



For Lease

Well-Located Industrial/Flex Space

Abigail K. Bachman

Senior Associate
+1 603 206 9644
abby.bachman@colliers.com



500 Market Street, Suite 9
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

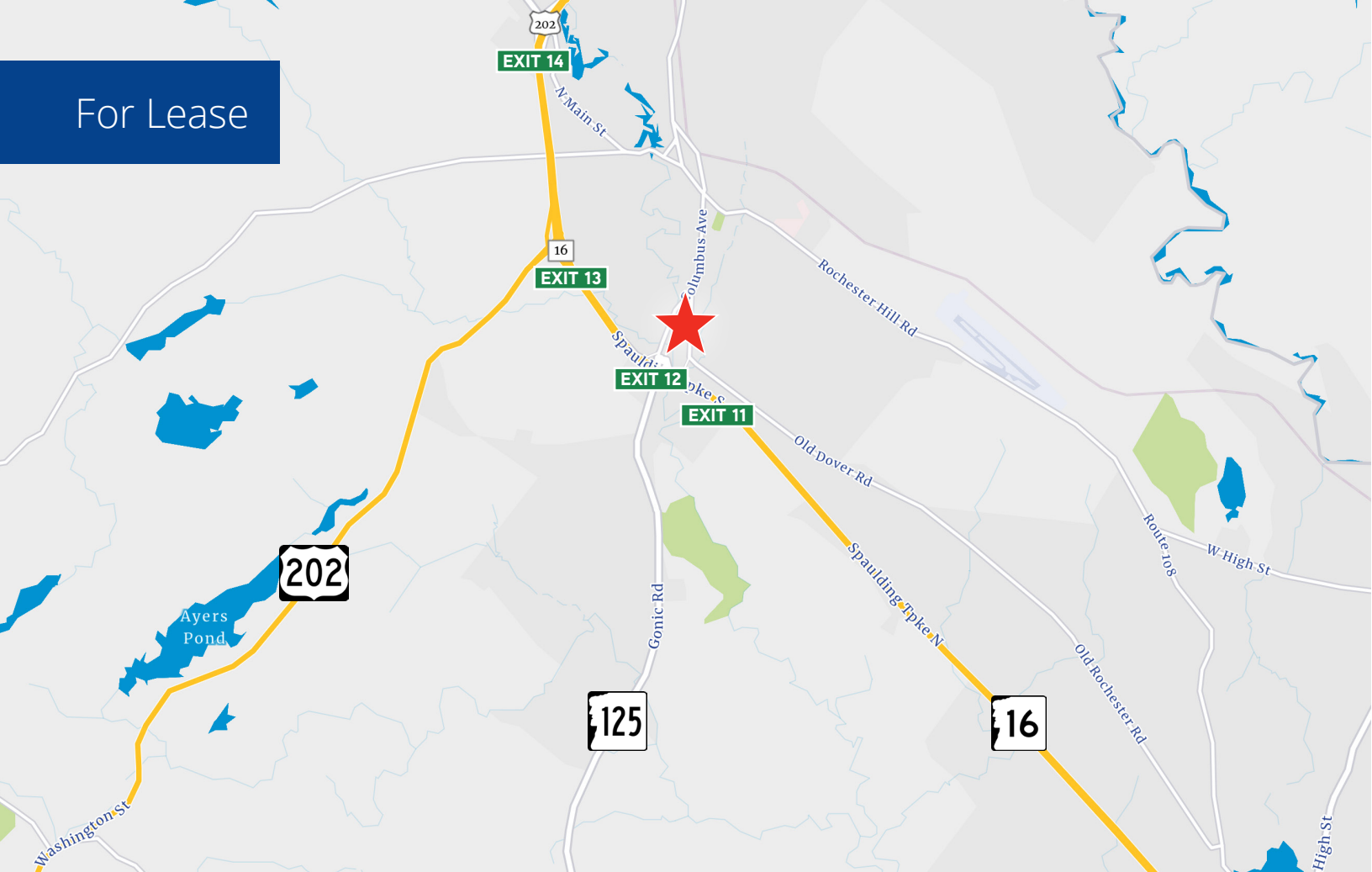
25 Old Dover Road Rochester, NH

Property Highlights

- Suite F is 3,842± SF of highly visible warehouse space located at the front of the building featuring a dedicated loading dock and access to a shared loading dock
- Suite G is 3,900± SF of warehouse featuring two drive-in doors and access to shared loading dock
- Suite M is 1,989± SF of office space located in the rear of the building; space is currently in raw condition, but Landlord will work with the Tenant to customize and complete the build-out to meet their needs
- Property was re-zoned to Residential-2 (R-2); any uses not conforming to current R-2 zoning requirements will require a variance or other necessary municipal approvals
- Easy access off Exits 11 and 12 from Route 16/Spaulding Turnpike and Route 125 and in close proximity to all downtown amenities

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Specifications

Address:	25 Old Dover Road
Location:	Rochester, NH 03867
Building Type:	Industrial/warehouse/distribution/flex
Year Built:	1960
Total Building SF:	70,580±
Available Industrial SF:	Suite F: 3,842± @ \$9.50 NNN Suite G: 3,900± @ \$9.50 NNN
Available Office SF:	Suite M: 1,989± @ \$12.50 NNN
Utilities:	Municipal water & sewer Forced hot air by natural gas Central AC
Zoning:	R-2
Clear Height:	10'± (Suite F) / 14'± (Suite G)
Ceiling Height:	14'± (Suite F) / 16'± (Suite G)
Drive-in Doors:	2 (Suite G) 10'x10'
Loading Docks:	2 (Suite F)
Sprinklers:	Wet system
Power:	200A; 120/240V; 3 phase (Suite F)
2024 NNN Expenses:	\$2.50 PSF



Contact us:

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