



For Lease

Manufacturing/Warehouse/ Distribution Space

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500 Market Street, Suite 9
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124 Heritage Avenue Portsmouth, NH

Property Highlights

- Multiple industrial units ranging in size from 3,000± to 18,000± SF are available for lease in the Portsmouth Industrial Park
- Featuring 13'5"± clear height in the warehouse with 1 loading dock per 3,000± SF, an office area, and a wet sprinkler system
- Allowed uses include warehouse, distribution, wholesale, and light manufacturing
- Ample on-site parking spaces
- Location is easily accessible by both I-95 and Route 1

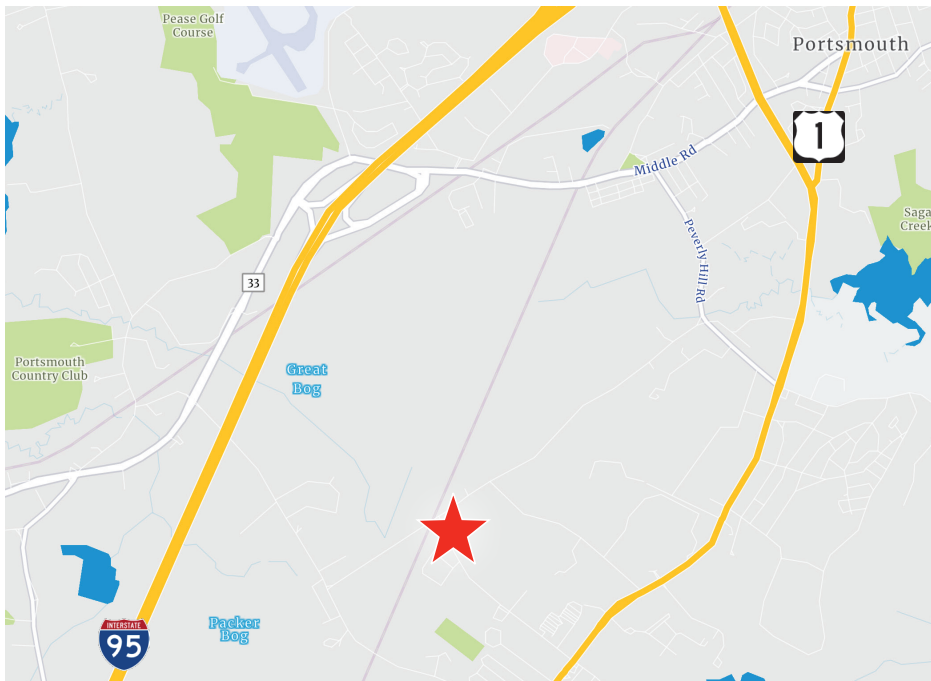
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Specifications

Address:	124 Heritage Avenue
Location:	Portsmouth, NH 03801
Building Type:	Industrial/warehouse
Year Built:	1975
Total Building SF:	77,451±
Available SF:	3,000± to 18,000±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Industrial
Clear Height:	13'5"±
Ceiling Height:	15'5"±
Loading Dock:	1 (8' x 8') per 3,000± SF
Sprinklers:	Wet system
Power:	250A; 120/208V; 3 phase
2024 NNN Expenses:	\$2.61 PSF • CAM: \$1.70 • Taxes: \$0.91
Lease Rate:	\$14.00 NNN

Locator Map



Contact us:

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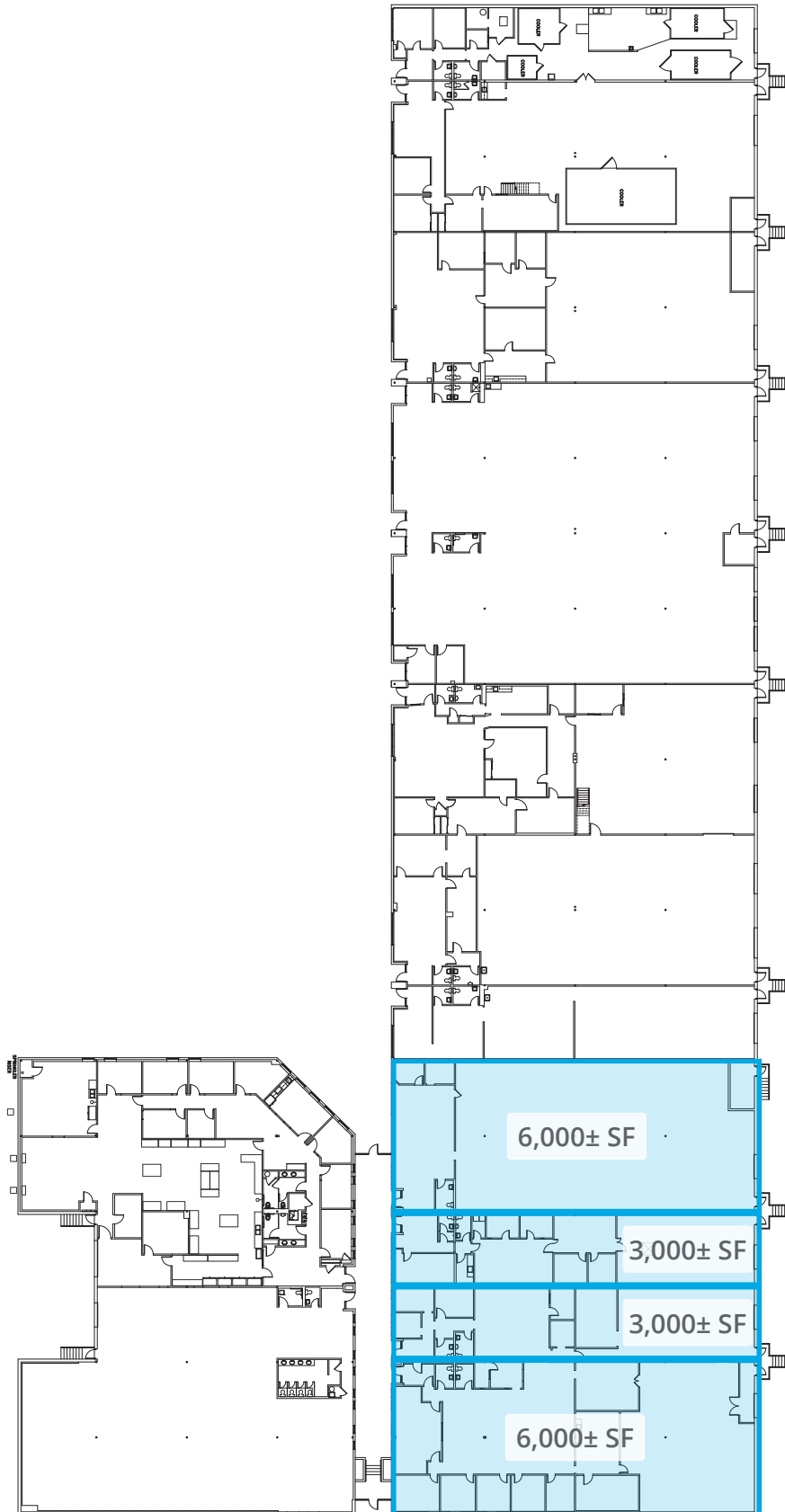
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Property Information

Property Data	
Acreage	8.57±
Total Building SF	77,451±
Number of Buildings	1
Floors per Building	1
Available Units Data	
Total Available SF	3,000± to 18,000±
Loading Docks	1 (8' x 8') per 3,000± SF
Restrooms	1 to 2 per unit
Construction Data	
Year Built	1975
Exterior	Metal
Roof (type)	Metal
Foundation	Concrete
Insulation	Complete
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	LED
Column Spacing	None
Ceiling Height	13'5"±
Clear Height	15'5"±
Floors	Concrete/carpet
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Wooded	No
Topography	Flat
Wetlands	None

Site Data	
Zoning	Industrial
Visibility	Low
Road Frontage	360'±
Neighborhood	Industrial park
Landscaping	Complete
Curb Cuts	2
Sidewalks	No
Parking	180± spaces
Site Status	Complete
Services Data	
Warehouse Heat	Gas modine heaters
Power	
3 Phase	Yes
Amps	225/250
Volts	120/208
# of Services	1 per 3,000± SF
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	
2024 Tax Amount	\$73,666.88
Tax Map & Lot Number	0284/0008/0000
2024 Tax Rate per 1,000	\$11.20
2024 Assessment	
Land	\$2,005,100
Building/Yard Items	\$4,572,300
Total Assessed Value	\$6,577,400
2023 EQ Ratio	66%
Other Data	
Deed Reference(s)	3037/2641
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

Floor Plan



 Available Space:
3,000± to 18,000± SF

**Not to scale*

 UDELSMAN ASSOCIATES ARCHITECTURE • PLANNING • DESIGN	PROJECT NO.: KANE	
	SHEET NO.: AB1	
	161 FEDERAL HILL ROAD BOSTON, MASSACHUSETTS 02114 603-465-0960 FAX 603-465-0961	
	124 HERITAGE AVENUE EXISTING CONDITION PLAN	
	PORTSMOUTH, NEW HAMPSHIRE	
EXISTING CONDITIONS PLAN		DATE: 08/21/23
SCALE: 1/8" = 1'-0"		REV. NO. REVISIONS

Site Plan

