

**Commercial Lease**  
**5091477**  
**Active**

**563 Plains Road**  
**Tamworth**  
**Unit/Lot #**

**NH 03886**

**Listed: 5/28/2026 \$12.75 /SqFt**  
**Leased:**  
**DOM: 1**



**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1992  
**Construction Status**  
**Building Area Total** 4,718  
**Building Area Source** Assessor  
**Total Available Area** 4,718  
**Total Available Area Source**  
**Lease Amount Frequency** Monthly  
**Lease/Sublease** Lease  
**Lease Type** NNN  
**Lease Term** 36-60 Months  
**Zoning** No Zoning  
**Road Frontage Length**  
**Lot Size Acres**  
**Lot Size Square Feet**  
**Traffic Count**

**Activation Date**



**Business Type** Business, Industrial, Office  
**Business Type Use** Distribution Facility, Free Standing Building, Garage, Industrial, Light Manufacturing, Office Building

**Directions** Rt. 16N to Rt 41 (Plains Rd.) in Ossipee, road will be on left just before Brandywine Rd. Follow dirt road to the end. See sign.

**Public Remarks** Formerly the North Country Recycling scrap metal facility, this large industrial/office building is well suited for a business looking to repair and house their fleet. Just moments from the junction of Routes 16 and 25, the property offers three 14' heated garage bays and a very large 5-bay steel lean-to for all your storage needs. The two-floor office space offers the ability to house several employees and does include a small kitchenette and two bathrooms. A commercial truck scale on-site available for use should a tenant have use of it. Tenant to pay all utilities and insurance. Landlord will cover taxes and plowing.

**STRUCTURE**

**Construction Materials** Steel Frame  
**Foundation Details** Concrete Slab  
**Roof** Membrane, Metal

**Building Number**  
**Total Units**  
**# of Stories** 2  
**Divisible SqFt Min**  
**Divisible SqFt Max**

**Basement** No  
**Basement Access Type**

**Ceiling Height**                      **Total Drive-in Doors** 3      **Total Loading Docks**                      **Dock Levelers**  
**Total Elevators**                      **Door Height** 14'      **Dock Height**

**UTILITIES**

**Heating** Hot Air, Propane  
**Natural Gas Available**  
**Cooling** Central AC

**Utilities** Propane, Telephone Available  
**Water Source** Drilled Well  
**Sewer** 1250 Gallon  
**Electric** 200+ Amp Service, 3 Phase  
**Internet** High Speed Intrnt Avail

**LOT/LOCATION**

**Submarket**  
**Project Building Name**  
**Lot Features** Level, Mountain View, Open, Secluded  
**Zoning** No Zoning

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**FEATURES**

**Transport/Access** Major Road Access, State Highway  
**Other Equipment** Air Conditioner

**Building Features** Additional Outbuildings, In-Unit Bathroom

**Air Conditioning Percent** 75  
**Sprinkler Signage** Adequate

**Railroad Available**  
**Railroad Provider**

**DISCLOSURES**

**Seasonal**  
**Right of First Refusal**

**PREPARED BY**

Austin S Hale  
Phone: 603-781-1027  
AustinH@BadgerPeabodySmith.com

**My Office Info:**

Badger Peabody & Smith Realty  
2633 White Mountain Hwy

North Conway NH 03860  
Off: 603-356-5757  
Info@BadgerPeabodySmith.com



Listed by:

Austin S Hale/ Badger Peabody & Smith Realty

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Property Address 563 Plains Road  
Tamworth, NH



NH CIBOR

**Mandatory New Hampshire Real Estate Disclosure & Notification Form**



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

**RADON :** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ( [www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

**WATER SUPPLY SYSTEM**

Type: Well  
 Location: Southwest side of property, 300' from building  
 Malfunctions: None  
 Date of Installation: N/A  
 Date of most recent water test: \_\_\_\_\_  
 Problems with system: None

**SEWERAGE DISPOSAL SYSTEM**

Size of Tank: 1250  
 Type of system: chambered leachfield  
 Location: West side of building, under pavement  
 Malfunctions: None  
 Age of system: 1985  
 Date most recently serviced: Fall 2025  
 Name of Contractor who services system: Fadden

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**Tamworth, NH**

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?  
Yes  No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): \_\_\_\_\_  
Type: \_\_\_\_\_

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes  No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes  No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes  No

If Yes, please explain: \_\_\_\_\_  
\_\_\_\_\_

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes  No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes  No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes  No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes  No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

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8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes  No  Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: \_\_\_\_\_

Amount of Charges: \_\_\_\_\_

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings \_\_\_\_\_

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes  No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes  No  Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: **563 Plains Road, Tamworth, NH**

Unit Number (if applicable): \_\_\_\_\_

Town: **Tamworth**

DocuSigned by:  
*Nbali Colman*  
24DA1882907F46D...  
SELLER

5/19/2026

\_\_\_\_\_  
Date

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
Date

**UCON, INC**

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date



**Property Card: 563 PLAINS RD**  
Town of Tamworth, NH



**Parcel ID:** 213-017-000  
**PID:** 000213000017000000

**Owner:** UCON, INC  
**Co-Owner:**  
**Mailing Address:** 9 NH RTE 113  
ALBANY, NH 03818

**General Information**

**Assessed Value**

**Map:** 000213  
**Lot:** 000017  
**Sub:** 000000

**Land:** \$298,992  
**Buildings:** \$476,300  
**Extra Features:** \$47,300  
**Total:** \$822,592

**Land Use:** COM/IND  
**Zone:** TAMWORTH  
**Land Area in Acres:** 83.5  
**Current Use:** Y  
**Neighborhood:** N-L  
**Frontage:** 0  
**Waterfront:** 0  
**View Factor:** N

**Sale History**

**Book/Page:** 3796-822  
**Sale Date:** 11/6/2024  
**Sale Price:** \$775,000

**Building Details**

**Model Description:** OFFICE/WAR  
**Total Gross Area:** 4718  
**Year Built:** 1992  
**Building Grade:** AVG+20  
**Stories:** 2.00 STORY FRAME

**Condition:** VERY GOOD  
**Depreciation:** 0  
**No. Bedrooms:** 0  
**No. Baths:** 2  
**Adj Bas:** 0



[www.cai-tech.com](http://www.cai-tech.com)

This information is believed to be correct but is subject to change and is not warranted.

