

32 Industrial Drive | Exeter | New Hampshire

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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.

2025 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Specifications

Total Building Size:	79,138± RSF expandable by approx. 30,000± RSF	HVAC:	Office and warehouse have full HVAC
Available Space:	79,138± RSF	Gas:	Forced air
Demisable:	Building easily demises to roughly 44,704± RSF and 34,434± RSF.	Parking:	119 spaces Parking can be expanded
Land:	8.5 Acres	Zoning:	Industrial
Year Built:	1977	Power:	3000 amps
Water/Sewer:	Public	Recent Improvements:	Parking lot has been completely repaved, striped and landscaped
Loading Docks:	6 loading docks	Availability:	Immediate
Data Lines:	T-1	Asking Sales Price:	\$9,750,000 (\$123 PSF)
Ceiling Heights:	17'	Asking Lease Rate:	\$12.00/RSF NNN
Column Spacing:	32' x 40'	Estimated NNN Expenses:	CAM - \$2.45 RSF (est. 2025) Real Estate Taxes - \$1.01 RSF
Sprinkler:	Wet system		

