

2/26/2009

Profile 1 of 1

NH00282


Address: 3 Mechanic St.
Coos County
Groveton, NH 03582

Location: Northern part of state; 20 mi. NW of Berlin

Bldg. Size: 565,000 SF

Lot Size: 107 Acres + 7.5 Add'l

Property Description

Year Built:	1900 / 2003 Constructed over several stages; 200,000+ s/f constructed in the 1960's.	Rail:	St. Lawrence Rail; Connects to CN; One spur from south splits into 2 tracks; one spur from north splits into 6 tracks, and one (track 2) enters the west end of the building traveling 500'.
Quality:	Good	Loading:	Northeast End: (8) 8' x 8' TG dock doors with load levelers; Southeast End: (7) TG dock doors, 6 equipped with load levelers ; West End: 3 TG dock doors
Lot Comments:	Main lot includes waste water treatment plant on 63 acres to the S/W. Extra ground is contiguous and includes a 56,750 s/f bldg.	Steam:	Significant process steam is generated for the manufacturing operations, as well as providing heat.
Parking:	West of facility has 200 paved car spaces; north of facility has 4 acres of gravel area for over 100 trailers	Equipment:	Co-Gen syst. with 3 generators (avail. in addition to the real estate): (1) 7.2MW Solar Taurus 70 Combustion Turbine Genset (CT) firing nat. gas; (1) 6 MW G.E. Double Extraction Steam Turbine generator (ST); (1) 1 MW Caterpillar 3508B Black Start diesel generator.
Office:	5,505 SF Two story config. in the southwest corner of fac.	Last Use:	Former paper mill, converting operation and warehouse
Floors:	Mostly reinforced concrete		
Walls:	Combination of brick, block and insulated metal		
Columns:	Mostly steel columns with some wooden columns at varying spacing		
Ceiling Heights:	14' Min 29' Max Metal - Steel Truss Mostly steel truss ceilings with some wooden joists; 225,000 sf @20' clear, 72,000 sf @ 29' clear, balance of building ranges from 14' to 30' clear.		
Roof:	Mostly rubber membrane		
Power:	PSNH - 34,500V-5 transformers rated at (3) @ 7,500KVA; (1) @ 1,500KVA; (1) @ 10,000KVA; Secondary svc. distr. @ 4,160V, 3Ph; 575V, 3Ph; 240/277V, 3Ph; 240V, single phase; 120V, single phase		
Heat:	Gas-fired steam boiler w/significant process capacity		
Air Conditioning:	Offices only		
Ventilation:	Wall & roof fans located t/o the facility		
Sprinkler:	100% wet system via 10" and 8" looped system		
Water:	Process water is available from the Upper Ammonoosuc River with a capacity of 15M gpd via slow gravity sand filters.		

Sewer: There is also a waste treatment facility w/
capacity up to 8 million gallons per day on
an adjacent 63 acres

Gas: Portland Natural Gas-High pressure
service rated at 385 psi

Lighting: Comb. of fluorescent and metal halide;
Exterior lighting via wall mounted halogen
units.

Fiber: