



For Lease

Standalone Industrial Warehouse

Doug Martin
Vice President
+1 603 493 8784
doug.martin@colliers.com

Laura Nesmith
Senior Associate
+1 603 860 9359
laura.nesmith@colliers.com

Colliers

175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

**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

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.

Accelerating success.

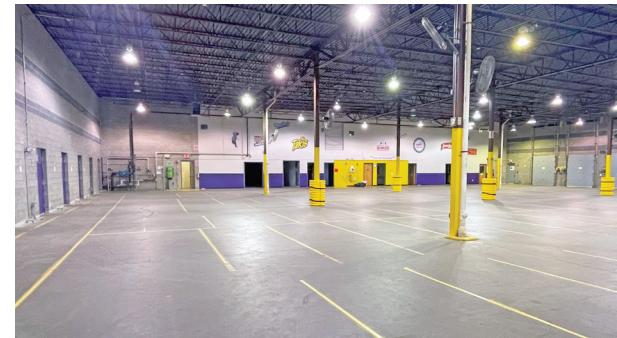
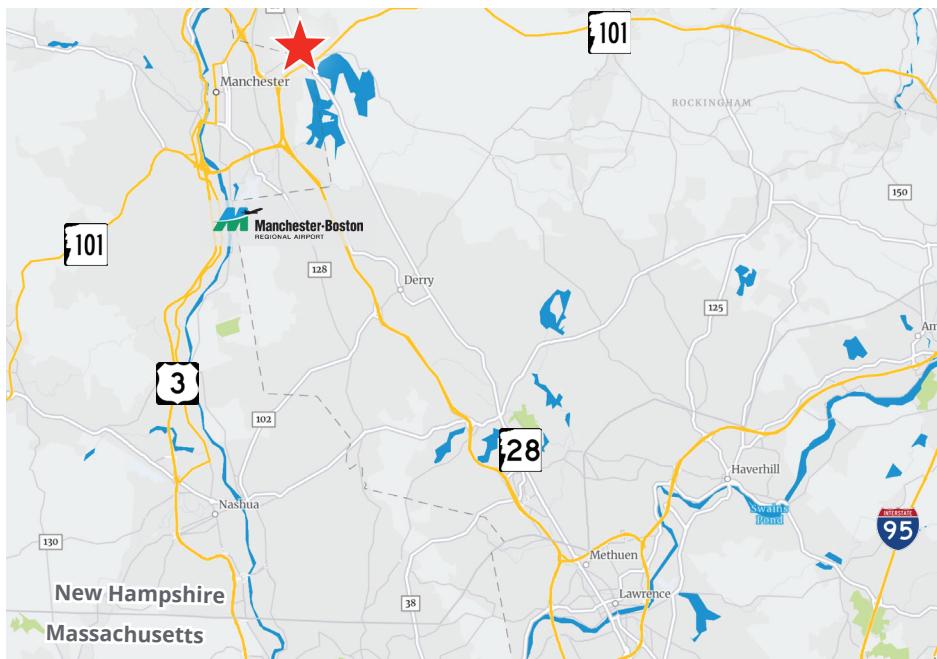
For Lease

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

Locator Map



Contact us:

Doug Martin

Vice President
+1 603 493 8784
doug.martin@colliers.com

Laura Nesmith

Senior Associate
+1 603 860 9359
laura.nesmith@colliers.com

Colliers

175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com