

For Lease

Manufacturing/Warehouse/ Distribution Space

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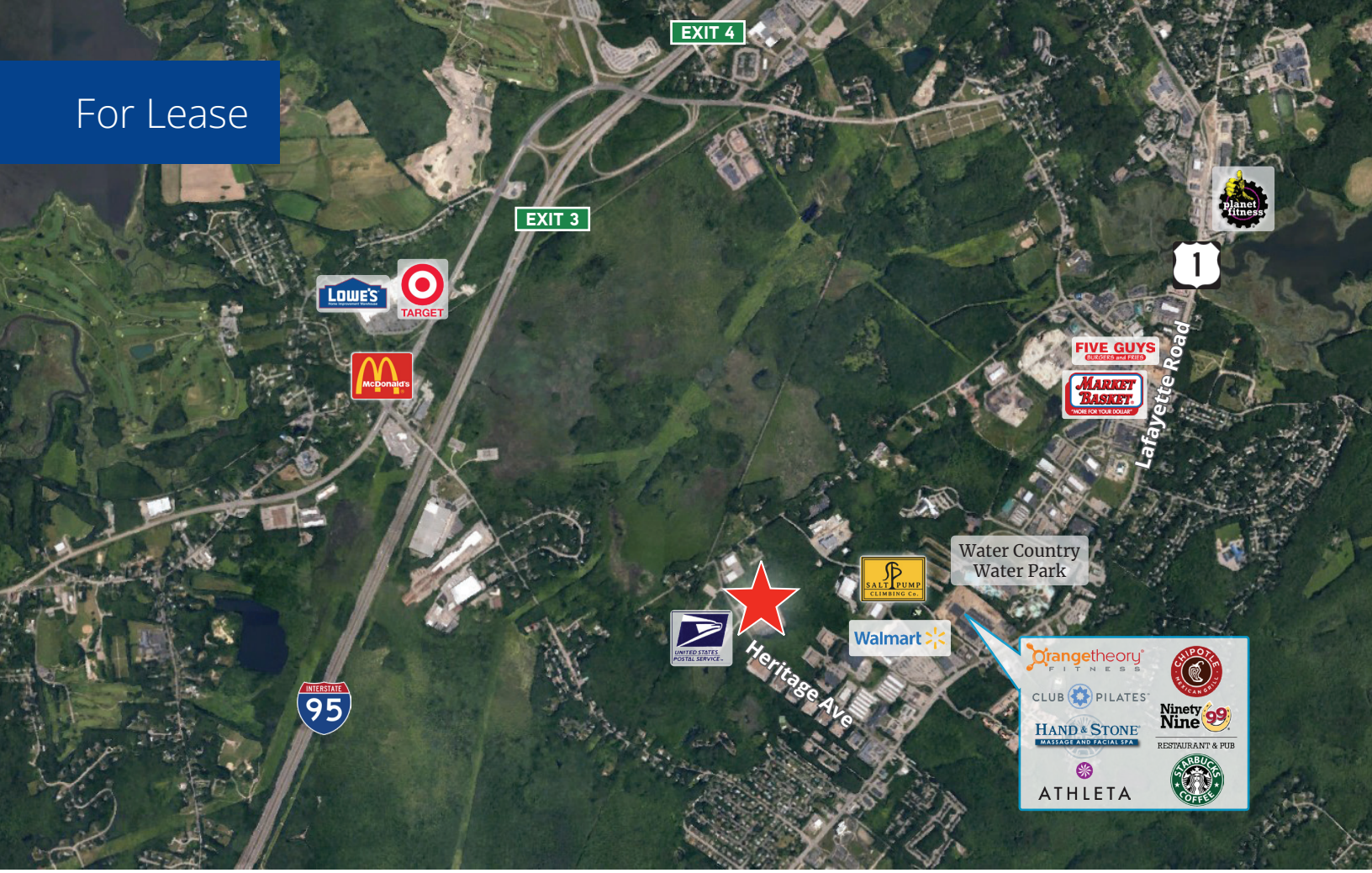
124 Heritage Avenue Portsmouth, NH

Property Highlights

- Multiple industrial units, ranging in size from 3,000± to 9,000± SF, with 13'5"± warehouse clear height are available for lease in the Portsmouth Industrial Park
- Unit 6: 6,055± SF featuring a showroom, 2 offices, breakroom, 2 restrooms, 1 loading dock, and 1 drive-in door
- Unit 9: 6,000± SF featuring 1 loading dock
- Units 11–12: 3,000± to 9,000± SF featuring office space, a private restroom, wet sprinkler system, and 1 loading dock per unit
- 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

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.

For Lease



Specifications

Address:	124 Heritage Avenue
Location:	Portsmouth, NH 03801
Building Type:	Industrial/warehouse
Year Built:	1975
Total Building SF:	77,451±
Available SF:	Unit 6: 6,055± Unit 9: 6,000± Units 11-12: 3,000± to 9,000±
Utilities:	Municipal water & sewer; natural gas
Zoning:	Industrial
Clear Height:	13'5"±
Ceiling Height:	15'5"±
Loading Docks:	4 total*
Drive-in Door:	Unit 6: 1
Sprinklers:	Wet system
Power:	250A; 120/208V; 3 phase
2026 Est. NNN Expenses:	$2.80 PSF • CAM: $1.98 • Taxes: $0.82
Lease Rate:	$14.00 NNN

*See broker for details





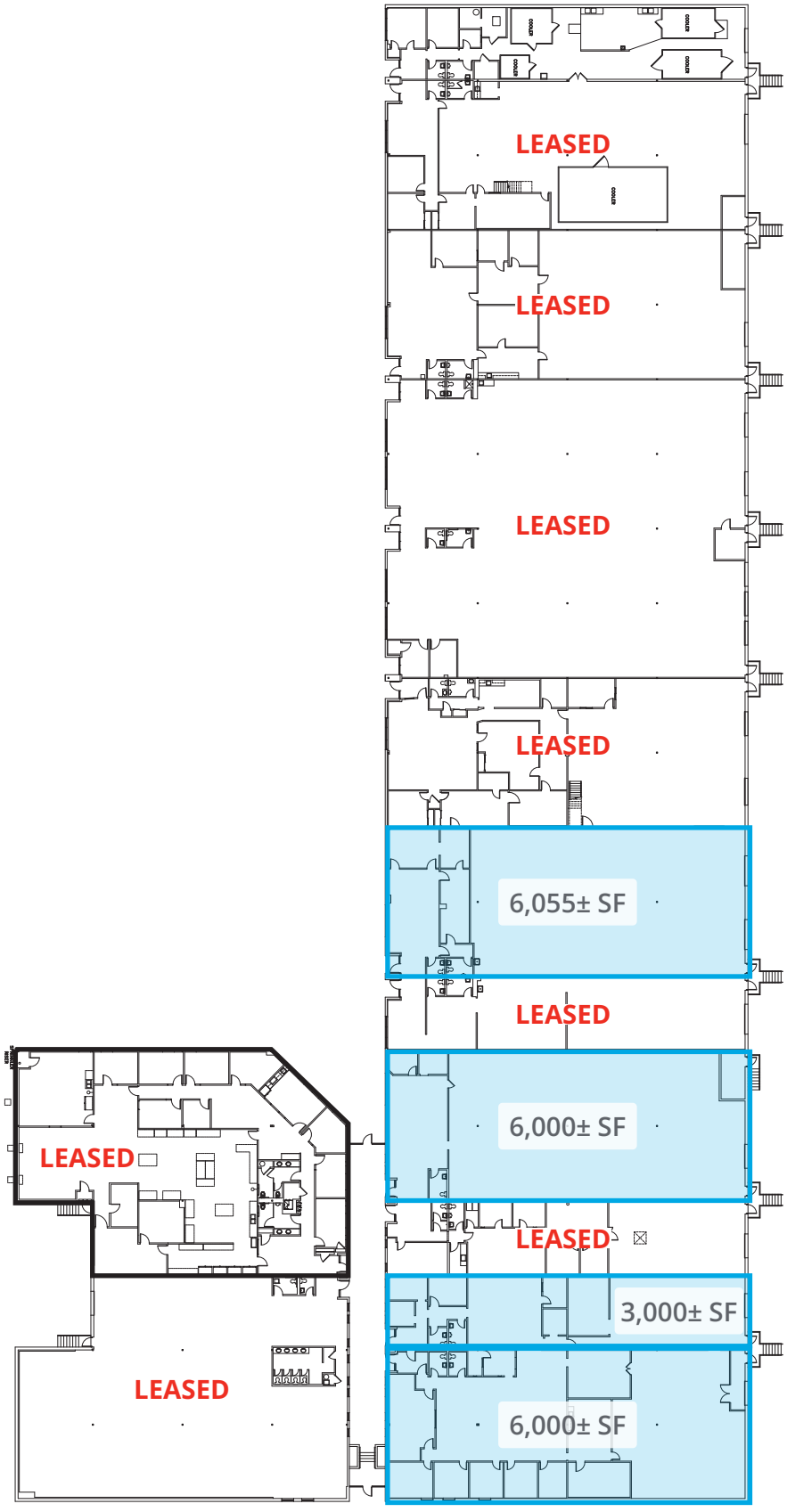
Property Information

Property Data	
Acreage	8.57±
Total Building SF	77,451±
Number of Buildings	1
Floors per Building	1
Available Units Data	
Total Available SF	21,055± 3,000± to 9,000± contiguous
Restrooms	1 to 2 per unit
Loading Docks	4 (total)
Drive-in Door	1 (Unit 6)
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
Clear Height	13'5"±
Ceiling 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	
2025 Tax Amount	$75,705.87
Tax Map & Lot Number	0284/0008/0000
2025 Tax Rate per 1,000	$11.51
2025 Assessment	
Land	$2,005,100
Building/Yard Items	$4,572,300
Total Assessed Value	$6,577,400
2024 EQ Ratio	96%
Other Data	
Deed Reference(s)	3037/2641
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

124 Heritage Avenue, Portsmouth, NH

Floor Plan



124 HERITAGE AVENUE
EXISTING CONDITION PLAN
PORTSMOUTH, NEW HAMPSHIRE
EXISTING CONDITIONS PLAN
SCALE: 1/16" = 1'-0"
DATE: 08/21/23
REVISIONS
REV. NO. DATE

UDELSMAN ASSOCIATES
ARCHITECTURE · PLANNING · DESIGN
161 FEDERAL HILL ROAD
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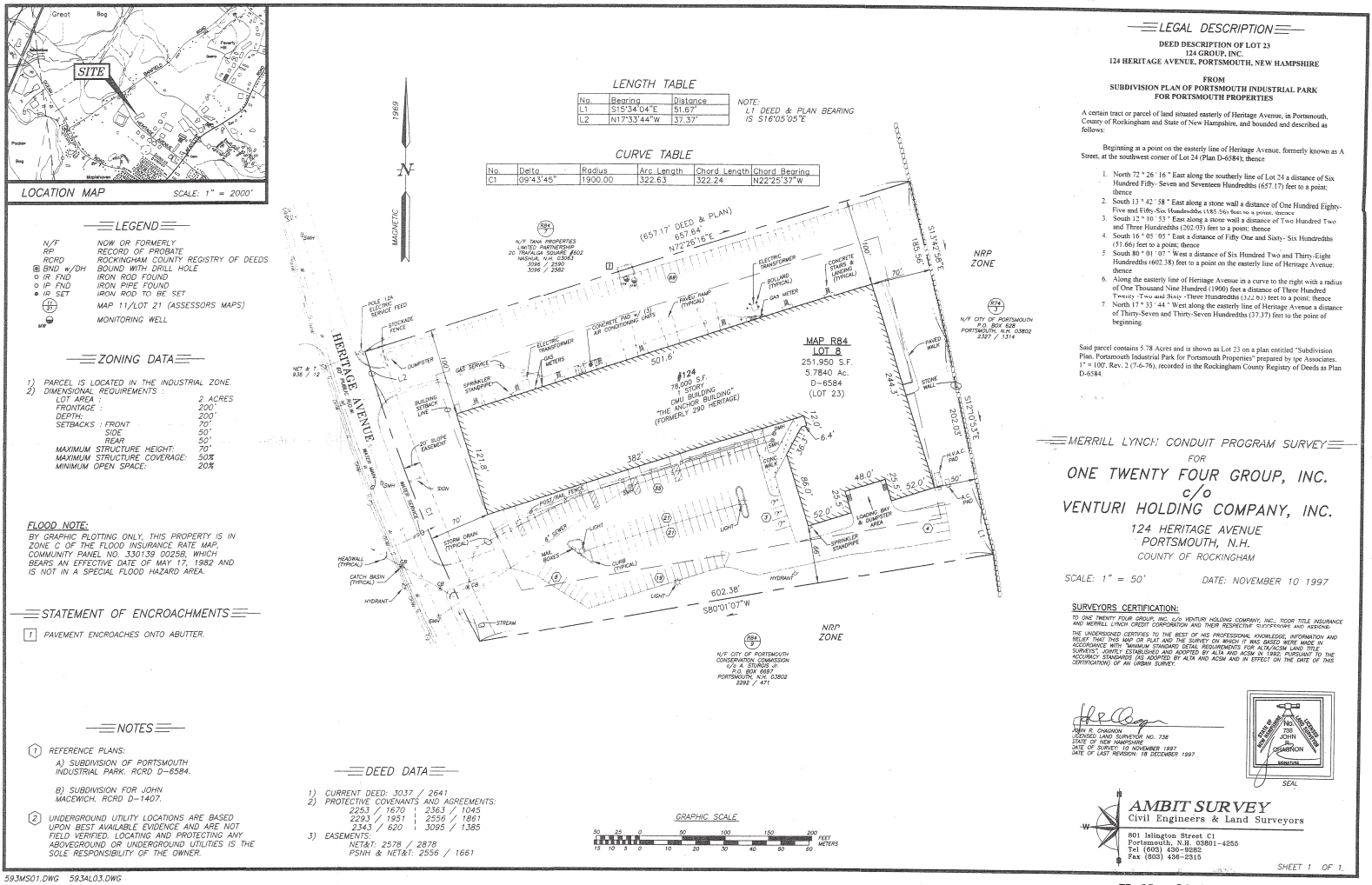
PROJECT NO.: KANE
SHEET NO.: AB1

Available Space

*Not to scale

124 Heritage Avenue, Portsmouth, NH

Site Plan



LEGAL DESCRIPTION

DEED DESCRIPTION OF LOT 23
124 GROUP, INC.
124 HERITAGE AVENUE, PORTSMOUTH, NEW HAMPSHIRE

FROM
SUBDIVISION PLAN OF PORTSMOUTH INDUSTRIAL PARK FOR PORTSMOUTH PROPERTIES

A certain tract or parcel of land situated easterly of Heritage Avenue, in Portsmouth, County of Rockingham and State of New Hampshire, and bounded and described as follows:

Beginning at a point on the easterly line of Heritage Avenue, formerly known as A Street, at the southwest corner of Lot 24 (Plan D-6584); thence

1. North 72 ° 26 ' 16 " East along the southerly line of Lot 24 a distance of Six Hundred Fifty- Seven and Seventeen Hundredths (657.17) feet to a point; thence
2. South 13 ° 42 ' 58 " East along a stone wall a distance of One Hundred Eighty-Five and Fifty-Six Hundredths (185.56) feet to a point; thence
3. South 12 ° 10 ' 53 " East along a stone wall a distance of Two Hundred Two and Three Hundredths (202.03) feet to a point; thence
4. South 16 ° 05 ' 05 " East a distance of Fifty One and Sixty- Six Hundredths (51.66) feet to a point; thence
5. South 80 ° 01 ' 07 " West a distance of Six Hundred Two and Thirty-Eight Hundredths (602.38) feet to a point on the easterly line of Heritage Avenue; thence
6. Along the easterly line of Heritage Avenue in a curve to the right with a radius of One Thousand Nine Hundred (1900) feet a distance of Three Hundred Twenty Two and Sixty -Three Hundredths (322.63) feet to a point; thence
7. North 17 ° 33 ' 44 " West along the easterly line of Heritage Avenue a distance of Thirty-Seven and Thirty-Seven Hundredths (37.37) feet to the point of beginning.

Said parcel contains 5.78 Acres and is shown as Lot 23 on a plan entitled "Subdivision Plan, Portsmouth Industrial Park for Portsmouth Properties" prepared by tpe Associates, 1" = 100', Rev. 2 (7-6-76), recorded in the Rockingham County Registry of Deeds as Plan D-6584.

MERRILL LYNCH CONDUIT PROGRAM SURVEY

FOR

ONE TWENTY FOUR GROUP, INC.
c/o
VENTURI HOLDING COMPANY, INC.

124 HERITAGE AVENUE
PORTSMOUTH, N.H.
COUNTY OF ROCKINGHAM

SCALE: 1" = 50' DATE: NOVEMBER 10 1997

SURVEYORS CERTIFICATION:

TO ONE TWENTY FOUR GROUP, INC., C/o VENTURI HOLDING COMPANY, INC., TICOR TITLE INSURANCE AND MERRILL LYNCH CREDIT CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992; PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

JOHN R. CHAGNON
LICENSED LAND SURVEYOR NO. 738
STATE OF NEW HAMPSHIRE
DATE OF SURVEY: 10 NOVEMBER 1997
DATE OF LAST REVISION: 18 DECEMBER 1997

SEAL

AMBIT SURVEY
Civil Engineers & Land Surveyors
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Portsmouth, N.H. 03801-4255
Tel (603) 436-9282
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SHEET 1 OF 1

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