROPOSED SITE PLAN DOCUMENTS

FOR
GENERAL OCEANS, LTD.

PROPOSED INDUSTRIAL DEVELOPMENT
MAP: 4 LOT: 128
21 RT 111,
TOWN OF DERRY,
ROCKINGHAM COUNTY,
NEW HAMPSHIRE

BOHLER
382 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 850-8222
www.BohlerEngineering.com

J.A. KUCICH
DRAFT: 5/24

CONCEPT LAYOUT PLAN

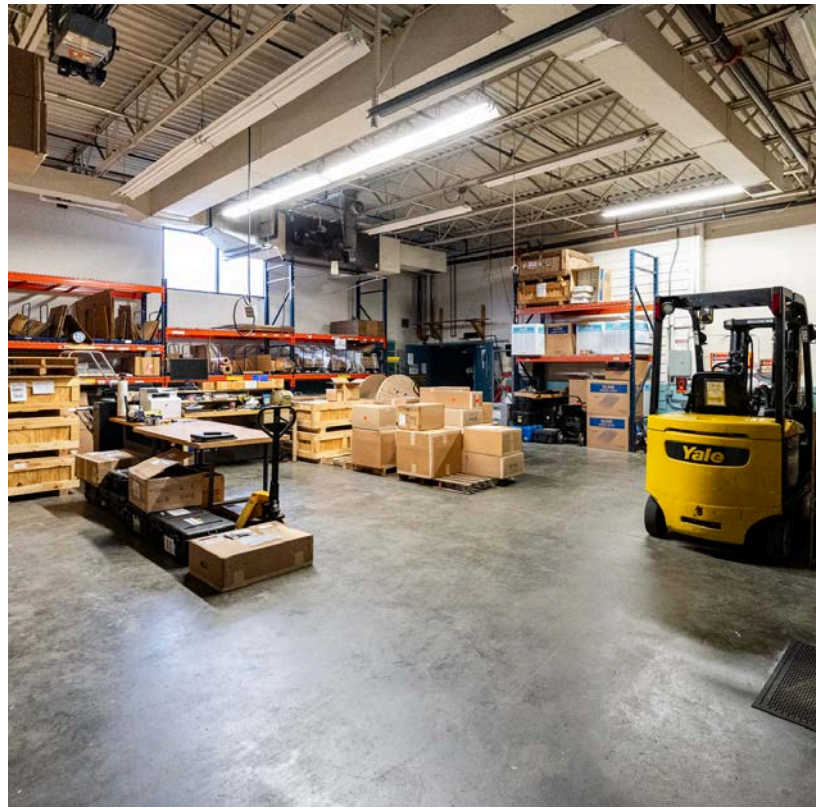
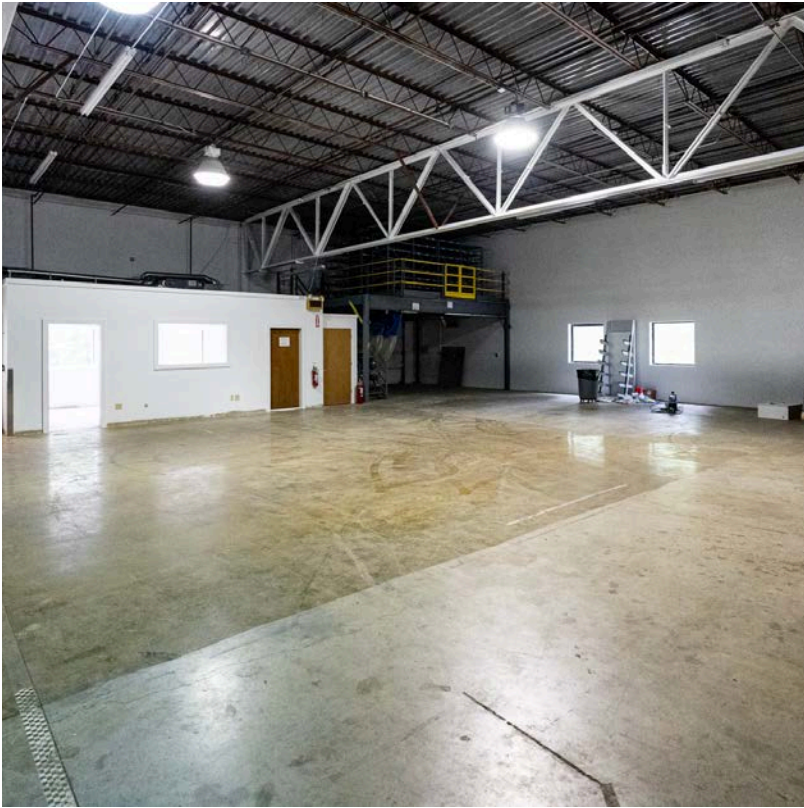
SHEET NUMBER
CA-03

ORG. DATE - 11/09/2023

11 Klein Drive



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Distances

To Route 111: **1 Minute / .2 Miles**



To I-93: **10 Minute / 5.1 Miles**



FOR MORE INFORMATION

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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
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.