



For Lease

# Standalone Industrial Warehouse

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## 3 Eastpoint Drive Hooksett, NH

### Property Highlights

- Situated in Hooksett, NH, this rare standalone industrial property offers 26,000± SF of versatile space, including mezzanine area
- Potential for building expansion for an additional 10,000± SF
- Features a spacious warehouse, showroom, dedicated training area, large conference room, office space, kitchen, and 4 restrooms
- Warehouse space designed for seamless logistics and distribution operations with 18.5' clear height and 8 loading docks equipped with levelers and auto sensors and 19 box height doors
- Located just off the Route 101 intersection at Exit 1, minutes from the Manchester-Boston Regional Airport, and near a number of amenities including restaurants, gas stations, and childcare

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## Specifications

Address:	3 Eastpoint Drive
Location:	Hooksett, NH 03106
Building Type:	Warehouse
Year Built:	1998
Total Building SF:	26,000±
Available SF:	26,000±
Floors:	1
Utilities:	Private water & septic Propane gas
Zoning:	Industrial
Clear Height:	18.5'±
Ceiling Height:	21.5'±
Box Height Doors:	19
Loading Docks:	8
Sprinklers:	Wet system
Power:	400A; 208V; 3 phase
2024 NNN Expenses:	\$1.93* PSF
Lease Rate:	\$12.00 NNN

*\*Single tenant building, remaining expenses TBD*



### Contact us:

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## Locator Map

