

## Executive Summary

Enterprise Park is the perfect place for your company to site its next building. It is a master planned industrial/commercial park with 38 upland acres of land still available. The land parcels range in size from 1 acre to 12 acres. Preliminary building footprints for these parcels suggest that the park can accommodate several additional 10,000 - 20,000 sf buildings in the future. However, one parcel appears capable of supporting a building of up to 100,000 sf.

The land is owned by the City of Dover through the Dover Business and Industrial Development Authority ("DBIDA"). This group has set the price of land at \$60,000 per upland acre, about 20% below the market, as an incentive for companies to locate in the park and to bring additional jobs to the community. Under certain circumstances, DBIDA has also been willing to enter into lease purchase agreements with companies seeking to develop in the Park. More details on this option are available upon request.

DBIDA has historically subdivided the property as necessary to suit a company's needs. This remains the case except for one specific lot of approximately 3.5 acres. Almost 13 of the 38 acres will require constructing a new road to reach them.

The zoning in Enterprise Park is I-4. This zoning allows for warehouse and distribution businesses, industrial research and testing facilities, as well as a number of office uses. While the I-4 Zone requires 5 acres of land, owners may purchase as little as one acre by setting aside valuable wetlands elsewhere in the Park to reach the 5 acre total. This is known as a "Transfer of Development Rights." The Transfer of Development Rights also allows more intensive development on the high ground.

Recently, Enterprise Park was designated as an "Economic Revitalization Zone," which provides tax incentives to companies that expand or locate at Enterprise Park. A full description of the enabling legislation is included with this marketing package.

The park is served by City utilities for water and sewer. Due to the water pressure in the area, most buildings require booster pumps for domestic water and fire suppression purposes. The property along Innovation Way will require bringing sewer from the rear of the abutting parcel and other utilities from Venture Drive. Electricity is provided by PSNH and natural gas is available from Unitil.

Enterprise Park is governed by Protective Covenants designed to maintain the long-term integrity of the Park. There are provisions in the covenants for DBIDA to review all proposed buildings or expansions, façade changes, landscaping and signage. Outside storage is prohibited. The covenants provide for a tenant's association to be formed to govern the Park with DBIDA.

Recent companies to locate in the park include the local newspaper, Foster's Daily Democrat, Heine USA, a medical instrument importer and distributor, and Certified Parts Warehouse. There is a full roster of tenants in this section of the booklet.

Enterprise Park is located less than a mile from the Spaulding Turnpike, a four lane controlled access highway. Just beyond the highway is the area known as Weeks Crossing, a district of considerable commercial activity including hotels, restaurants and shopping.