



For Lease

Manufacturing/ Warehouse Space

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70 Depot Street Goffstown, NH

Property Highlights

- First time availability of very clean, flexible warehouse/shop space in the heart of downtown Goffstown
- Unit 1 is 20,387± SF consisting of 11,567± SF open warehouse area featuring a drive-in door, office space, kitchen, and private restrooms; an additional 8,820± SF of mezzanine space above the unit is accessed by a 3,000 lb freight elevator
- Unit 2 is 5,434± SF warehouse space with two 14' drive-in doors
- Unit 3 is 4,778± SF consisting of 3,304± SF of warehouse space with two 14' drive-in doors and 1,474 SF of adjacent office/storage with a private restroom
- Commercial Industrial Flex zoning allows for a variety of uses including manufacturing, R&D, or indoor health fitness/gym

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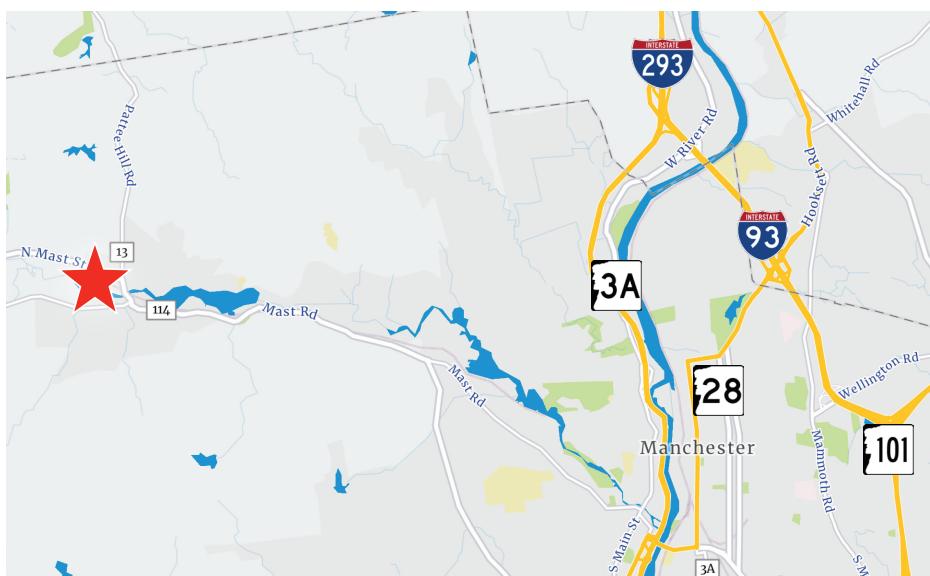
Accelerating success.

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Specifications

Address:	70 Depot Street
Location:	Goffstown, NH 03045
Building Type:	Warehouse
Year Built:	1900/1985
Total Building SF:	30,599±
Available SF:	Unit 1: 20,387± Unit 2: 5,434± Unit 3: 4,778± Contiguous: 30,599±
Floors:	1
Utilities:	Private water & sewer Oil heat
Zoning:	Commercial Industrial Flex
Clear Height:	16.5"± to 17'±
Drive-in Doors:	5
Power:	400/200A; 2/3 phase
2024 NNN Expenses:	\$3.00 PSF • CAM: \$1.60 • Taxes: \$1.40
Accessibility:	Conveniently located near amenities such as restaurants and coffee shops, grocery stores, bank, gas stations, and more
Lease Rate:	\$9.95 NNN

Locator Map



Contact us:

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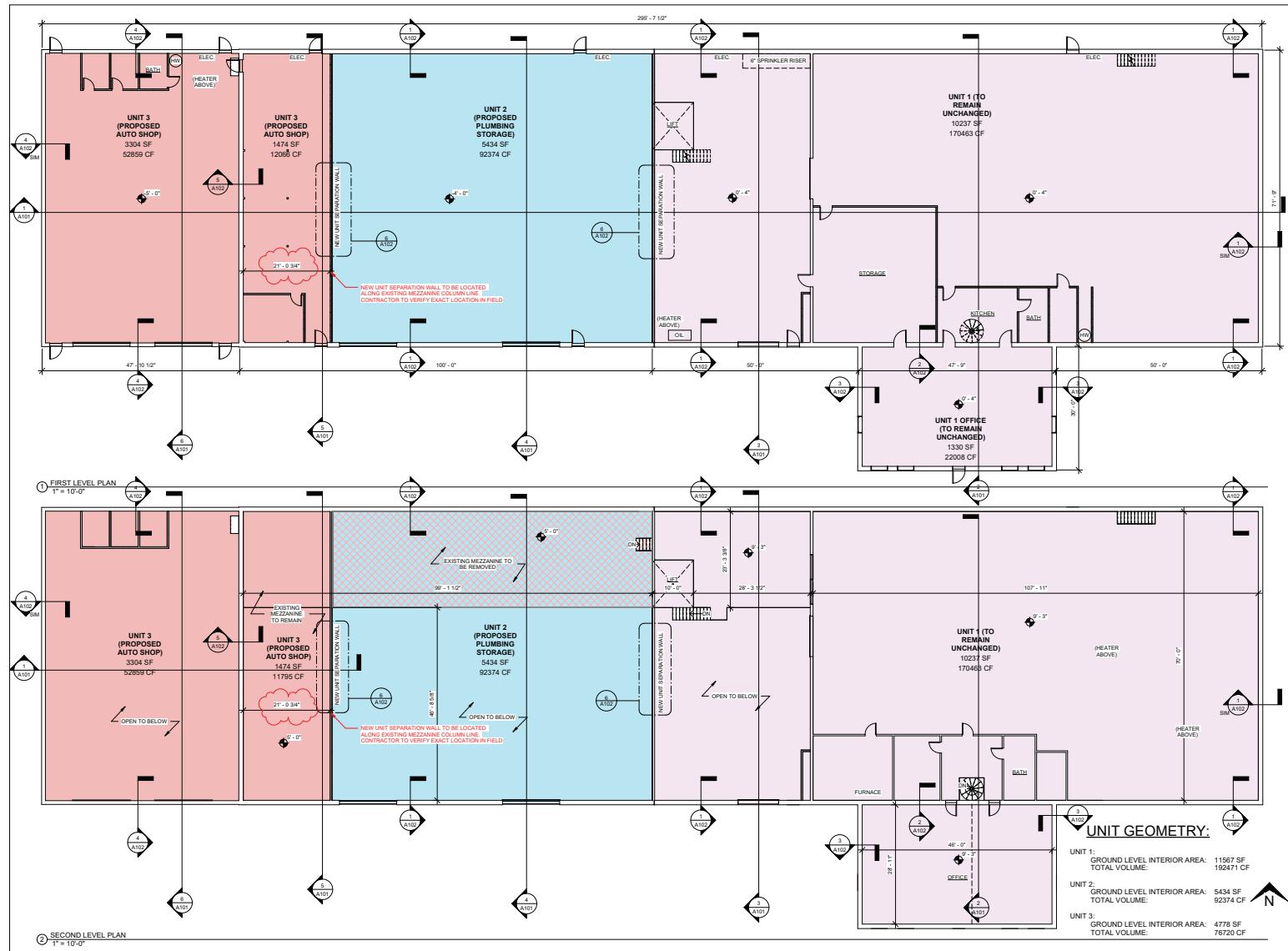
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Floor Plan



Unit 1: 20,387± SF

Unit 2: 5,434± SF

Unit 3:
4,778± SF

*Not to scale