



For Sublease

Mfg/Whse/Dist Building

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433 Route 108 Somersworth, NH

Property Highlights

- 30,250± SF manufacturing/warehouse/distribution building on 3.83± acres available for sublease on Route 108 in Somersworth
- Building consists of 4,125± SF of office and 26,125± SF of high bay warehouse/manufacturing space
- Features include 16'± to 19'± clear height, 4 loading dock doors (2 with levelers), 1 drive-in door, AC in the warehouse, ample power (800 amps), security system, and a wet sprinkler system
- Location is accessible from the Spaulding Turnpike/Route 16 via Exit 9 to Route 108
- Sublease through November 30, 2027, but a longer lease is possible

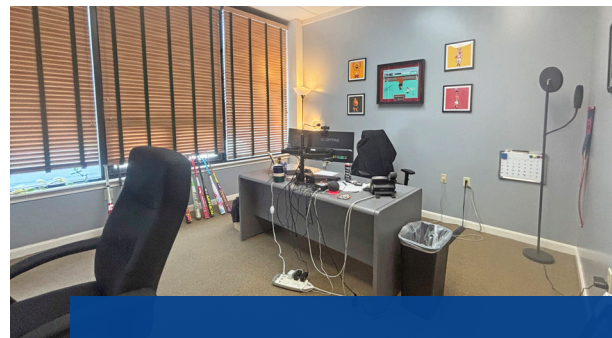
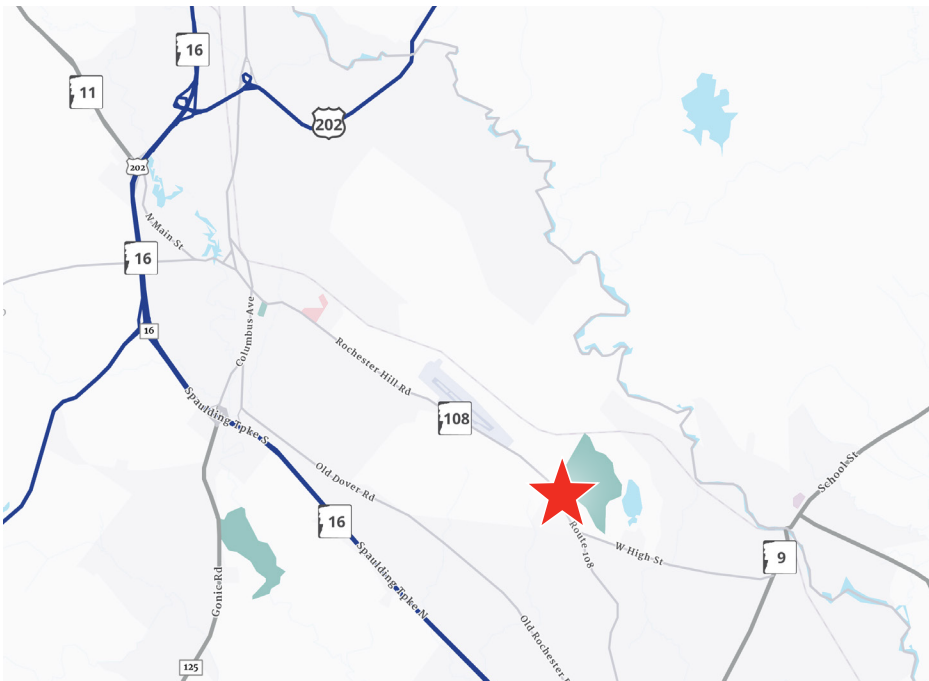
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For Sublease

Specifications

Address:	433 Route 108
Location:	Somersworth, NH 03878
Building Type:	Industrial/mfg/whse/distribution
Year Built:	1989
Total Building SF:	30,250±
Available SF:	30,250±
Acreage:	3.83±
Utilities:	Municipal water & sewer Natural gas
Zoning:	CI
Clear Height:	16' to 19'±
Ceiling Height:	18' to 22'±
Drive-in Door:	1 (8' x 8')
Loading Docks:	4, 2 with levelers (10' x 10' and 8' x 8')
Sprinklers:	Wet system
Power:	800A; 120/208/277/480V; 3 phase
2024 NNN Expenses:	\$0.76 PSF • CAM: \$0.15 • Taxes: \$0.44 • Insurance: \$0.17
Sublease Rate:	\$9.00 NNN

Locator Map



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Property Information

Property Data	
Acreage	3.83±
Total Building SF	30,250±
Total Available SF Breakdown	
Office	4,125±
Warehouse	26,125±
Number of Buildings	2
Floors per Building	1
Building Dimensions	110'± x 275'±
Loading Dock(s)	4, 2 w/ levelers (10' x 10' & 8' x 8')
Drive-in Door	1 (8' x 8')
Restrooms	4
Construction Data	
Year Built	1989
Exterior	Steel
Roof (type)	Metal
Foundation	Concrete
Insulation	Fully insulated
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	LED (whse) & Flourescent (office)
Column Spacing	20'±
Ceiling Height	18'± to 22'±
Clear Height	16'± to 19'±
Floors	Concrete/carpet
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	No
Site Plan	No
Subdivided	Yes
Wooded	No
Topography	Flat
Wetlands	No

Site Data	
Zoning	CI
Traffic Count (2024)	13,338±
Visibility	Good
Road Frontage	301'± on Route 108
Neighborhood	Mixed
Landscaping	Complete
Curb Cuts	1
Sidewalks	Yes
Parking	40±
Site Status	Complete
Services Data	
Warehouse Heat	Natural gas (modine)
Office & Warehouse HVAC	Gas & electric
Power	
3 Phase	Yes
Amps	800
Volts	120/208/277/480
# of Services	1
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural
Sprinkler (type)	Wet system
Security System	Yes
Elevator	No
Tax Data	
2025 Tax Amount	\$25,349.72
Tax Map & Lot Number	56/3B/0
2024 Tax Rate per 1,000	\$18.70
2024 Assessment	
Land	\$260,300
Building/Yard Items	\$1,095,300
Total Assessed Value	\$1,355,600
2023 EQ Ratio	61.9%
Other Data	
Deed Reference(s)	2746/0892
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed