

FOR LEASE

497 HIGH STREET
SOMERSWORTH, NH 03878



PROPERTY OVERVIEW

This 4,600± SF flex unit is available for lease and has the potential for a tenant to customize the space for their business needs.

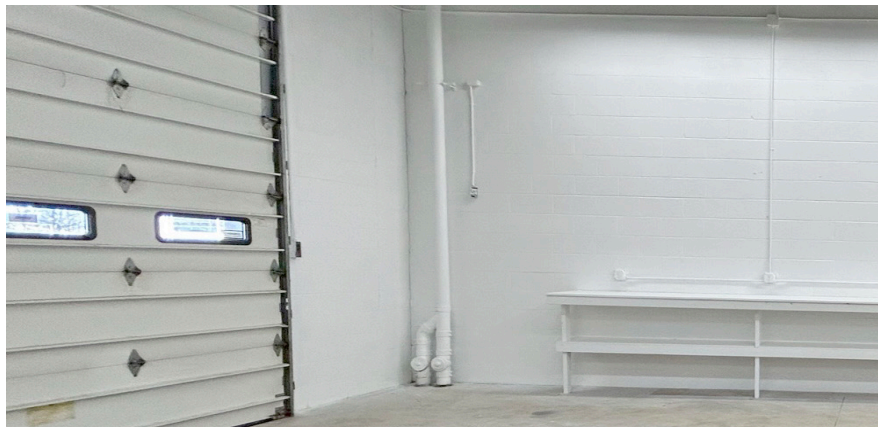
PROPERTY SUMMARY

CONVENIENT HIGH TRAFFIC LOCATION

EXCELLENT VISIBILITY

CLOSE TO AREA RETAILERS

JUST OFF EXIT 9 OF THE SPAULDING TURNPIKE



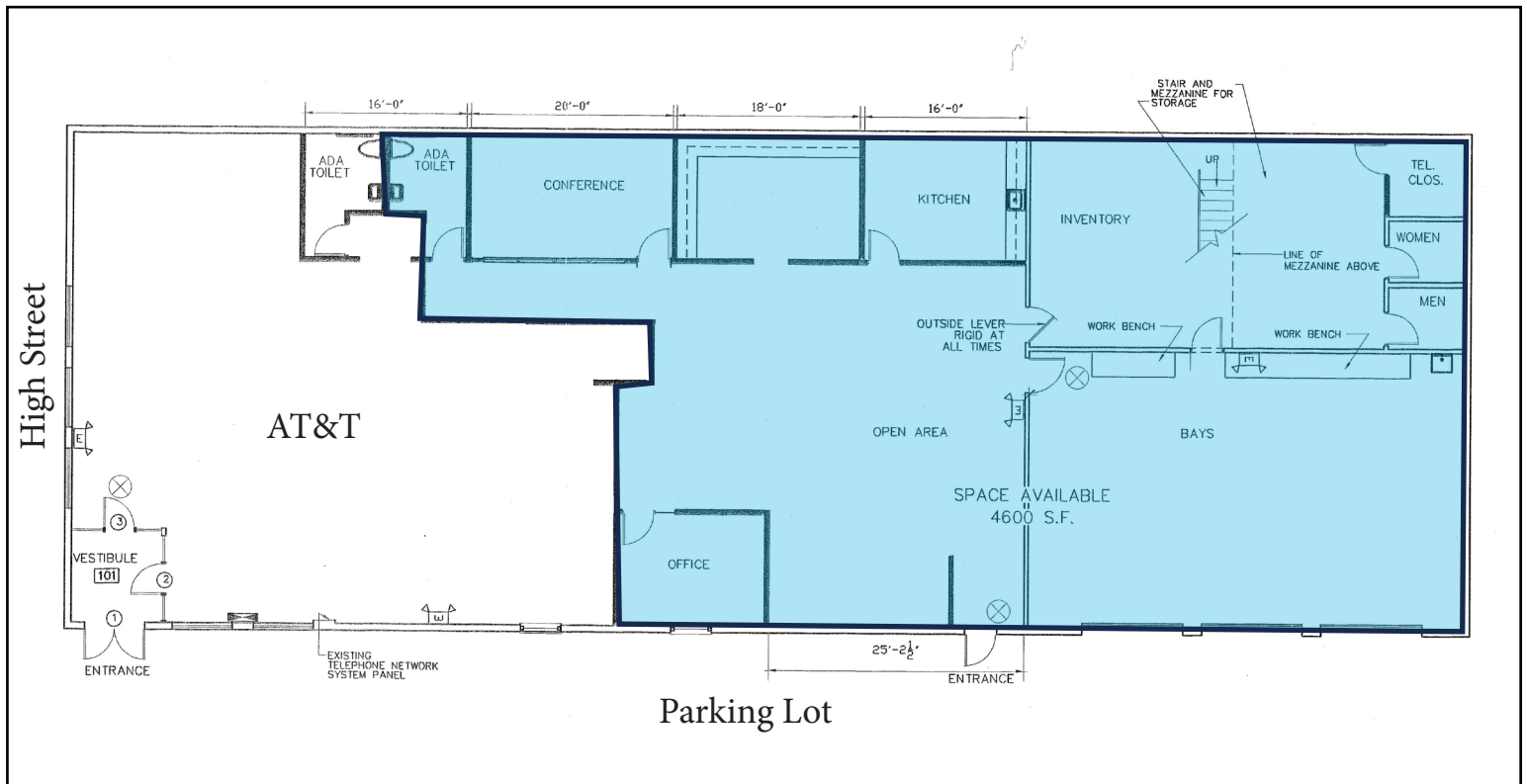
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PROPERTY HIGHLIGHTS

- 4,600± SF unit available for lease with the potential for a tenant to customize the space for their business needs
- Join AT&T and Tire Warehouse!
- Excellent visibility to High Street/Route 9
- Traffic counts of approximately 20,000± vehicles per day
- Close to the Spaulding Turnpike, I-95
- Area retailers include NH Liquor & Wine Outlet, Walmart, Market Basket, TJ Maxx, Home Depot, and Target

PROPERTY DETAILS

BUILDING SF	7,000± SF
AVAILABLE SF	4,600± SF
YEAR BUILT	1991
ZONING	Residential/Commercial
FOUNDATION	Concrete slab
CEILING HEIGHTS	<ul style="list-style-type: none">• Office: 9'• Warehouse: 17' with 13' clear heights
OVERHEAD DOORS	Three (3)
RESTROOMS	Three (3)
UTILITIES	Tenant responsible for HVAC, electric, phone/internet usage
HVAC	<ul style="list-style-type: none">• Office: Gas, forced hot air• Warehouse: Two (2) modine heaters
BUILDING ELECTRICITY	225 amps / 120 V / 3-phase
WATER/SEWER	Municipal
PARKING	In-common with building tenants
SIGNAGE	Inquire for details
TRAFFIC COUNTS	20,000 vehicles per day (2019)
LEASE RATE	\$15.00/SF NNN
ESTIMATED NNN EXPENSES	\$3.33/SF





AREA DESCRIPTION

Somersworth, New Hampshire is located in the Seacoast region of New Hampshire and is a part of the Greater Dover area. Conveniently located an hour north of Boston and just minutes from historic Portsmouth NH, Somersworth is a great choice for companies looking to start or expand their business. The city government is committed to fostering a business-friendly environment and offers a variety of resources and incentives to help businesses succeed. Somersworth is home to a variety of businesses, including manufacturing, healthcare, retail, and hospitality. The city is well-connected to the rest of the region and to major transportation hubs, making it a convenient place to do business.



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