

# BENNING STREET BUSINESS PARK

82 Benning Street | West Lebanon, NH



Listed By:

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# LOCATION MAP



Benning Street Business Park

# Benning Street Business Park West Lebanon, NH

The Benning Street Business Park offers convenience for the local and regional market with easy access to I-89, Exit 20 in New Hampshire and only 1 mile from the crossroads of I-89/91 in White River Junction, Vermont. The facility is very close to the Lebanon Municipal Airport with daily flights to Boston and New York with connecting flights. The campus is located on a cul-de-sac providing visibility, but with a separate and private property feel. The property is within walking distance to many restaurants, retail shopping and other services. Tenants benefit from New Hampshire's low tax base, with no broad base taxes.

The Benning Street Business Park runs along the beautiful Mascoma River, providing for paths, picnic area and recreational areas for staff, clients and customers. Currently the property offers two (2) office/R & D/light manufacturing – open space buildings providing for 31,000+/- and 36,000+/- SF of available space, respectively, and a 31,000+/- SF high bay warehouse. Each building is ready to occupy based on prior office/light industrial/warehouse use and is being leased on a "Where-Is" basis. Existing MEP is in good working order. There is a large parking field available to all buildings and all buildings are handicap accessible.

Current offering rates:

<u>Building</u>	<u>SF</u>	<u>Highest &amp; Best Use</u>	<u>Rate Per SF</u>
Building #1	31,845+/- SF	Office with attached low bay warehouse/light industrial use	\$4.50/SF NNN
Building #2	36,984+/- SF	Office with attached low bay warehouse/light industrial use	\$4.50/SF NNN
Building #3	31,340+/- SF	High bay warehousing	\$6.50/SF NNN

# DATA SHEET

Lot Dimension:	See Plans	Power:	3,000 Amps - 480v - 3 Phase
Area:	10 +/- Acres		
Frontage:	I-89/Benning Street	Heat:	FHA - Oil
Zoning:	Light Industrial	Gas:	Propane Available
Building Dimension:	See Plans	Water:	Municipal
Total Building	165,000+/-	Sewer:	Municipal
Total Available Area:	100,000+/- SF	Lighting:	Fluorescent/ Sodium Finished Sections Only
Foundation:	Slab - 10"-12"lt. mfg. 8" - warehouse	Air Conditioning:	Finished Sections Only
No. of Floors:	Single Level	Sprinklers:	Yes
Floor Type:	Sealed Concrete or Carpet/ Vinyl	Restrooms:	Multiple
Roof Type:	Membrane	Off Street Parking:	250+
Floor Area:	See Plans	Loading Docks:	Available
Construction:	Pre-Engineered Steel	Telecomm.:	Comcast/ Fairpoint \$2.27/SF
Ceiling Height:	12' - 25' +/-	Extimated Annual Operating Expenses:	
Floor Load:	Unknown	Tax Map Location:	115
Scaled Floor Plan:	Available	Lot:	13
Outside Storage:	Available	Owner:	First American Realty, Inc.
Office/Manufacturing Available:	70,000+/- SF		
Warehouse Available:	30,000+/- SF		

## CAMPUS BUILDINGS



Office Space  
Building #1

Lt. Manufacturing /  
R & D  
Building #1



Parking Field  
Available to Buildings  
#1, 2 & 5 (approximately  
150 spaces)

## CAMPUS BUILDINGS



Office/R&D Entrance  
Building #1

Open Area Classroom  
Building #2



Cafeteria  
Building #2

## CAMPUS BUILDINGS



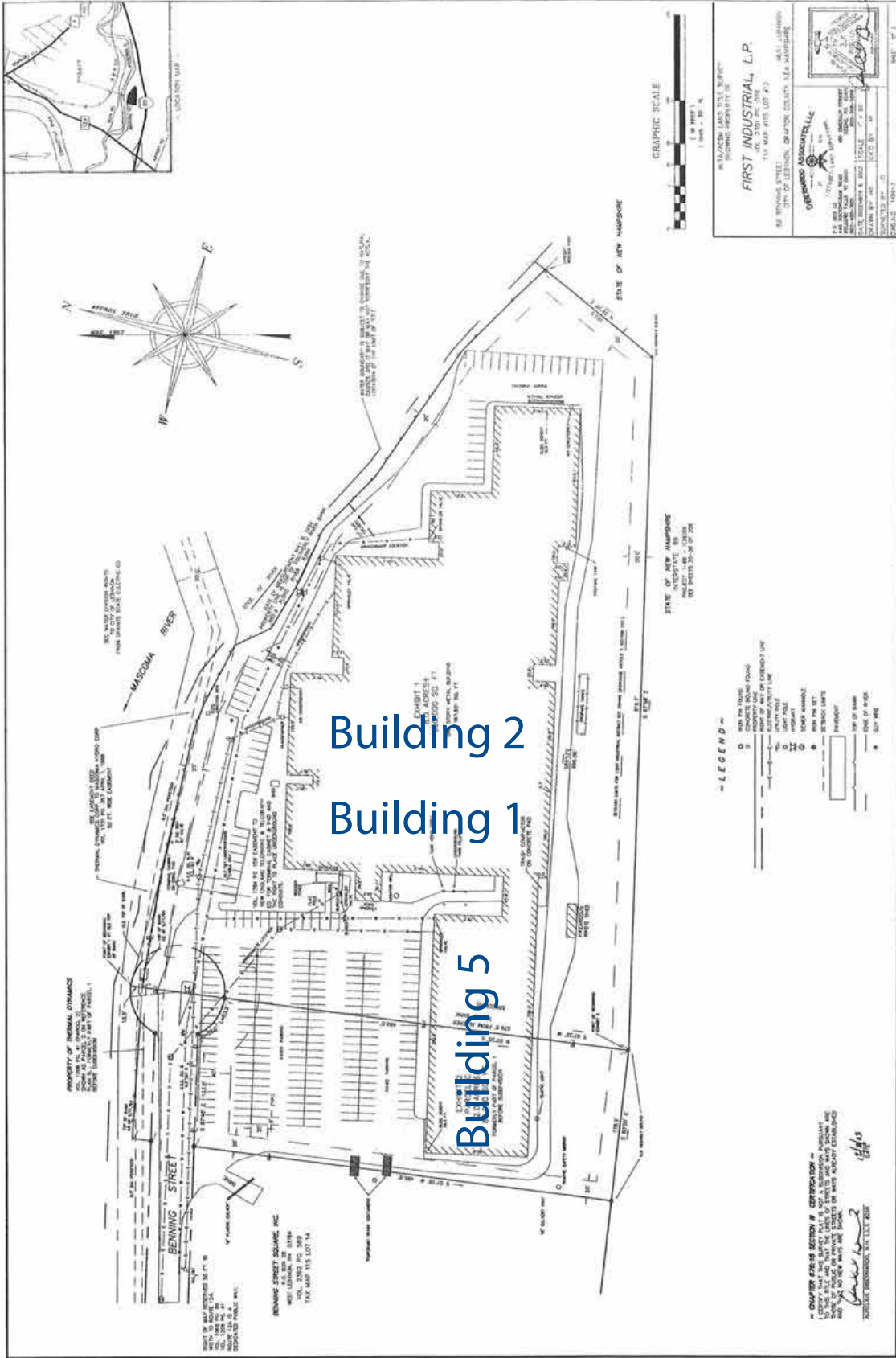
Typical Office Area  
Building #2

Warehouse Area  
Building #5



Overhead Doors to  
Warehouse  
Building #5

CAMPUS SITE PLAN



Building 2  
Building 1

Building 5

11400 MASCOMA ROAD, NEW HAMPSHIRE, USA  
 BEHIND PROPERTY OF  
**FIRST INDUSTRIAL, L.P.**  
 11400 MASCOMA ROAD  
 NEW HAMPSHIRE, USA 03055  
 DATE: MAY 19, 2014  
 SCALE: 1" = 30'

STATE OF NEW HAMPSHIRE  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 4512  
 DATE EXPIRES: 12/31/2017

LEGEND

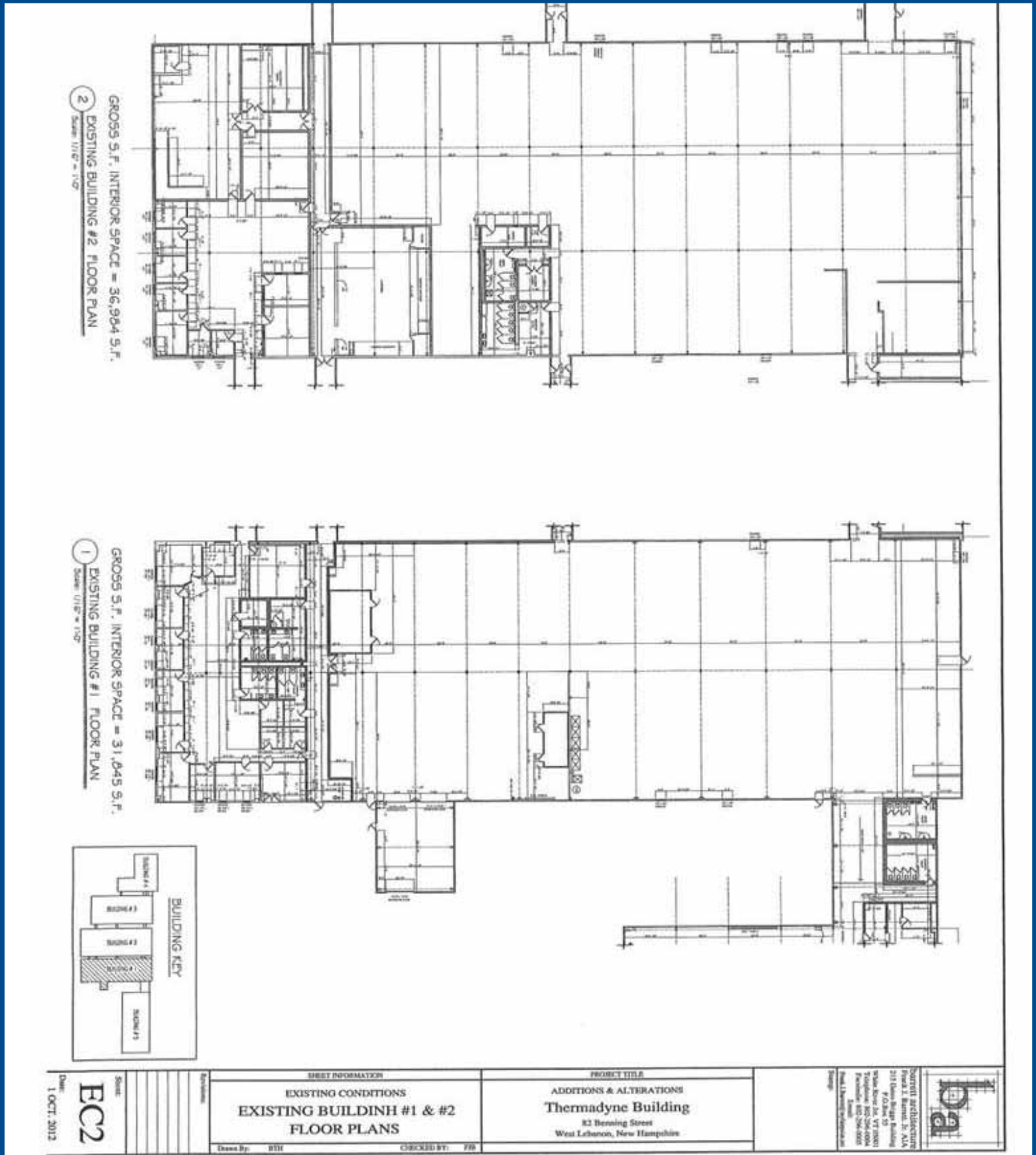
- Building Footprint
- Parking Space
- Access Point
- Utility Line
- Proposed Utility Line
- Electricity Line
- Water Line
- Storm Sewer
- Other Structure
- Survey Limits
- Property Line
- Top of Bank
- Spot Elevation

CHAPTER 408:16 SECTION 11  
 I CERTIFY THAT THE ABOVE PLAN IS NOT A REVISION, AMENDMENT, OR ADDITION TO ANY PREVIOUS PLAN. I HAVE BEEN AWARDED THE TITLE OF PUBLIC AND PRIVATE SURVEYOR BY THE STATE OF NEW HAMPSHIRE AND I AM NOT PROVIDING ANY SERVICES AS A PUBLIC AND PRIVATE SURVEYOR.

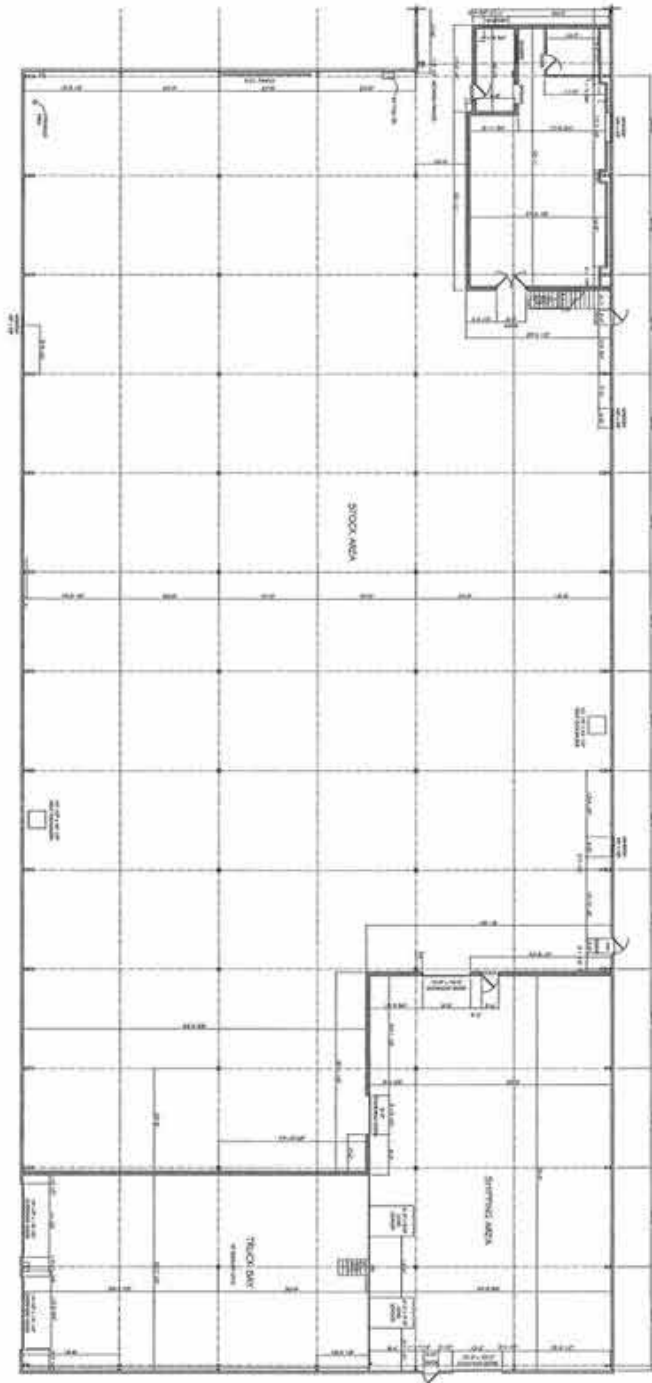
ROBERT BROWN, P.E. CIVIL ENGINEER  
 10/14/14



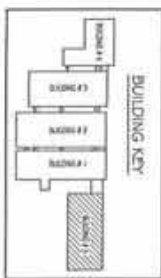
# CAMPUS FLOOR PLAN BUILDING 1 & 2



# CAMPUS FLOOR PLAN BUILDING 5 WAREHOUSE



GROSS 5,174 INTERIOR SPACE = 31,340 S.F.  
 ① EXISTING BUILDING #5 FLOOR PLAN  
 Scale: 1/8" = 1'-0"



Date: 1 OCT 2012 <b>EC2</b>	SHEET INFORMATION EXISTING CONDITIONS <b>EXISTING BUILDING #5 FLOOR PLAN</b>	PROJECT TITLE ADDITIONS & ALTERATIONS <b>Thermadyne Building</b> 82 Benning Street West Lebanon, New Hampshire	PROJECT ARCHITECTURE Frank L. Bennett, AIA 211 Elm Street, Suite 100 West Lebanon, NH 03080 Telephone: 603-294-0000 Fax: 603-294-0001 Web: www.franklennett.com
	Drawn By: BTH Checked By: JFB		