PROLMAN
REALTY, INC.

OFFERING MEMORANDUM

FOR SALE OR LEASE

10 Capitol Street
Nashua, New Hampshire

First Class 43,200± Square Foot

Office Flex Warehouse Building

Situated on

4.85± Acres Zoned Park Industrial

Exclusively offered by:

Prolman Realty, Inc.

100 Elm Street, Nashua NH 03060
Tel. (603) 880-6655 Fax (603) 882-2910
Email: mark.prolman@prolmanrealty.com

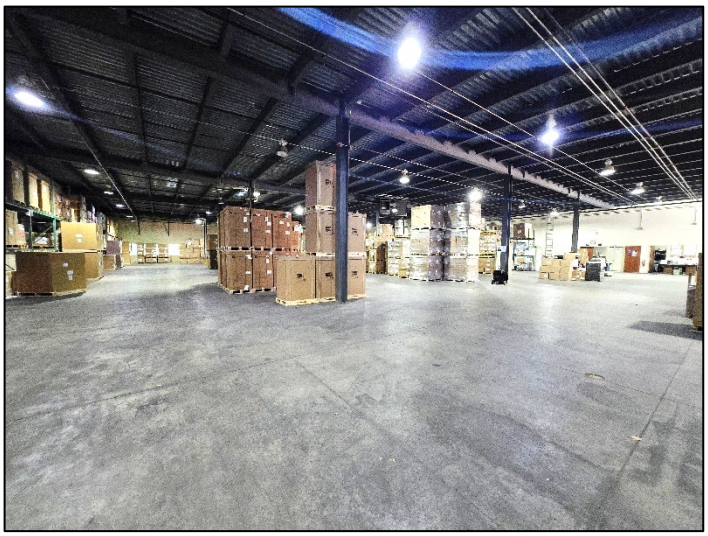
Table of Contents

- Property Photographs
- Aerial Photograph
- General Information
- Site Plan
- Floor Plan
- Warranty Deed

Property Photographs
10 Capitol Street Nashua, NH











10 CAPITOL STREET

NASHUA, NEW HAMPSHIRE

PROLMAN REALTY, INC.

Corporate neighbors and regional access



DISTANCES

APPROXIMATE DRIVING MILES

Route 3 / Exit 8 access	1.9
NH 101 / NH 101A junction	5.7
Manchester-Boston Airport	14.1
I-293 / Bedford interchange	14.3
I-93 / I-293 interchange	17.9
I-495 / US 3 interchange	19.2
I-95 / US 3 interchange	30.7
Boston	47.6
Massachusetts border / US 3	9.1

Driving distances checked from 10 Capitol Street; routes and access points affect mileage.
Boston via US 3 / I-95 / I-93; airport to terminal; highway distances to the listed interchange or ramp access.
Routing: OSRM / OpenStreetMap, November 23, 2026. Locations are approximate; no property boundaries shown.

Imagery: Esri, Vantor, Earthstar Geographics and GIS User Community. Company logos identify nearby locations only.
Business addresses checked against company directories and public records. Trademarks belong to their respective owners.

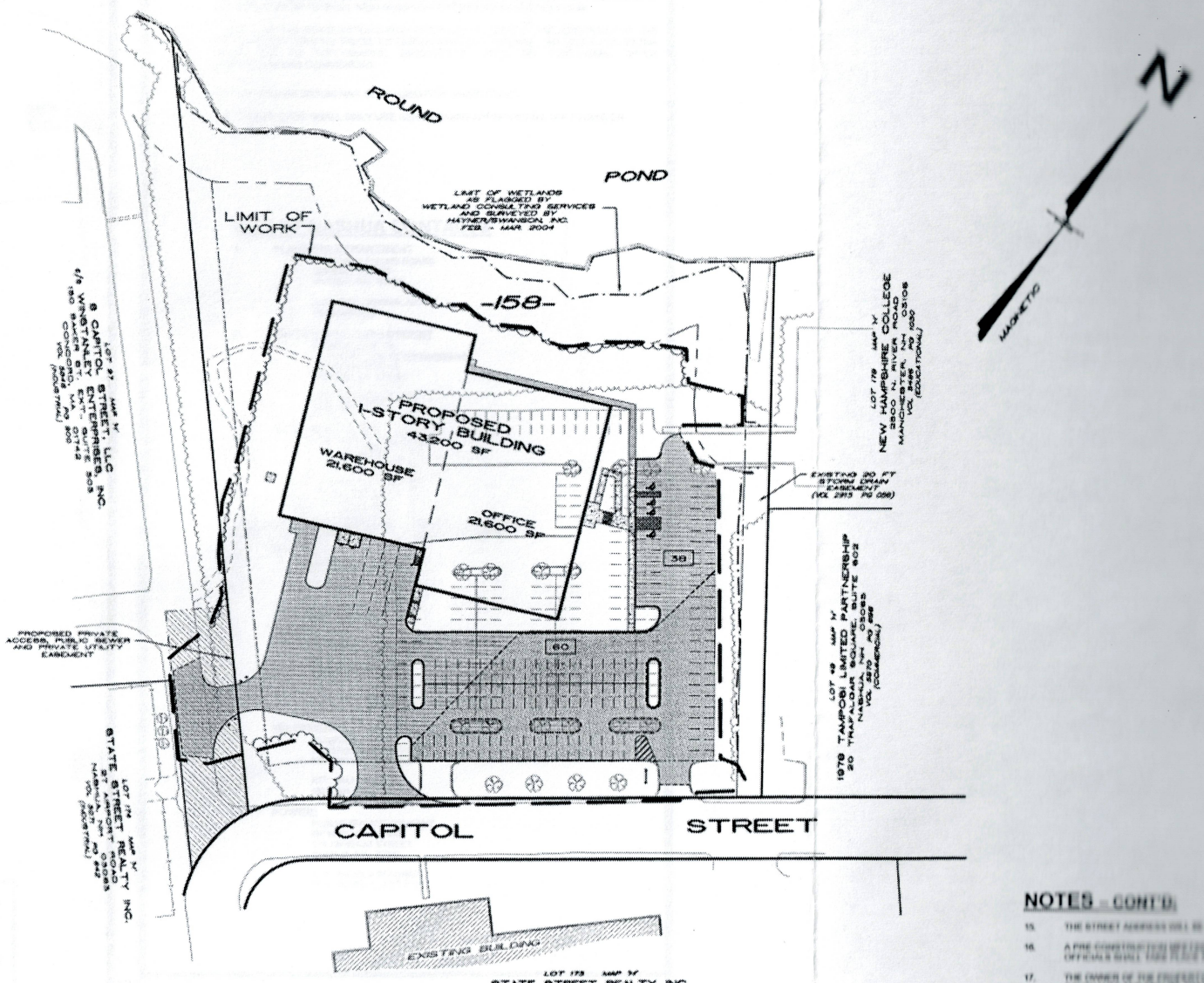
General Information

Property Location:	10 Capitol Street Nashua, NH
City of Nashua Map/Lot:	H / 158
Seller:	Round Pond Realty, LLC 278 Court Street Portsmouth, NH 03801
Deed Reference:	Book 7281, Page 1929, recorded at the Hillsborough County Registry of Deeds July 20, 2004.
Building Area:	43,200± Square Feet
Office/Flex (180′ × 120′)	21,600± Square Feet
Warehouse (180′ × 120′)	21,600± Square Feet
Land Area:	4.85± Acres
Zoning:	Park Industrial
Year Built:	2004
Roof:	.045 EPDM Single Membrane
HVAC:	
Office	Natural Gas Heat / Electric AC
Warehouse	Gas-Fired Suspended Unit Heaters

Loading:	
Docks:	Five- 8′ × 10′ docks (2 dock levelers)
Drive In Doors:	One- 12′ × 14′
Warehouse Clear Height:	17′± Clear
Bathrooms:	4
Electrical:	600 Amp, 277/480 V, Three Phase, Four Wire
Fire Alarm System:	Fire System Monitoring by Impact Fire Services, LLC
Sprinkler System:	Wet System Entire Building
Utilities:	
Water / Sewer	Municipal Water and Sewer
Gas	Natural Gas
Parking:	98 Spaces
Floor Load:	3,000± PSI Reinforced Concrete
Real Estate Taxes (2026):	$124,496.49
For Sale:	$6,800,000.00
For Lease:	$12.75 NNN
Office Furniture:	Xerox is offering all office furniture for sale
Contact:	Mark D. Prolman

The foregoing Information has been provided to Prolman Realty, Inc. by the Seller. While we don't doubt its accuracy, we recommend verification during due diligence.

COPYRIGHT 2004
This plan may not be copied without permission of Hayner/Swanson, Inc. because of the electronic format used in preparation of this plan, it is possible that unauthorized changes may have been made without the knowledge of Hayner/Swanson, Inc., and as a result, reliance upon any unsigned copy or version is at your own risk



LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED GRADE
- PROPOSED SPOT GRADE
- STORM DRAIN & CATCHBASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- SANITARY SEWER & MANHOLES
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC/TEL & MANHOLES
- SIGN
- TREE LINE
- STONE BOUND
- IRON PIN
- IRON PIPE
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- WETLAND FLAGGING LIMIT
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- SLOPE GRANITE CURB
- BITUMINOUS CURBING
- STORMWATER RUNOFF DIRECTION
- HANDICAP PARKING SPACE
- HANDICAP SIDEWALK RAMP
- PARKING SPACE COUNT
- FULL DEPTH PAVEMENT CONSTRUCTION
- 1 INCH PAVEMENT OVERLAY
- LIMIT OF WORK
- PAVEMENT SAWCUT

ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED TO THE SATISFACTION OF THE PLANNING BOARD PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

APPROVED
NASHUA PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

DIG SAFE
ME NH MA
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
digsafe.com
1-888-DIG SAFE
1-888-344-7233

LEGAL DESCRIPTION

PRIVATE ACCESS & UTILITY, PUBLIC SEWER EASEMENT ON LAND OF 8 CAPITOL STREET, LLC

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHERLY SIDE OF CAPITAL STREET IN THE CITY OF NASHUA, COUNTY OF HILLSBOROUGH, AND STATE OF NEW HAMPSHIRE AND BEING MORE PETICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PREMISES ON THE NORTHERLY SIDELINE OF CAPITAL STREET AT LAND OF STATE STREET REALTY, INC.; THENCE

N 40° 56' 00" W, A DISTANCE OF 212.88 FEET ALONG AND BEYOND SAID LAND OF STATE STREET REALTY, INC. TO A POINT; THENCE

N 49° 04' 00" E, A DISTANCE OF 50.00 FEET TO A POINT AT LAND NOW OR FORMERLY OF BELLAVANCE BEVERAGE COMPANY, INC.; THENCE

S 40° 56' 00" E, A DISTANCE OF 170.00 FEET BY SAID LAND OF BELLAVANCE BEVERAGE COMPANY, INC. TO A POINT ON THE SAID NORTHERLY SIDELINE OF CAPITAL STREET; THENCE

SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 38° 26' 55" AND AN ARC LENGTH OF 67.11 FEET BY SAID CAPITAL STREET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 9,325 S.F., MORE OR LESS.

- ZONING NOTE -

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

PAUL F. HAYNER, JR. No.3817 LICENSED LAND SURVEYOR STATE OF NEW HAMPSHIRE

CONSULTANT CONTACTS

NOTES - CONT'D:

15. THE STREET ADDRESS WILL BE POSTED ON SITE PRIOR TO THE OCCUPANCY OF THE BUILDING.
16. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE DEPARTMENT OF PUBLIC WORKS AND OTHER CITY OFFICIALS SHALL TAKE PLACE PRIOR TO ANY CONSTRUCTION.
17. THE OWNER OF THE PROPERTY SHALL MAINTAIN ALL LANDSCAPING, SCREENING AND PARKING AREAS IN GOOD CONDITION AT ALL TIMES. ANY CHANGE IN USE OF THE FACILITY OTHER THAN THE USE SPECIFICALLY APPROVED BY THE PLANNING BOARD AND ANY CHANGE IN USE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE IN EFFECT AT THE TIME OF SUCH CHANGE IN USE OR ORDINANCES.
18. HOURS OF OPERATION:
8:00 AM - 5:00 PM - MONDAY THROUGH FRIDAY
19. THE APPLICANT SHALL SUBMIT AS-BUILT PLANS IN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
20. OWNERS OF RECORD:
LOT 158 MAP 'H'
BELLAVANCE BEVERAGE COMPANY, INC.
1 BUD WAY
NASHUA, NEW HAMPSHIRE 03063
VOL 3323 PG 338

Joseph A. Bellavance FOR BELLAVANCE BEVERAGE CO. INC. 9/2/04 DATE

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS AUTHORIZED BY A RESOLUTION BY THE NASHUA PLANNING BOARD.

FOR ROUND POND REAL ESTATE, LLC 9/13/04 DATE



VICINITY MAP

PLAN REFERENCES:

1. PLAN OF LAND, LOT 10, AMHERST STREET INDUSTRIAL PARK, AMHERST STREET, NASHUA, NH, SCALE 1" = 50', DATED AUGUST 1971 AND PREPARED BY A.E. MAYNARD CIVIL ENGINEER. RECORDED 10-09- PLAN NO. 1865

NOTES:

1. TOTAL SITE AREA: 4.861 ACRES
2. PRESENT ZONING: PE PARK INDUSTRIAL
   MINIMUM LOT REQUIREMENTS
   AREA 80,000 SF
   FRONTAGE 200 FT
   MINIMUM BUILDING SETBACK REQUIREMENTS
   FRONT YARD 40 FT
   SIDE YARD 20 FT
   SIDE YARD 20 FT
   REAR YARD 20 FT
3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'H'
4. SITE TO BE SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
5. PURPOSE OF PLAN
   TO SHOW PROPOSED 43,200 SF OFFICE/WAREHOUSE BUILDING WITH ACCOMPANYING PARKING, LOADING BAYS AND ACCESS DRIVES. THIS PLAN AMENDS NR: _____
6. PARKING
   OFFICE 1 SP/300 SF x 21,600 SF = 72 SPACES
   WAREHOUSE 1 SP/1,000 SF x 21,600 SF = 22 SPACES
   TOTAL REQUIRED = 94 SPACES
   PROVIDED (INCLUDING 4 HANDICAP SPACES) = 98 SPACES
7. OPEN SPACE
   REQUIRED 20 %
   PROVIDED 35 %
8. BUILDING COVERAGE
   MAX ALLOWED 40.0 %
   PROVIDED 20.0 %
9. LOADING
   REQUIRED 1 BAYS
   PROVIDED 3 BAYS
10. MONUMENTS: VARIANCE REQUIRED. TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS:
    (1) STONE BOUNDS AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET
    (2) IRON PINS AT LOT CORNERS
11. ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS UNDER SECTION 16-123(2-5).
12. ALL HOUSING SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
13. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
14. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.

NO.	DATE	REVISION	BY
1	9/13/04	ADDED FINAL APPROVAL COMMENTS	JHP

MASTER SITE PLAN
(LOT 158 MAP 'H')

CONWAY OFFICE PRODUCTS
10 CAPITOL STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
ROUND POND REAL ESTATE, LLC
110 PERIMETER ROAD NASHUA, NEW HAMPSHIRE 03063 (603) 889-1665

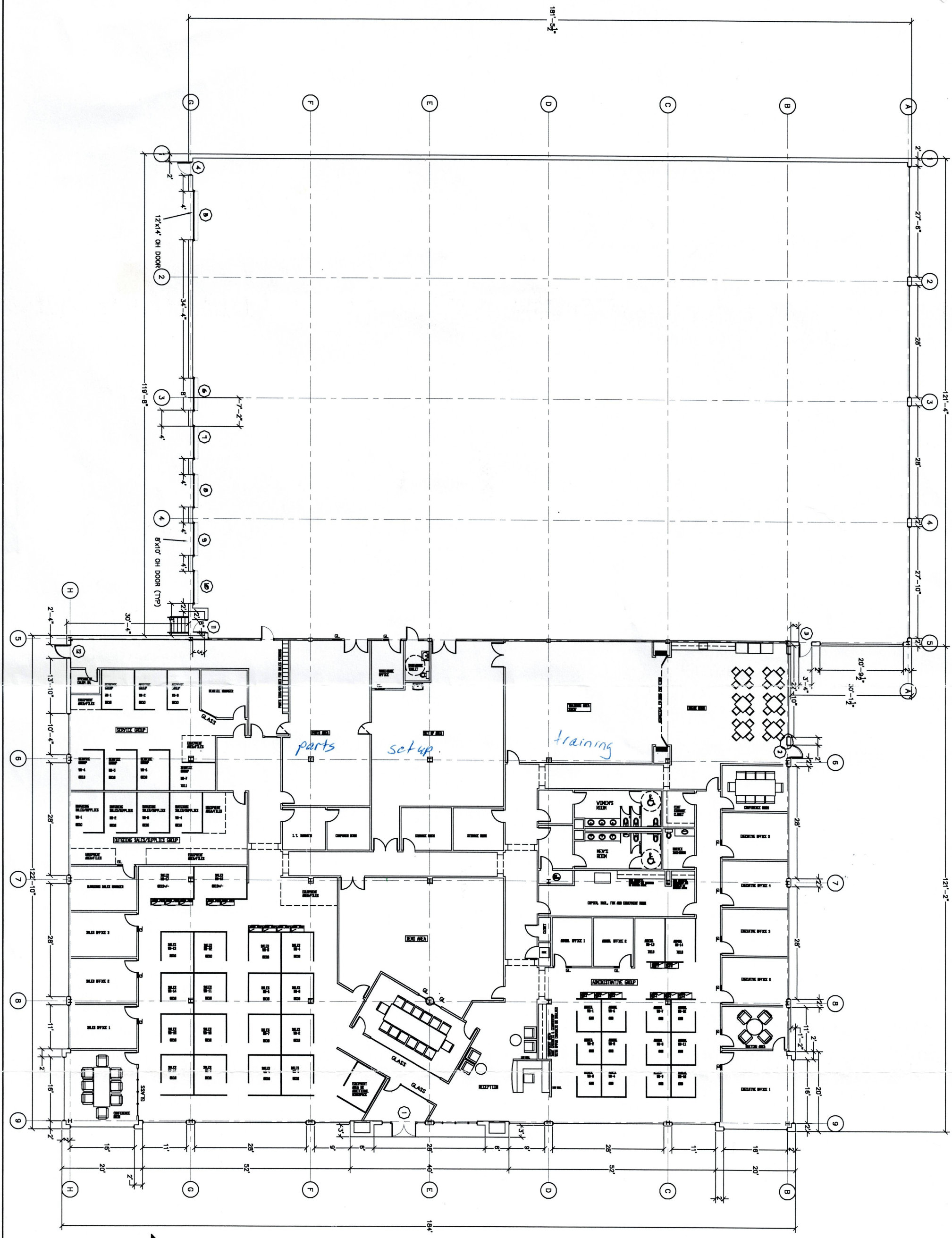
RECORD OWNER:
BELLAVANCE BEVERAGE COMPANY, INC.
1 BUD WAY NASHUA, NEW HAMPSHIRE 03063-1733 (603) 882-9722

60 0 60 120 180 240 FEET
20 0 20 40 60 METERS
SCALE: 1"=60 Feet
1"=18.288 Meters

22 MARCH 2004

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-3057 Fax (603) 883-5057
www.hayner-swanson.com

SHEET 1 OF 14	1104	3318	FQ81
	Cad Book & Page	Job Number	Disk



SHEET NO. A-1		JOB NO. 0412NH	SUBJECT: FLOORPLAN	PROJECT: CONWAY OFFICE PRODUCTS			
		SCALE: 3/32"=1'-0"					
		DATE: 06/24/04					
		DWN. BY: PEA_JPA	CHECKED:	NASHUA, NH	REV. NO.	REVISION DESCRIPTION	DATE

AHO CONSTRUCTION INC
30 Tricnit Road
New Ipswich, NH 03071
Tel (603) 878-3150
Fax (603) 878-1258
info@ahocon.com ▲ www.ahocon.com

4068402 2004 JUL 20 PM 1:47

RETURN TO (ACCT NO. 380):
Davis & Boghigian, PC
PO Box 525
Nashua, NH 03061-0525

14.37
2
16.37
no fee

Grantor: **Bellavance Beverage Company, Inc. a/k/a Bellavance Beverage Co., Inc.**
Grantee: **Round Pond Real Estate, LLC**

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Bellavance Beverage Company, Inc. a/k/a Bellavance Beverage Co., Inc.,** a New Hampshire corporation, with a principal place of business at 3 Bud Way, Nashua, New Hampshire, for consideration paid, grants to **Round Pond Real Estate, LLC**, a New Hampshire limited liability company, having an address of 41 Chester Street, Nashua, New Hampshire, with **WARRANTY COVENANTS,** the following described premises:

A certain tract or parcel of land situated in **Nashua**, County of Hillsborough and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a stone bound on the northerly line of Capitol Street which point is the southeasterly corner of the premises and is distant North 54° 36' East four hundred ten and six tenths (410.6) feet from the westerly line of Amherst Street, Route 101A, as shown on a plan of land entitled "Plan of Land Lot 10 Amherst St. Industrial Park, Amherst St., Nashua, N.H. Scale 1" = 40' Aug. 1971, A.E. Maynard, Civil Engineer, 12 Progress Avenue, Nashua, N.H." and recorded in the Hillsborough County Registry of Deeds as Plan No. 14800; thence

(1) North 34° 19' West a distance of four hundred thirty-four (434) feet to an iron pin; thence

(2) Continuing North 34° 19' West a distance of fifteen (15) feet to the edge of Round Pond; thence

(3) In a northwesterly direction along the edge of Round Pond a distance of five hundred thirty (530) feet, more or less, to a point; thence

(4) South 41° 28' East a distance of six hundred forty (640) feet to an iron pin on the northerly line of Capitol Street; thence

(5) Along the northerly line of Capitol Street in a curve to the right having a radius of one hundred (100) feet a distance of fifty-two (52) feet to a stone bound; thence

BK7281PG1929

(6) North 54° 36' East along the northerly line of Capitol Street a distance of three hundred sixty-seven (367) feet to the point of beginning.

Containing 5.2 acres and being Lot #10, as shown on Plan No. 14800.

SUBJECT to a twenty (20) foot storm drain easement on the easterly line of the above-described premises, as shown on said Plan No. 14800.

The within described premises is not homestead.

Meaning and intending to describe and convey the same premises conveyed to within grantor by deed of The Coca-Cola Company dated June 29, 1982, and recorded in the Hillsborough County Registry of Deeds at Book 2933, Page 496.

The purpose of this Corrective Warranty Deed is to correct the name of the grantee identified as ROUND POND REALTY, LLC in the Warranty Deed recorded in the Hillsborough County Registry of Deeds at Book 7259 **, Page** 2773 **, to ROUND POND REAL ESTATE, LLC.**

EXECUTED this 6th day of July, 2004.

BELLAVANCE BEVERAGE COMPANY, INC.
a/k/a Bellavance Beverage Co., Inc.

By: Joseph A Bellavance Jr. Pres.
Joseph A. Bellavance, Sr., President

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 6th day of July, 2004, before me, personally appeared Joseph A. Bellavance, Sr., President of Bellavance Beverage Company, Inc. a/k/a Bellavance Beverage Co., Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and being authorized so to do, made oath that he executed the same as his free act and deed for the purposes therein contained on behalf of Bellavance Beverage Company, Inc..

Before me,

Justice of the Peace/~~Notary Public~~

JULIA L. HEFFERAN, Justice of the Peace
My Commission Expires January 15, 2008

\\Server\public\2003\03-670\corrective warranty deed.wpd
June 29, 2004

BK7281PG1930