



For Lease

High Bay Warehouse Building

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3 Sutton Circle Hooksett, NH

Property Highlights

- Desirable high bay warehouse space available for lease in a well-located industrial park in Hooksett, NH
- 25,000± SF consisting of high bay warehouse with minimal office space, 30'± clear height, 2 oversized drive-in doors, and 3 loading docks
- Property features a fully fenced-in lot, ample on-site parking, security system, and wet sprinklers
- Building can be cleared of all racking
- Conveniently located just 3 minutes from Route 101 and 5 minutes from I-93

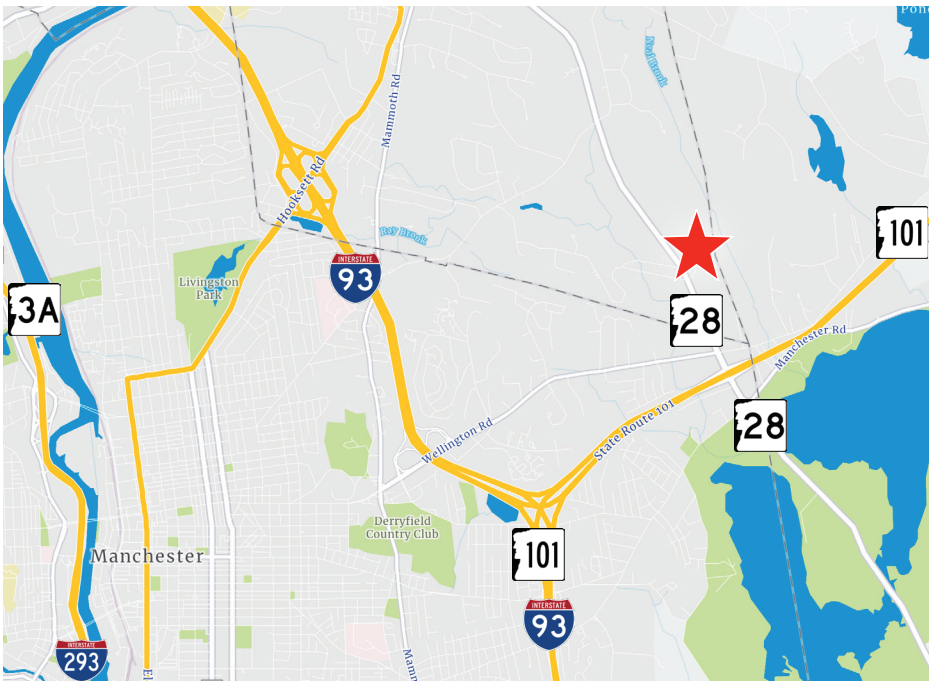
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Specifications

Address:	3 Sutton Circle
Location:	Hooksett, NH 03106
Building Type:	High bay warehouse
Year Built:	2000
Total Building SF:	25,000±
Floors:	1
Acreage:	2.11±
Utilities:	Municipal water & septic; natural gas
Zoning:	IND
Clear Height:	30'±
Ceiling Height:	32'±
Drive-in Doors:	2
Loading Docks:	3
Sprinklers:	Wet system
Power:	400A; 3 phase
2024 NNN Expenses:	\$1.71 PSF • CAM: \$0.67 • Taxes: \$1.04
Lease Rate:	\$12.00 NNN

Locator Map



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Site Plan

