



EXIT 4



Spaulding Turnpike

16

For Sublease

Warehouse Space

Site lines are approximate.

David F. Choate, III
Executive Vice President
+1 603 433 7100
david.choate@colliers.com

Abigail K. Bachman
Senior Associate
+1 603 206 9644
abby.bachman@colliers.com



500 Market Street, Suite 9
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

25 Nimble Hill Road Newington, NH

Property Highlights

- Highly visible manufacturing building located at Exit 4 on Route 16/Spaulding Turnpike near the Pease International Tradeport and the Portsmouth Traffic Circle, which connects to I-95
- 24,270± SF available for sublease through February 28, 2026
- Space is laid out for a single warehouse user and consists of a 10' high fenced in area, exclusive use of 2 loading docks, and use of common restrooms
- The property benefits from major upgrades made to the General Sullivan Bridge, which spans the Great Bay

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 Sublease

Specifications

Address:	25 Nimble Hill Road
Location:	Newington, NH 03801
Building Type:	Manufacturing/flex
Year Built:	1982
Total Building SF:	134,153± (Main Building)
Available SF:	Warehouse: 24,270±
Utilities:	Municipal water & sewer; natural gas
HVAC:	Rooftop units & split systems 85% AC (office & manufacturing areas)
Zoning:	Office
Column Spacing:	30' x 40'
Ceiling Height:	15'9"±
Loading Docks:	2 with levelers
Slab Thickness:	Varies from 5" to 8"
Sprinklers:	Wet system
Power:	800A; 208V; 500KVA; 3 phase 1,200A; 480V; 1500KVA; 3 phase
Parking:	384± on-site spaces
2023 Utility Cost:	\$0.28 PSF
2024 NNN Expenses:	\$1.60 PSF • CAM: \$1.11 • Taxes: \$0.49
Sublease Rate:	\$8.00 NNN



Contact us:

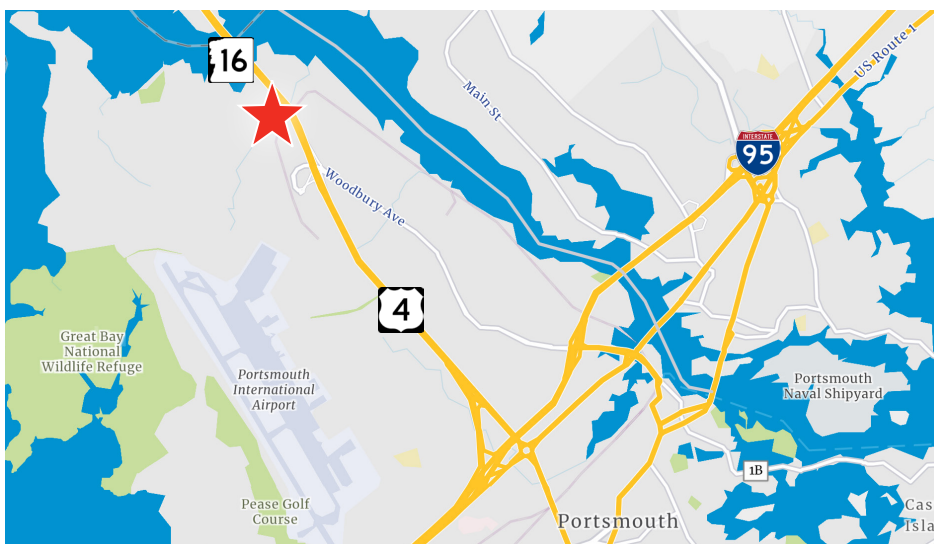
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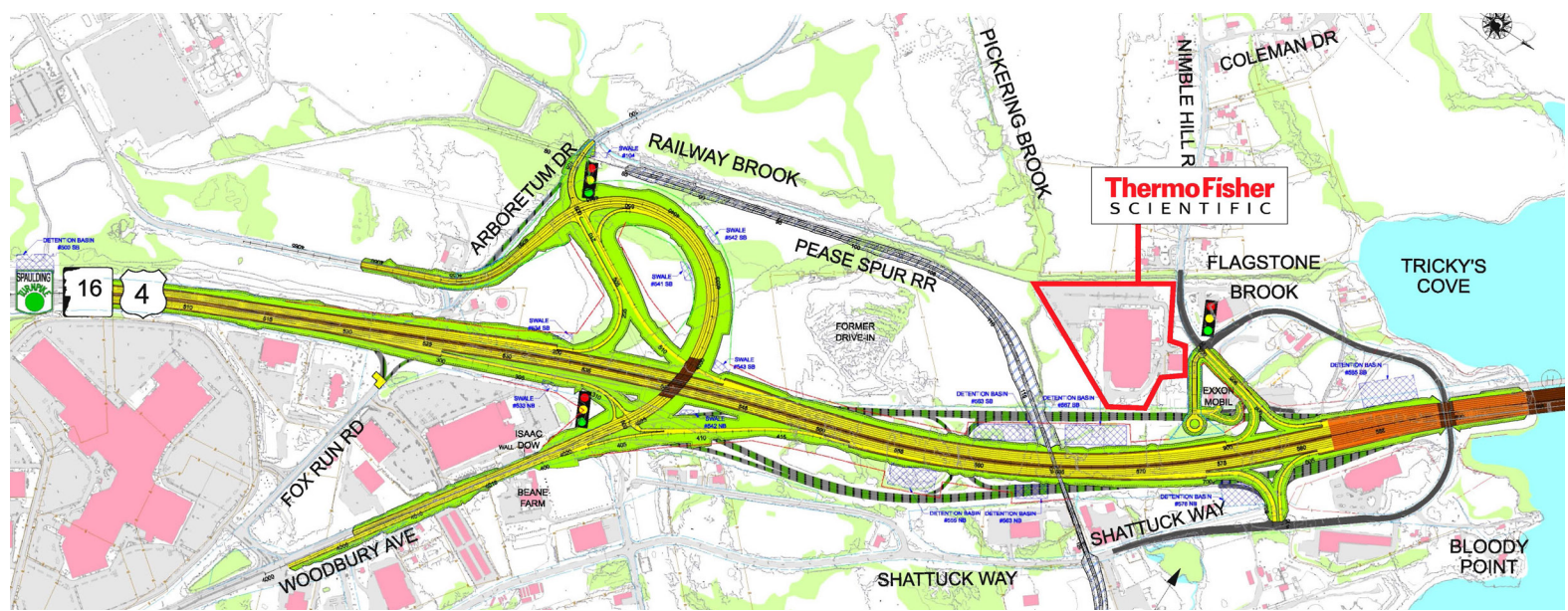
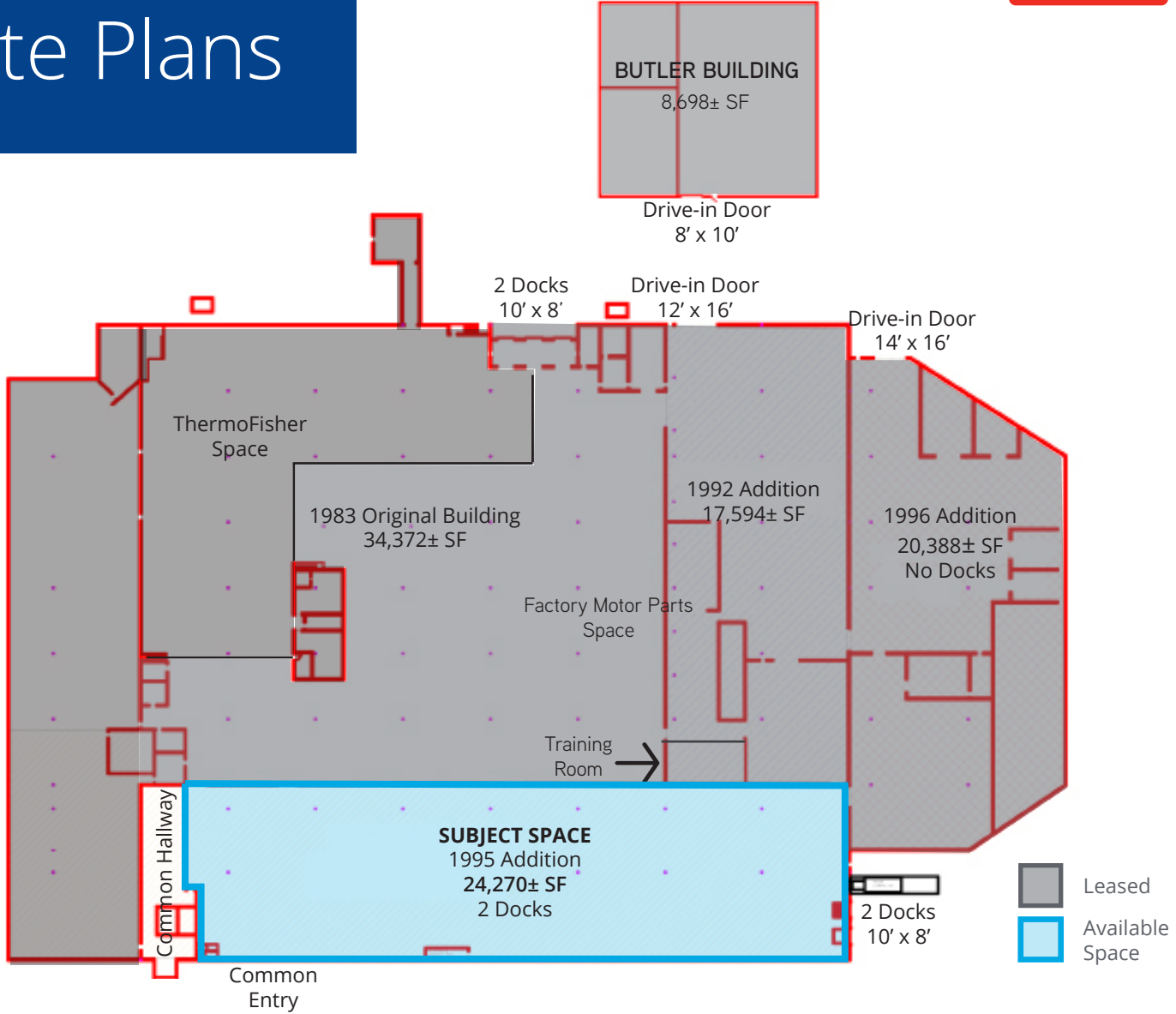
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Locator Map



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Site Plans



Not to scale