

For Lease

Manufacturing/Warehouse/ Distribution Space

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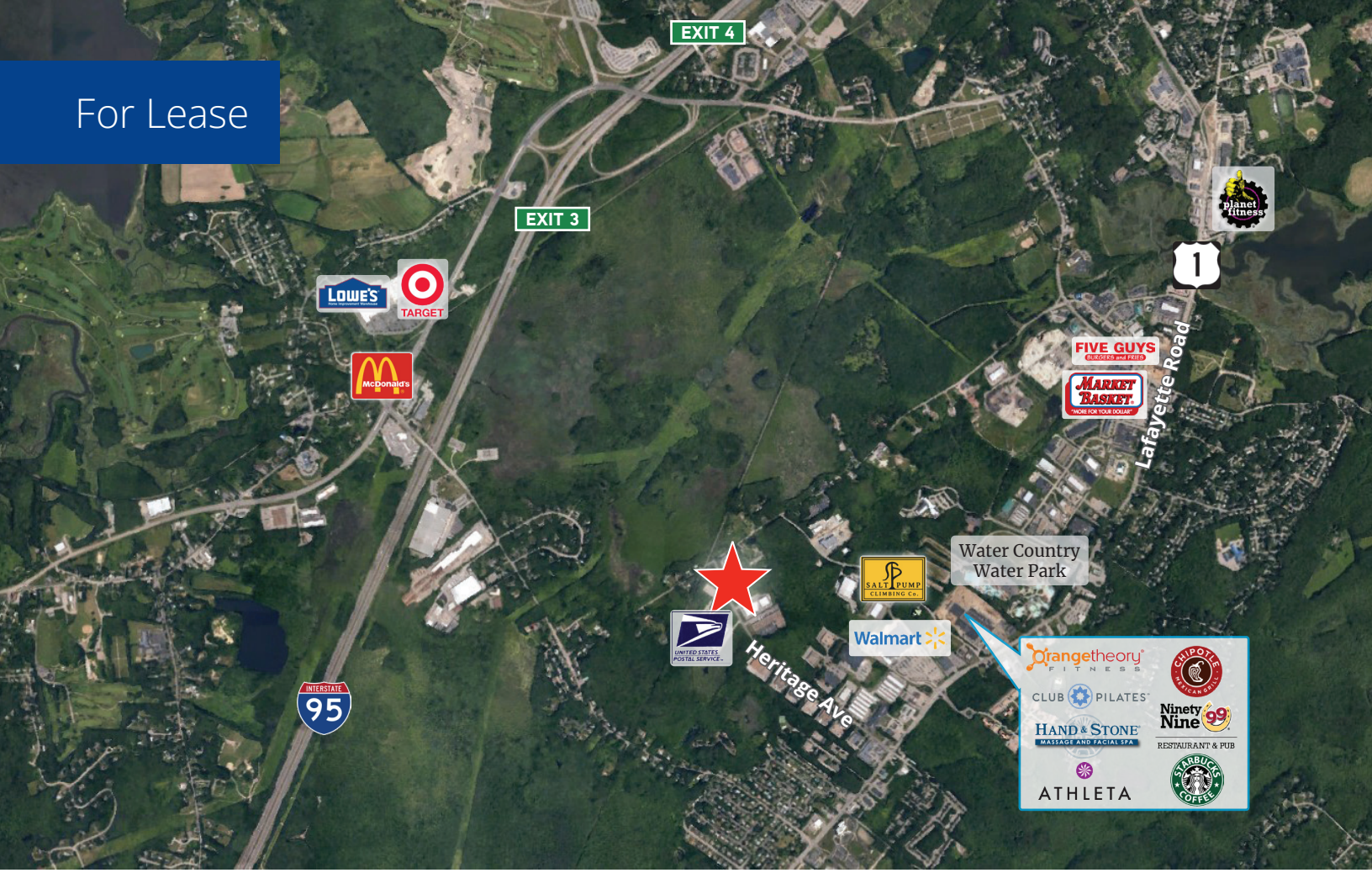
300 Heritage Avenue Portsmouth, NH

Property Highlights

- 9,000± SF manufacturing/warehouse/distribution space available for lease in the Portsmouth Industrial Park
- Suite features 3 private offices, a conference room, kitchenette, and an open warehouse area
- Warehouse features 17'± to 18'4"± clear height, wet sprinkler system, and 1 loading dock
- Ideal for storage, distribution, or light assembly
- 35± on-site parking spaces (2 handicap)
- Location is easily accessible by both I-95 and Route 1

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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Specifications

Address:	300 Heritage Avenue
Location:	Portsmouth, NH 03801
Building Type:	Industrial/warehouse
Year Built:	1996
Total Building SF:	18,000±
Available SF:	9,000±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Industrial
Clear Height:	17'± to 18'4"±
Ceiling Height:	20'± to 22'4"±
Loading Dock:	1 (8' x 8')
Sprinklers:	Wet system
Power:	200A; 480V; 3-phase
2026 Est. NNN Expenses:	$2.80 PSF
Lease Rate:	$14.25 NNN





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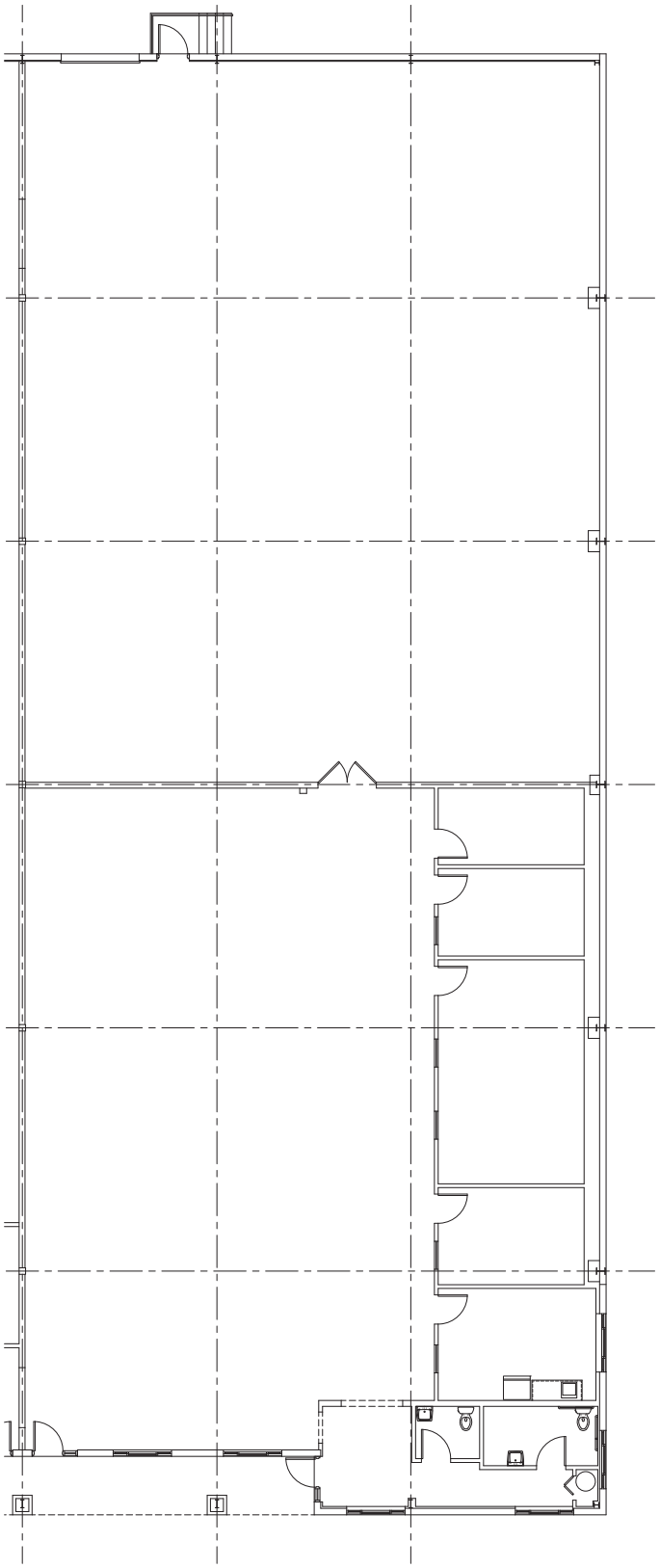
Property Information

Property Data	
Acreage	2.24±
Total Building SF	18,000±
Number of Buildings	1
Floors per Building	1
Loading Docks	2
Drive-in Door	1
Available Unit Data	
Total Available SF	9,000±
Loading Dock	1 (8' x 8')
Restrooms	2
Construction Data	
Year Built	1996
Exterior	Metal
Roof (type)	Metal
Foundation	Concrete
Insulation	Complete
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	LED
Column Spacing	None
Ceiling Height	20'± to 22'4"±
Clear Height	17'± to 18'4"±
Floors	Concrete/carpet
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Wooded	No
Topography	Flat
Wetlands	See site plan

Site Data	
Zoning	Industrial
Visibility	Good
Road Frontage	473'±
Neighborhood	Industrial park
Landscaping	Complete
Curb Cuts	1
Sidewalks	Yes
Parking	35 spaces
Site Status	Complete
Services Data	
Warehouse Heat	Modine
Office HVAC	2 space heaters
Power	
3 Phase	Yes
Amps	200
Volts	480
# of Services	1
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural gas
Sprinkler (type)	Yes (wet)
Security System	Yes
Elevator	No
Tax Data	
2026 Tax Amount	$17,772.59
Tax Map & Lot Number	0275/006B/0000
2026 Tax Rate per 1,000	$11.51
2025 Assessment	
Land	$686,400
Building/Yard Items	$857,700
Total Assessed Value	$1,544,100
2025 EQ Ratio	88.3%
Other Data	
Deed Reference(s)	3126/1374
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

300 Heritage Avenue, Portsmouth, NH

Floor Plan



**Not to scale*

300 Heritage Avenue, Portsmouth, NH

Site Plan

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