



For Lease

# Small Bay Industrial Units

Conceptual Rendering

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## Industrial Drive Northfield, NH

### Property Highlights

- Brand new high efficiency industrial warehouse space in a modern development just a 2 minute drive from I-93
- 6,000± to 30,000± SF available for lease, designed for flexibility and performance, ideal for distribution, light manufacturing, contractors, storage users, and growing businesses
- Features include 22'± to 32'± clear height, wet and dry sprinklers, 14' x 14' drive-in doors, and 10' x 10' dock height doors with levelers
- Secure your space early while customization options are still available
- Anticipated completion by June 2026

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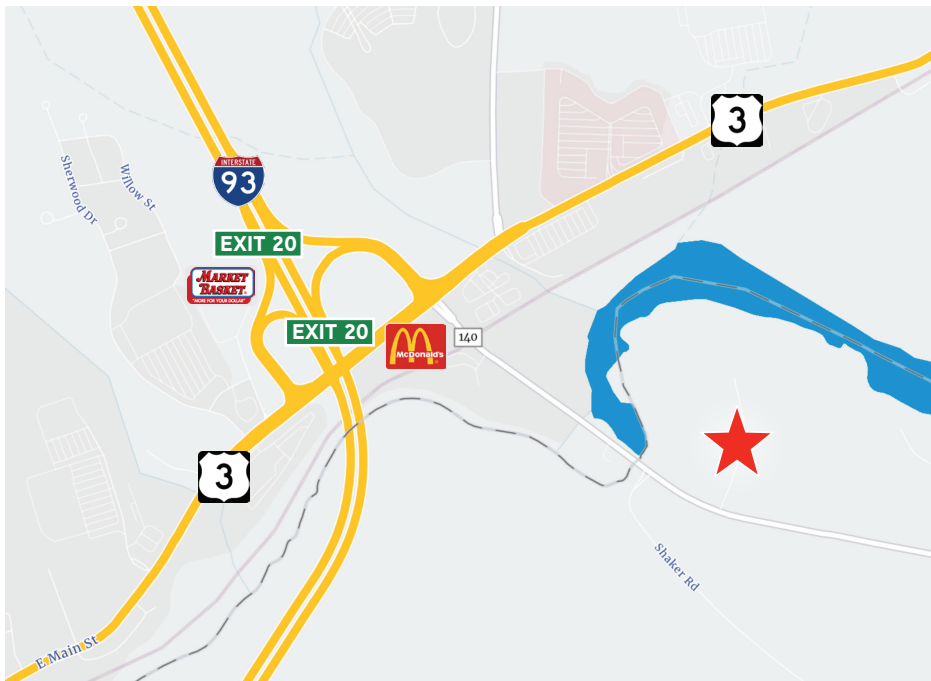
Accelerating success.

# For Lease

## Specifications

|                    |                                      |
|--------------------|--------------------------------------|
| Address:           | Industrial Drive                     |
| Location:          | Northfield, NH 03276                 |
| Building Type:     | Industrial                           |
| Year Built:        | 2026                                 |
| Total Building SF: | 36,000±                              |
| Available SF:      | 6,000± to 30,000±                    |
| Road Frontage:     | 175'± on Industrial Drive            |
| Utilities:         | Municipal water; septic; propane gas |
| Zoning:            | C/I-2                                |
| Clear Height:      | 22'± to 32'±                         |
| Ceiling Height:    | 32'±                                 |
| Drive-in Doors:    | 5                                    |
| Loading Docks:     | 5                                    |
| Sprinklers:        | Wet & dry system                     |
| Power:             | 200A                                 |
| NNN Expenses:      | TBD                                  |
| Lease Rate:        | \$14.00 NNN                          |
| Availability:      | June 2026                            |

## Locator Map



### Contact us:

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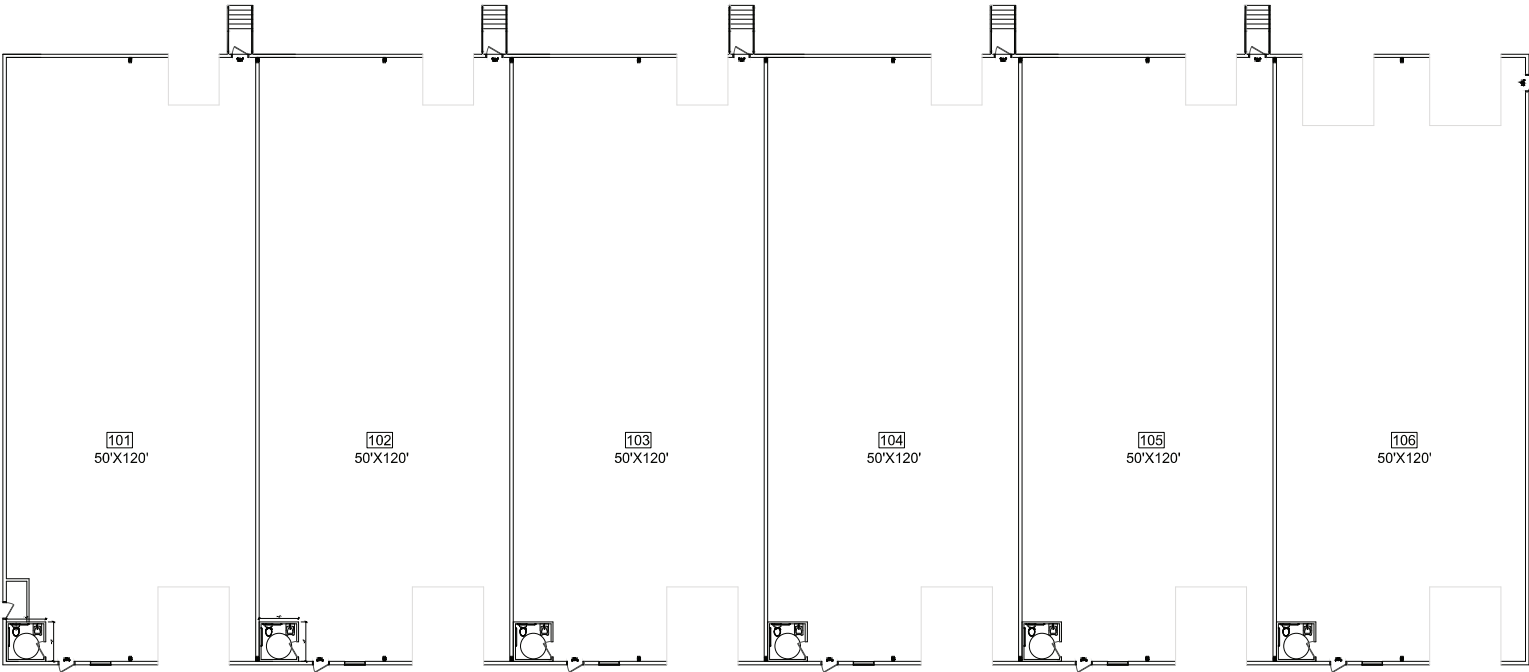
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# Floor Plans



|                      |  |  |  |  |  |  |  |  |  |                      |  |  |  |  |  |  |  |  |  |
|----------------------|--|--|--|--|--|--|--|--|--|----------------------|--|--|--|--|--|--|--|--|--|
| ENDRIUNAS BROTHERS   |  |  |  |  |  |  |  |  |  | ENDRIUNAS BROTHERS   |  |  |  |  |  |  |  |  |  |
| REVISIONS            |  |  |  |  |  |  |  |  |  | REVISIONS            |  |  |  |  |  |  |  |  |  |
| DATE NO. DESCRIPTION |  |  |  |  |  |  |  |  |  | DATE NO. DESCRIPTION |  |  |  |  |  |  |  |  |  |
|                      |  |  |  |  |  |  |  |  |  |                      |  |  |  |  |  |  |  |  |  |
|                      |  |  |  |  |  |  |  |  |  |                      |  |  |  |  |  |  |  |  |  |

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|--------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|
| PROJECT      |  |  |  |  |  |  |  |  |  | PROJECT      |  |  |  |  |  |  |  |  |  |
| NAME         |  |  |  |  |  |  |  |  |  | NAME         |  |  |  |  |  |  |  |  |  |
| ENDRIUNAS NH |  |  |  |  |  |  |  |  |  | ENDRIUNAS NH |  |  |  |  |  |  |  |  |  |
| DATE         |  |  |  |  |  |  |  |  |  | DATE         |  |  |  |  |  |  |  |  |  |
| 10/08/2025   |  |  |  |  |  |  |  |  |  | 10/08/2025   |  |  |  |  |  |  |  |  |  |
| SCALE        |  |  |  |  |  |  |  |  |  | SCALE        |  |  |  |  |  |  |  |  |  |
| NA           |  |  |  |  |  |  |  |  |  | NA           |  |  |  |  |  |  |  |  |  |
| DRAWN BY     |  |  |  |  |  |  |  |  |  | DRAWN BY     |  |  |  |  |  |  |  |  |  |
| DF           |  |  |  |  |  |  |  |  |  | DF           |  |  |  |  |  |  |  |  |  |
| CHECKED      |  |  |  |  |  |  |  |  |  | CHECKED      |  |  |  |  |  |  |  |  |  |
|              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |

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|------------|--|--|--|--|--|--|--|--|--|------------|--|--|--|--|--|--|--|--|--|
| FLOOR PLAN |  |  |  |  |  |  |  |  |  | FLOOR PLAN |  |  |  |  |  |  |  |  |  |
| Floor Plan |  |  |  |  |  |  |  |  |  | Floor Plan |  |  |  |  |  |  |  |  |  |
| 00         |  |  |  |  |  |  |  |  |  | 00         |  |  |  |  |  |  |  |  |  |

\*Not to scale