**FORMER USA SPRINGS SITE - 189 +/- ACRES**

**Route 4 Nottingham, NH**

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**155 Old Turnpike Rd (RT 4)**  
**Nottingham, NH**

Opportunity to purchase a large block of land, 189 Acres, that has had extensive research; engineering and planning for a water bottling company.

The town of Nottingham is centrally located from Manchester, Concord, and Portsmouth; providing easy access to the State’s highway system, amenities, and attractions.

Zoned for Industrial, Commercial & Residential Development Welcomed!

**Highway Access:** The site located on Route 4, the highway to Concord NH, provides quick access to Routes 125 & 101 leading to Routes I-95 & I-495.

**Site of the former USA Springs development:**

This site was to be the primary location for the development and construction of a 176,000SF industrial building that was intended to house the USA Springs mineral water extraction and bottling operations.

A building was under construction measuring 400 feet by 440 feet and extending 32 feet to the roof. A structure with steel frame and roof are in place, with the first floor and mezzanine levels yet to be finished.

**Site Features:**

- Two drive-way access points; town and state approved
- Traffic count: 9,900 VPD
- 3,407’ Frontage on Route 4

**Asking Price:** $1,000,000.00
USA SPRINGS SITE
Old Turnpike Road, Nottingham, NH

- 189 Acres
- Steel lined wells
- Mixed zoning

Contact-
Jean Kane: 603.430.4000 • 603.559.9622 • jean@netkane.com
USA SPRINGS SITE

Building 2 - A large metal shell warehouse heated with overhead gas fired radiant heaters and is in average condition. The building contains an area of 6,688 SF.

Building 3 - Another metal framed warehouse building that is steel framed with corrugated steel sides and roof. This building has a lower ceiling level than the larger building and comprised an area of 2,400 SF.

Buildings -
- Building #1: 3,390 SF
- Building #2: 6,688 SF
- Building #3: 2,400 SF
- Proposed Building: 176,000 SF
(for extraction & bottling operation)

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Major Highways:
- I-95: 19 Miles
- I-93: 23.7 Miles
- RT 125: 5.5 Miles
- RT 107: 8.4 Miles
- RT 101: 15 Miles
- RT 16: 16 Miles

This property is located in Zone Z-01 and Residential-Agricultural Districts.
- Zone Z-01 Commercial/Industrial - 1,000’ off Route 4; includes residential
- Zone Residential-Agricultural District - Balance of land
- Most of the parcels are in current use

Parcel 6: 76.61 Acres, Map 3 - Lot 6
Mostly highlands; heavily wooded; area of wetlands in rear section; Cell Tower on site; 1,505’ on RT 4.

Parcel 9: 14.00 Acres, Map 3 - Lot 9
Located between the two large parcels; has 3 small industrial buildings on site (3,390 SF building; 6,688 SF metal warehouse; 2,400 SF building)

Parcel 10: 78.19 Acres, Map 3 - Lot 10
Wooded highlands; 1,700’ frontage Route 4; primary location of a proposed 176,000 SF warehouse facility (400’ x 440’, 32’ to roof); Permitting; surveying; site engineering & design; 3 primary wells 560’, 630’ & 660”, each cased with 10” steel casings, 2 of the 3 have 50 horse power electric pumps in place; also multiple monitoring wells throughout site capped with concrete.

Parcel 3: 20.00 Acres, Map 259 - Lot 3
Extension of Parcel #10; located in Barrington; land is wooded; access only through Parcel #10; was purchased to provide additional area of access to spring water resources.

 Asking Price: $1,000,000.00

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