

32 Industrial Drive | Exeter | New Hampshire

Available for SALE or LEASE

Up to 79,138± RSF Warehouse/Flex/Office

First time on the market since 2008, this warehouse distribution facility is available for sale or lease. Located off Exit 9 of Route 101. Hard-to-find warehouse/manufacturing space. Six loading docks, full HVAC in warehouse. Warehouse can be expanded. Building easily demises to roughly to 44,704± RSF and 34,434± RSF.

bow street, LLC

9 Emery Lane, Greenland, NH 03840

Margaret O'Brien M: 603.828.7245 0:603.427.0700

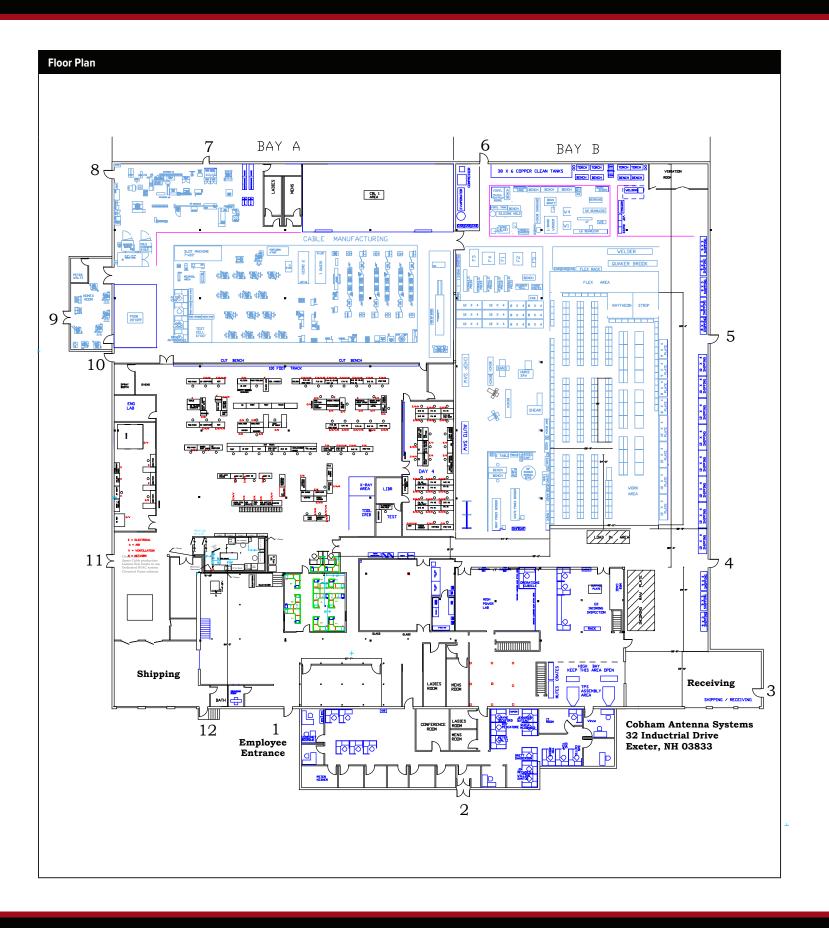
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For further information call

Margaret O'Brien at 603.828.7245



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Property Specifications

Total Building Size: 79,138± RSF

expandable by approx.

30,000± RSF

Available Space: 79,138± RSF

Demisable: Building easily demises to

roughly 44,704± RSF and

34,434± RSF.

Land: 8.5 Acres

Year Built: 1977

Water/Sewer: Public

Loading Docks: 6 loading docks

Data Lines: T-1

Ceiling Heights: 17'

Column Spacing: $32' \times 40'$

Sprinkler: Wet system

HVAC: Office and warehouse have

full HVAC

Gas: Forced air

Parking: 119 spaces

Parking can be expanded

Zoning: Industrial

Power: 3000 amps

Recent Parking lot has been

Improvements: completely repaved, striped

and landscaped

Availability: Immediate

Asking Sales Price: \$9,750,000 (\$123 PSF)

Asking Lease Rate: \$12.00/RSF NNN

Estimated NNN CAM - \$2.45 RSF (est. 2025)

Expenses: Real Estate Taxes - \$1.01 RSF



