

INDUSTRIAL SITES
IN
NEWMARKET, NEW HAMPSHIRE

WATER SUPPLY

Town water and an allotment of 975,000 gallons daily from the Lamprey River.

SEWERAGE

Direct connection with the town system.

TOILET FACILITIES

Adequate for both men and women.

MACHINERY AND EQUIPMENT IN PLANT

None

POWER

Power is available at reasonable rates from the New Hampshire Gas and Electric Company.

FORMER USE

Manufacture of woolen textiles.

ASSESSED VALUATION

\$85,000

OWNER

Newmarket Realty Company
Newmarket, New Hampshire

BUILDING FOR SALE

It is doubtful if satisfactory rental terms could be arranged. The building is for sale at an attractively low figure - a small percentage of its construction cost or even its present assessed valuation.

FOR FURTHER INFORMATION

Address

Forrest M. Eaton
Industrial Development Committee
New Hampshire Seacoast Regional Development
Association
Portsmouth, New Hampshire

STOREHOUSE NO. 1

This is a stone building with brick interior walls. The first floor and attic are occupied by the New Hampshire Gas and Electric Company. The second, third and fourth floors are vacant.

LOCATION

In the center of the town, across the street from Weave Shed No. 8, on the bank of the Lamprey River.

AREAS

The building is 152' x 41'. Each of the floors has 6,200 sq. ft.

CONSTRUCTION

Slate roof. Floors of heavy mill construction. The ceiling of the second floor is covered with fireproof material. Ventilation and lighting good because each floor has 18 windows on the west and east side and 14 on the south side. All window sashes are of wood. Height of ceiling 10' on each floor. On each floor are 18 round wooden posts, spaced 8 feet apart which run through the center of the room. There is a loading platform on the first floor at the foot of the elevator well.

CONDITION

Walls, roof and floors in good condition.

STAIRWAYS

One. Not fireproof.

ELEVATORS

One. 7' x 7'. Capacity 2 tons.

SPRINKLER SYSTEM

Wet and dry sprinklers on all floors.

HEATING SYSTEM

No heat on these three floors at present. The boiler room used for heat for the Newmarket Shoe Company is within 100 feet of this building, and arrangements for heat from this source could be made.

WATER SUPPLY

Town water supply piped to first floor only. Allotment of water from Lamprey River 34,572 gallons daily per floor.

SEWERAGE

Connections with town system and toilet facilities would have to be arranged.

MACHINERY AND EQUIPMENT

None.

FIRE ESCAPES

Fire escapes on the south and west side of this building could be put into good condition at small expense.

FORMER USE

Storage for woolen textiles.

OWNER

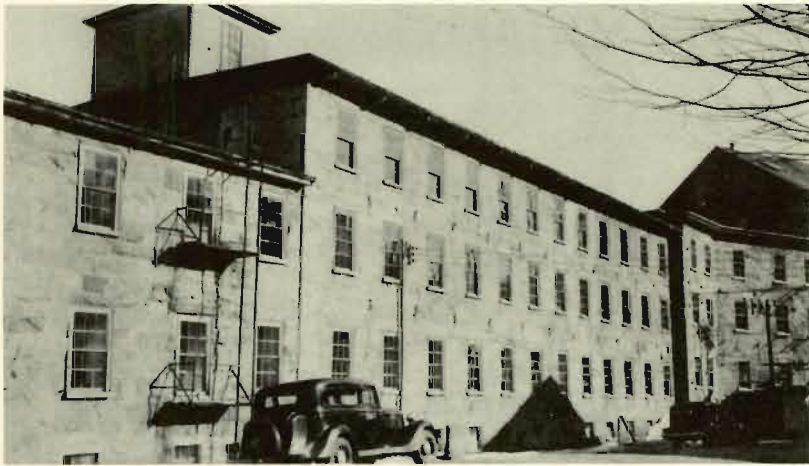
Lamprey River Improvement Company
Newmarket, New Hampshire

FOR FURTHER INFORMATION, RENTAL PRICE, ETC.

Address Forrest M. Eaton
 Industrial Development Committee
 New Hampshire Seacoast Regional Development
 Association
 Portsmouth, New Hampshire



Storehouse #1 and 2



Storehouse #3



Machine Shop - Building #10

NEWMARKET
NEW HAMPSHIRE

This information is furnished
by civic agencies of Newmarket

and

The New Hampshire Seacoast Regional
Development Association.



WEAVE SHED

NEWMARKET REALTY CORPORATION, NEWMARKET, N.H.

TWO STORY BUILDING

218,400 SQUARE FEET

63,800 SQUARE FEET ON LOWER FLOOR, 154,600 SQUARE FEET ON UPPER FLOOR

EXCELLENT LIGHT

HEAVY FLOOR CAPACITY

STOREHOUSE NO. 2

Listed as a separate building this is adjacent to and practically a part of Storehouse No. 1. A three-foot brick wall divides the two buildings. Doors through the wall on each floor connect the two.

In this building, as in Storehouse No. 1 the first floor is occupied by the New Hampshire Gas and Electric Company. The second, third and fourth floors are vacant.

AREAS

1,700 sq. ft. per floor.

CONSTRUCTION

Stone with brick interior walls. Slate roof. Ceilings 10' in height on second and third floor; slanting roof on fourth story, 10' clearance on west side, 6' clearance on east side. On second and third floors two rows of wooden posts, set 8' apart, are about 15' in from each longitudinal wall. There are 8 windows on the east side of each room and 5 on the west side. Window sashes are wood.

CONDITION

Walls, roof and floor in good condition.

STAIRWAYS

One from each floor to floor above. Not fireproof.

SPRINKLER SYSTEM

Wet and dry on all three floors.

HEATING SYSTEM

Same condition as in Storehouse No. 1. This identical condition applies also to sewerage and toilet facilities.

WATER SUPPLY

Town water piped to first floor only.

Perhaps the most logical use of space in this building would be in conjunction with space on the corresponding floor of Storehouse No. 1.

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STOREHOUSES NO. 3 and 4

Storehouses No. 3 and 4 are owned by A. L. Churchill. Their construction is similar to that in Storehouses No. 1 and 2, in that it is a stone building with brick interior. The floors are in fairly good shape and there is an elevator on the north end of No. 3 that connects all floors. There is also a fire escape on Storehouse No. 3, which would need some repairs. Both these buildings consist of three stories and a basement.

Storehouse No. 3 contains 22,540 sq. ft. and No. 4, 9,752 sq. ft. There is no heating apparatus in this building but it is equipped with a wet and dry sprinkler system. The ventilation and light should be very good due to the number of windows.

Allotment of Lamprey River water to Storehouse No. 3, 100,430 gallons per diem and to Storehouse No. 4, 58,884 gallons per diem.

STOREHOUSE NO. 10

This building is known as the old machine Shop and is a 2-story building with an attic. It has three rooms, the main one being of brick construction and is 71' x 35'. There are 11 windows on the north, 11 on the south and 4 each on the east and west sides. The smaller room is 34' x 35' and is of wood construction. The smaller room is located over the canal and if it was rented it would be necessary to have a right of way to this room as the canal gates are located in this part of the building.

Allotment of Lamprey River water 15,587 gallons per diem.

The larger room might be suitable for some small industry. On the north side of these two rooms is located the old blacksmith shop which is of brick construction and is 20' x 30' and is probably suitable for a storeroom. This room contains 8,103 sq. ft.

Allotment of Lamprey River water 36,463 gallons per diem.

The larger and smaller room are both equipped with a sprinkler system but no elevator is available.

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OCCUPANTS OF SIMILAR PROPERTY

MILLS 4, 5 and 6

Newmarket Shoe Company, The Granby Silk Company, The Continental Box Company and The Rockingham Silk Company.

Total space occupied by these concerns
204,096 sq.ft.

MILL NO. 7

The Newmarket Distillery Company

STOREHOUSE NO. 5

The Newmarket Distillery Company and
the Lamprey River Improvement Company.

43,056 sq.ft.

STOREHOUSE NO. 6

Owned and occupied by Newmarket
Distillery Company:

5,772 sq.ft.

STOREHOUSE NO. 7

Is occupied by Thomas Fillion for storage.

STOREHOUSES 8 and 9

Continental Box Company

2,624 and 2,688 sq.ft. respectively

OFFICE BUILDING NO. 9

Occupied as a clubroom by local
fraternities.

2,624 sq.ft.

WEAVE SHED, BUILDING NO. 8

This is one of the best parcels of vacant industrial space in New England, built twenty years ago, the best type of mill construction. It has been kept in such good repair that outlay in this line would be negligible, confined to small areas of floor here and there. It is an ideal building for a manufacturing or an assembling plant.

LOCATION

In the center of the town, a part of the former extensive property of the Newmarket Manufacturing Company. One quarter mile from railroad station and express office.

FLOOR AREA

The total floor area is 218,400 sq. ft. 63,800 ft. on one floor and 154,600 ft. on another.

LAND AREA

The land area is $4\frac{1}{2}$ acres.

CONSTRUCTION

Brick with saw-tooth roof. The upper floor has 55% of window space in the wall area and the lower floor has 32%. All window sashes are metal. Floor construction is of heavy mill type capable of supporting machinery of any weight. The lower floor is hard wood laid over a concrete base; the upper floor is $7/8$ " hard wood laid on 4" planking. The lower story is 10' post; the upper 10'9" post.

CONDITION

Walls and roof are in good condition. This applies also to the floors, save a few spots where there is minor warping due to lack of heat during un-occupancy.

STAIRWAYS

Two. Both fireproof.

ELEVATORS

Two. 12' x 12'. Capacity 5 tons each.

SPRINKLER SYSTEM

Both floors equipped with sprinklers.

HEATING SYSTEM

Hot water.

NEWMARKET, NEW HAMPSHIRE

LOCATION

Newmarket, for many years a textile town, is located in southeastern New Hampshire on the Western Division of the Boston and Maine Railroad, approximately midway between Boston and Portland. A short distance away and reached by excellent State highways are such important centers as Portsmouth, Concord, Rochester and Manchester, New Hampshire, and the industrial cities of northeastern Massachusetts. It is close to the famous beaches of New Hampshire and southern Maine and the vacation land of the White Mountains.

POPULATION

The 1930 United States census gives Newmarket a population of 2,511. Recent industrial rehabilitation of the town has increased this figure somewhat.

ATTITUDE OF TOWN TO NEW INDUSTRIES

In 1934 the town's largest and practically its only industry was moved to Lowell in a process of consolidation. A group of forward-looking citizens organized a Chamber of Commerce and the Newmarket Industrial Associates. Buildings of the Newmarket Manufacturing Company were purchased and the big task of finding smaller industries to fill or partly fill the vacant mills was begun.

The success of this undertaking is now known far and wide. Newmarket today has a flourishing shoe factory, two silk manufacturing concerns, a box factory and a distillery. The weekly payroll exceeds that of the former textile plant removed to Lowell. There is still excellent industrial space available, and the town offers sound co-operation to industrial plants seeking the natural advantages it can offer.

TRANSPORTATION

Adequate freight service is furnished by the Boston and Maine Railroad, the American Railway Express Company and trucking lines serving the town. Boston is but fifty miles distant, and New York an overnight haul.

HOUSING FACILITIES

Housing facilities in the town have kept pace with its recent industrial growth. Average house rentals are \$18.00 per month.

SCHOOLS AND LIBRARY

Newmarket has a school system of high standing and a Public Library -- gift of the Newmarket Manufacturing Company-- of unusual excellence for a town of its size.

WATER SUPPLY

Town water is obtainable in adequate quantities and at reasonable rates. Besides this there is an additional supply of water from the Lamprey River, on which the available industrial sites are located. This is apportioned to the various plants on a basis of footage of space occupied. This water is adapted to practically all process purposes.

LABOR:

An ample supply of labor, both skilled and unskilled, is available in the town itself and the territory immediately surrounding it. See appended population map.

TAX RATE

\$43.60 per \$1,000

INSURANCE RATE

30¢ on \$100 Industrial

ATTITUDE OF STATE

Official New Hampshire is always friendly and helpful to new industries of sound, substantial nature, and such an industry may be assured of fair and co-operative treatment. Particular attention is paid in all legislative action to a fair deal for industry in matters pertaining to taxation and labor and workingmen's compensation enactments.

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