24,000 SF OF INDUSTRIAL SPACE AVAILABLE & SUBDIVIDABLE
57 Regional Drive, Concord, NH 03301

Listing ID: 30205738
Status: Active
Property Type: Industrial For Lease
(Also listed as Office)
Industrial Type: Cold Storage, Flex Space
Contiguous Space: 4,800 - 24,000 SF
Total Available: 56,001 SF
Lease Rate: $5.75 PSF (Annual)
Base Monthly Rent: $2,300 - 11,500
Lease Type: NNN
Loading: 4 Docks (Varies by space)
Ceiling: 15 ft.

Overview/Comments
HARD TO FIND 24,000 SF OF INDUSTRIAL SPACE FOR LEASE IN CONCORD!
Great clean space!. This space can be subdivided into:

- 9,600 SF - with two 8' x 8' loading docks
- 4,800 SF (two units) - each unit with one 8' x 8' loading dock
- 10,900 SF - with two 8' x 9' loading docks
- 12,801 SF - with two 8' x 8' loading docks

Total of 24,000 SF would have four loading docks.

3-Phase - 277/480 Volt

Ceiling height is 18’ in the middle, 14-15’ at the eaves.

Some of the current space has offices and central air. Landlord will create entire space into all warehouse and / or manufacturing space and / or can leave some offices or remove all.

Landlord renovations subject to lease term and rent.

Fully handicap accessible.

General Information
Tax ID/APN: 111/g 1 /33/
Zoning: IN - INDUSTRIAL
Building Name: 57 Regional Drive

Industrial Type: Cold Storage, Flex Space, Food Processing, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Office Showroom, Warehouse/Distribution, Other

Available Space

Space Subcategory 1: Manufacturing
Space Subcategory 2: Warehouse/Distribution
Space Type: Relet

Date Available: 10/30/2018
Lease Rate: $5.75 PSF (Annual)
Lease Type: NNN
Real Estate Taxes: $1.75 PSF (Annual)
CAM Expenses: $0.50 PSF (Annual)
Loading Docks: 1
Drive In Bays: 0
Clear Height: 15
Available Space

**Suite/Unit Number:** 2  
**Suite Floor/Level:** 1  
**Space Available:** 4,800 SF  
**Minimum Divisible:** 4,800 SF  
**Maximum Contiguous:** 24,000 SF  
**Space Subcategory 1:** Warehouse/Distribution  
**Space Subcategory 2:** Industrial-Business Park  
**Space Type:** Relet  
**Date Available:** 10/30/2018  
**Lease Rate:** $5.75 PSF (Annual)  
**Real Estate Taxes:** $1.75 PSF (Annual)  
**CAM Expenses:** $0.50 PSF (Annual)  
**Loading Docks:** 1  
**Drive In Bays:** 0  
**Clear Height:** 15  

**Space Description:** 4,800 SF of Industrial space with one 8' x 8' loading dock. NNN expenses of $2.25 PSF INCLUDES ELECTRIC. Ceiling height is 18' in the middle, 14'-15' feet at the eaves.

Available Space

**Suite/Unit Number:** 3  
**Suite Floor/Level:** 1  
**Space Available:** 9,600 SF  
**Minimum Divisible:** 4,800 SF  
**Maximum Contiguous:** 24,000 SF  
**Space Subcategory 1:** Warehouse/Distribution  
**Space Subcategory 2:** Industrial-Business Park  
**Space Type:** New  
**Date Available:** 09/01/2018  
**Lease Rate:** $5.75 PSF (Annual)  
**Real Estate Taxes:** $1.75 PSF (Annual)  
**CAM Expenses:** $0.50 PSF (Annual)  
**Kitchen/Breakroom:** Yes  
**Loading Docks:** 2  
**Drive In Bays:** 0  
**Clear Height:** 15

**Space Description:** NNN expenses are $2.25 PSF. ELECTRIC IS INCLUDED IN NNN EXPENSES. Space is currently office space, but Landlord will convert to warehouse/manufacturing space. Lease rate to be determined depending on layout desired and amount of office space to be left and requirements of central air. Total rent for 9,600 SF INCLUDING NNN EXPENSES is $6,400 per month plus Tenant to pay own Heat. Tenant to pay rent based on a NNN basis. There are two loading dock height overhead doors. 9,600 SF abuts 3,201 SF for a total of 12,801 SF.

Available Space

**Suite/Unit Number:** 4  
**Suite Floor/Level:** 1  
**Space Available:** 12,801 SF  
**Minimum Divisible:** 24,000 SF  
**Maximum Contiguous:** 24,000 SF  
**Space Subcategory 1:** Manufacturing  
**Space Subcategory 2:** Warehouse/Distribution  
**Space Type:** New  
**Date Available:** 10/30/2018  
**Lease Rate:** $5.75 PSF (Annual)  
**Real Estate Taxes:** $1.75 PSF (Annual)  
**CAM Expenses:** $0.50 PSF (Annual)  
**Loading Docks:** 2  
**Drive In Bays:** 0  
**Clear Height:** 15  
**Eave Height:** 18

**Space Description:** Office space can be included in this Industrial space. Includes two 8' x 8' loading dock doors.

Available Space

**Suite/Unit Number:** 5  
**Suite Floor/Level:** 1  
**Space Available:** 24,000 SF  
**Minimum Divisible:** 24,000 SF  
**Maximum Contiguous:** 24,000 SF  
**Space Subcategory 1:** Manufacturing  
**Space Subcategory 2:** Warehouse/Distribution  
**Space Type:** New  
**Date Available:** 11/01/2018  
**Lease Rate:** $5.75 PSF (Annual)  
**Real Estate Taxes:** $1.75 PSF (Annual)  
**CAM Expenses:** $0.50 PSF (Annual)  
**Loading Docks:** 4  
**Drive In Bays:** 0  
**Clear Height:** 15  
**Eave Height:** 18

**Space Description:** Hard to find 24,000 SF of clean Industrial space with four loading dock doors!

Area & Location

**Market Type:** Large  
**Road Type:** Paved  
**Transportation:** Bus  
**Site Description:** Very desirable location in Concord consisting of several office and industrial parks.
## Building Related

<table>
<thead>
<tr>
<th>Tenancy</th>
<th>Multiple Tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Buildings</td>
<td>1</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>1</td>
</tr>
<tr>
<td>Property Condition</td>
<td>Good</td>
</tr>
<tr>
<td>Year Built</td>
<td>1980</td>
</tr>
<tr>
<td>Year Renovated</td>
<td>2017</td>
</tr>
<tr>
<td>Construction/Siding</td>
<td>Steel Frame</td>
</tr>
<tr>
<td>Parking Type</td>
<td>Surface</td>
</tr>
<tr>
<td>Column Spacing</td>
<td>1</td>
</tr>
<tr>
<td>X-Phase</td>
<td>3-Phase</td>
</tr>
<tr>
<td>Heat Type</td>
<td>Natural Gas</td>
</tr>
<tr>
<td>Heat Source</td>
<td>Central, Ceiling Units</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Engineered System, Other</td>
</tr>
<tr>
<td>Lighting</td>
<td>Fluorescent</td>
</tr>
</tbody>
</table>

## Land Related

<table>
<thead>
<tr>
<th>Water Service</th>
<th>Municipal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sewer Type</td>
<td>Municipal</td>
</tr>
</tbody>
</table>

## Location

<table>
<thead>
<tr>
<th>Address</th>
<th>57 Regional Drive, Concord, NH 03301</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>Merrimack</td>
</tr>
<tr>
<td>MSA</td>
<td>Concord</td>
</tr>
</tbody>
</table>

Map data ©2018 Google

## Property Images

![ENTRANCE](image1.png)

![LARGE OPEN AREA](image2.png)
LARGE PRIVATE ROOM

Property Contacts

Wendy E. Keeler
Fairway Real Estate, LLC
603-496-2819 [M]
603-227-0233 [O]
wkeeler221@yahoo.com