

Unit 12



For Lease

Industrial Space

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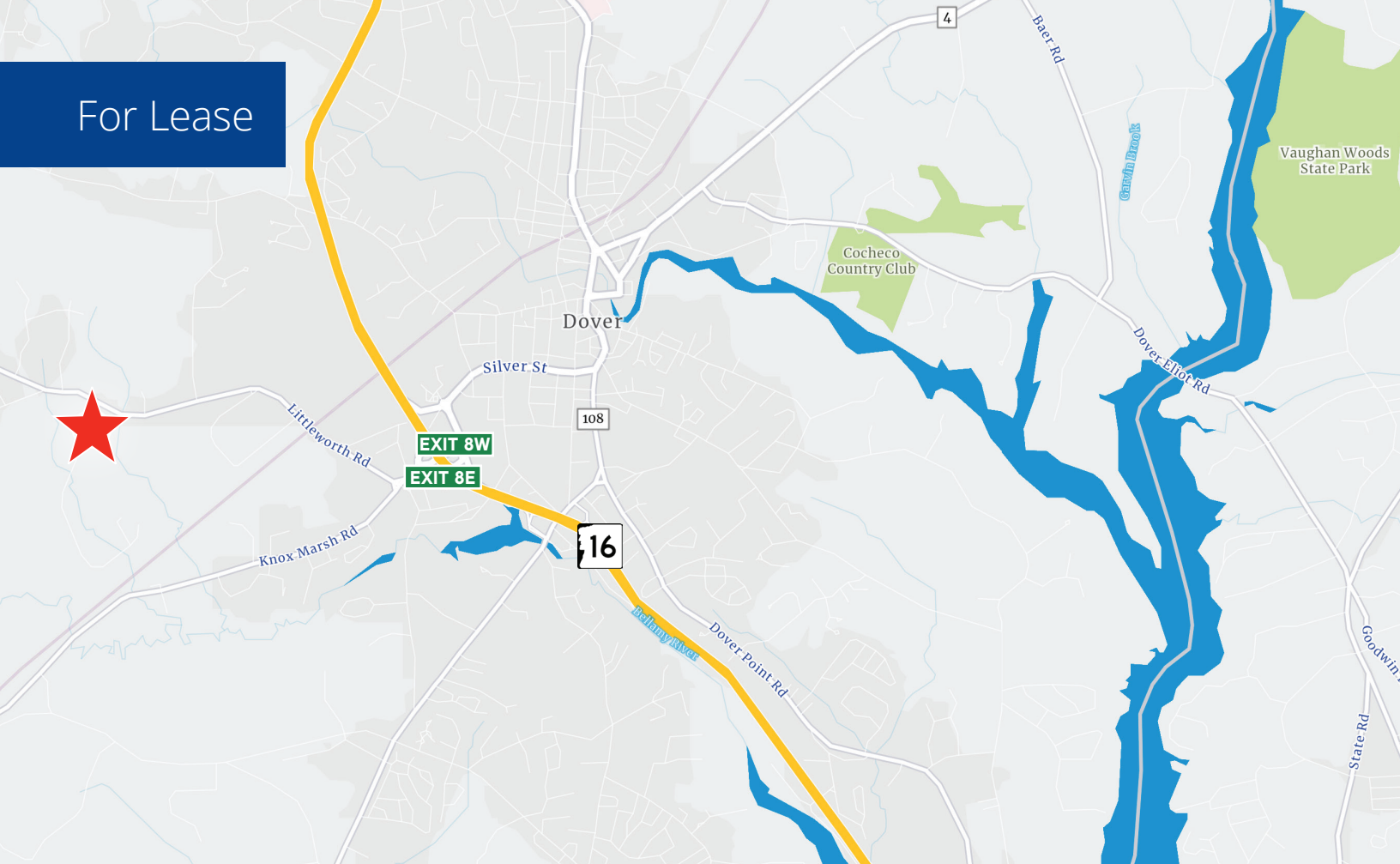
30 Crosby Road, Unit 12 Dover, NH

Property Highlights

- A 2,969± SF industrial unit is available for lease within the Jewett Commercial Park in Dover, NH
- Unit 12 is comprised of three private offices, 2,605± SF of warehouse space with 1 drive-in door, 10' x 12' mezzanine storage, and a handicap restroom
- Allowed uses include warehouse, distribution, wholesale, and light manufacturing
- Unit features 4 parking spaces, a 14' clear height, wet sprinkler system, and AC in the warehouse
- Jewett Commercial Park is located a short distance from the Spaulding Turnpike, Exit 8 West and is just 10 minutes from thriving downtown Dover, NH

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Specifications

Address:	30 Crosby Road
Location:	Dover, NH 03820
Building Type:	Industrial/flex
Year Built:	2007/2008
Unit 12 Available SF:	2,969±
Utilities:	Municipal water & sewer Natural gas; AC (warehouse)
Zoning:	Commercial Manufacturing (CM)
Parking:	4 spaces
Clear Height:	14'±
Drive-in Door:	1 (12' x 14')
Sprinklers:	Wet system
Handicap Access:	Yes
Power:	200A; 208V; 3 phase
2024 Avg Utility Expenses:	\$142/month (electric) \$166/month (gas)
Lease Rate:	\$14.00 PSF + utilities



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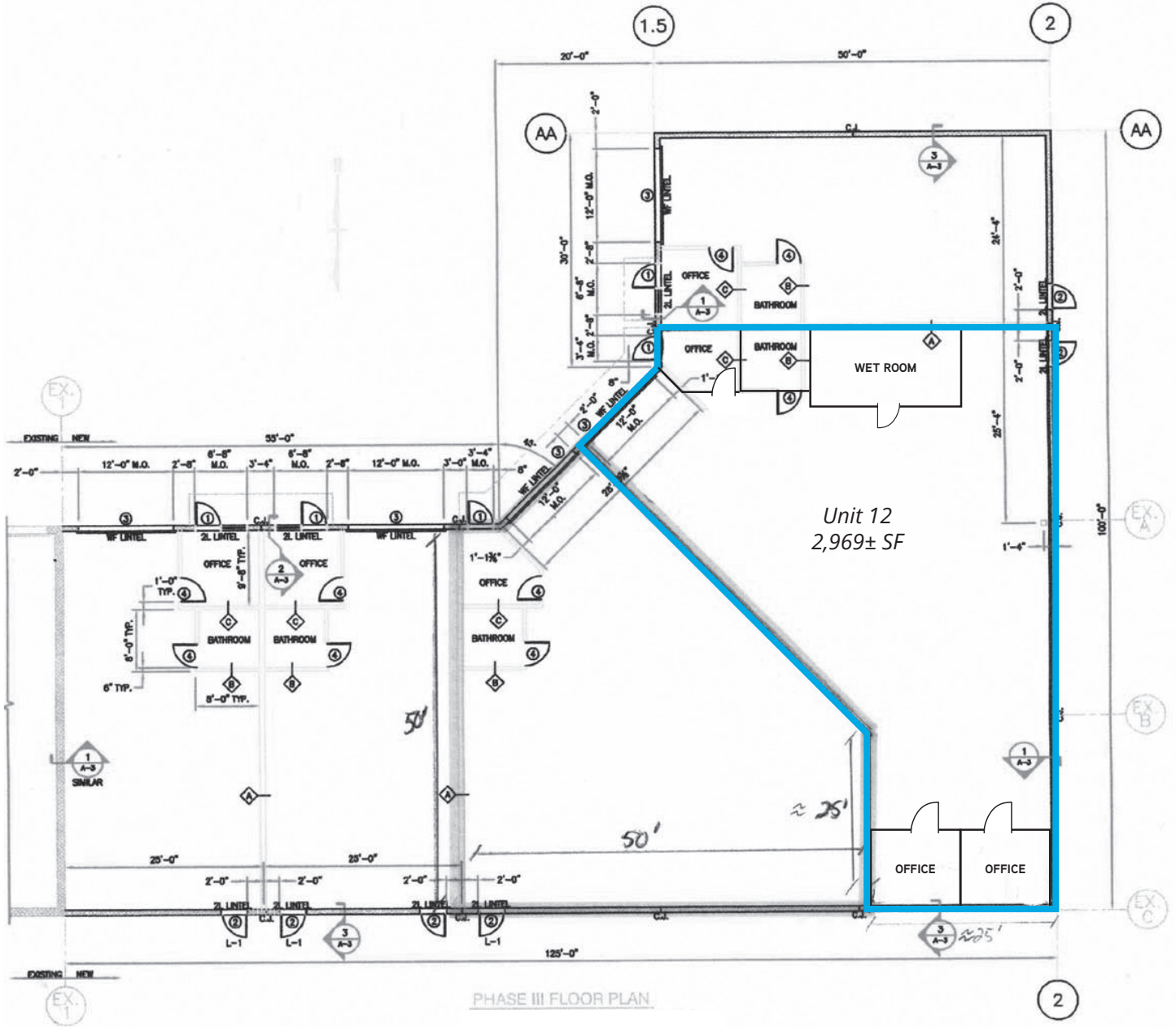
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Property Information

Property Data	
Acreage	5.01±
Number of Buildings	2
Floors per Building	1
Unit Dimensions	Irregular
Available Unit Data	
Unit 12 Available SF	2,969±
Unit 12 SF Breakdown	
Offices & Restroom	364±
Warehouse	2,605±
Loading Dock	None
Drive-in Door	1 (12' x 14')
Restrooms	1 (handicap)
Construction Data	
Year Built	2007/2008
Exterior	Block
Roof (type & age)	Rubber membrane (2007)
Foundation	Slab
Insulation	Sound insulation between units; 4" baffles in roof
Exterior Doors	Metal
Interior Walls	Steel stud and dry wall
Lighting	Fluorescent
Ceiling Height	14'± (warehouse)
Floors	Cement; vinyl composite tile in office area
Windows	Metal (3' x 3')
Handicapped Access	Yes
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Easements	Utility
Restrictive Covenants	None
Wooded	No
Topography	Flat
Wetlands	Abutting

Site Data	
Zoning	Commercial Manufacturing (CM)
Traffic Count	Light
Visibility	Limited
Road Frontage	390'±
Neighborhood	Industrial Park
Landscaping	Completed
Curb Cuts	1
Parking	80± total spaces
Site Status	Built-out
Services Data	
Warehouse Heat	FHA by gas
Office HVAC	Electric
Power	
3 Phase	Yes
Amps	200
Volts	208
# of Services	1 per unit
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural
Sprinkler (type)	Wet
Security System	No
Elevator	No
Tax Data	
2023 Tax Amount	\$46,656.50
Tax Map & Lot Number	G0031-003000
2023 Tax Rate per 1,000	\$18.70
2024 Assessment	
Land	\$338,500
Building/Yard Items	\$2,156,500
Total Assessed Value	\$2,495,000
2022 EQ Ratio	91.4%
Other Data	
Deed Reference(s)	3060/785
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

Floor Plan



 Available

*Not to scale