



For Sublease

Manufacturing/Warehouse Space

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34 Locke Road
Concord, NH

Property Highlights

- 18,000± SF of manufacturing/warehouse/distribution space available for immediate sublease in a well-maintained industrial building
- Efficient warehouse layout featuring three (10' x 14') drive-in doors, 16' clear height, ample power, and generous on-site parking, accommodating a wide range of users
- Office build-out includes three private offices, two restrooms, a kitchen/break area, and a dedicated server room with future expansion capability
- Strategically located just off Exit 16, I-93 and nearby Route 3, offering excellent access to major transportation arteries and great connectivity throughout Greater Concord and southern NH

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For Sublease

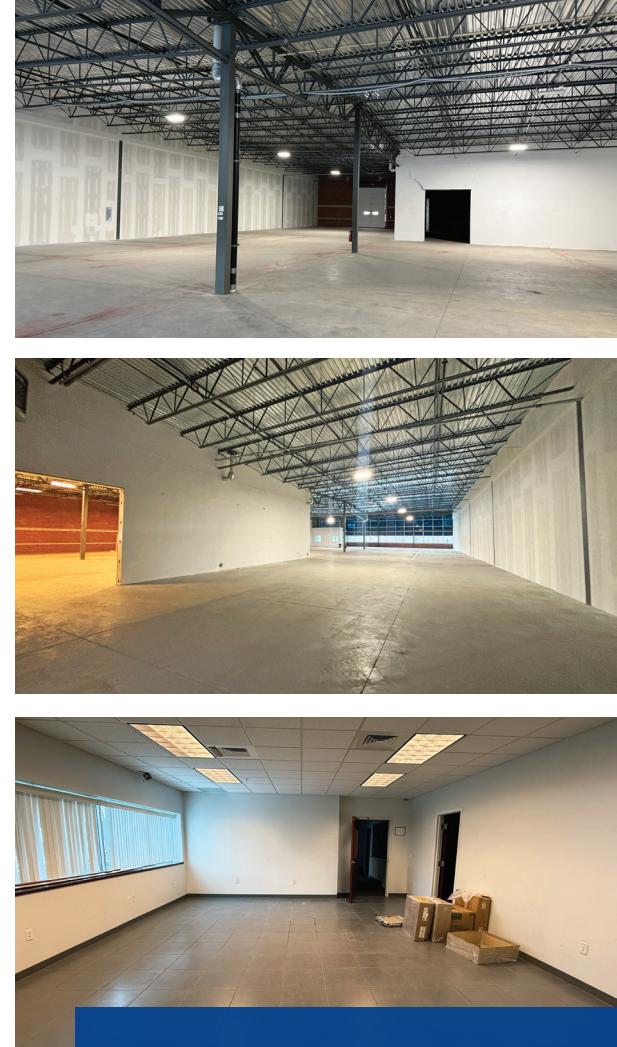
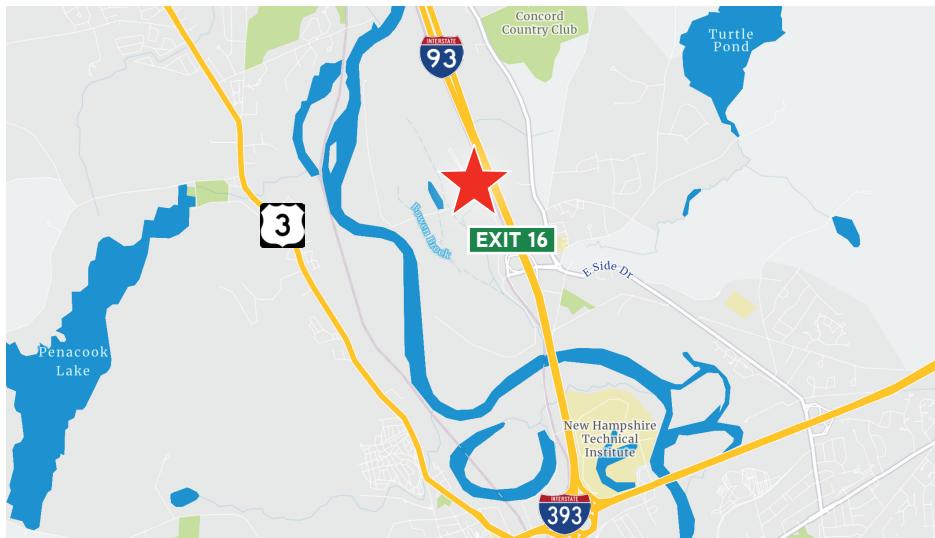
Specifications

Address:	34 Locke Road
Location:	Concord, NH 03301
Building Type:	Warehouse/manufacturing
Year Built:	2009
Total Building SF:	30,491±
Available SF:	18,000±
Floors:	1
Utilities:	Municipal water & sewer; propane
Zoning:	Industrial
Clear Height:	16'±
Column Spacing:	30' x 40'
Drive-in Doors:	3 (10' x 14')
Sprinklers:	Wet system
Power:	600A; 240V; 3 phase
2024 Est. NNN Expenses:	\$3.00 PSF • CAM: \$1.37 • Taxes: \$1.63
Sublease Rate:	\$9.00 NNN
Sublease Term:	May 30, 2030



360° Virtual Tour
Hover your camera over the code

Locator Map



Contact us:

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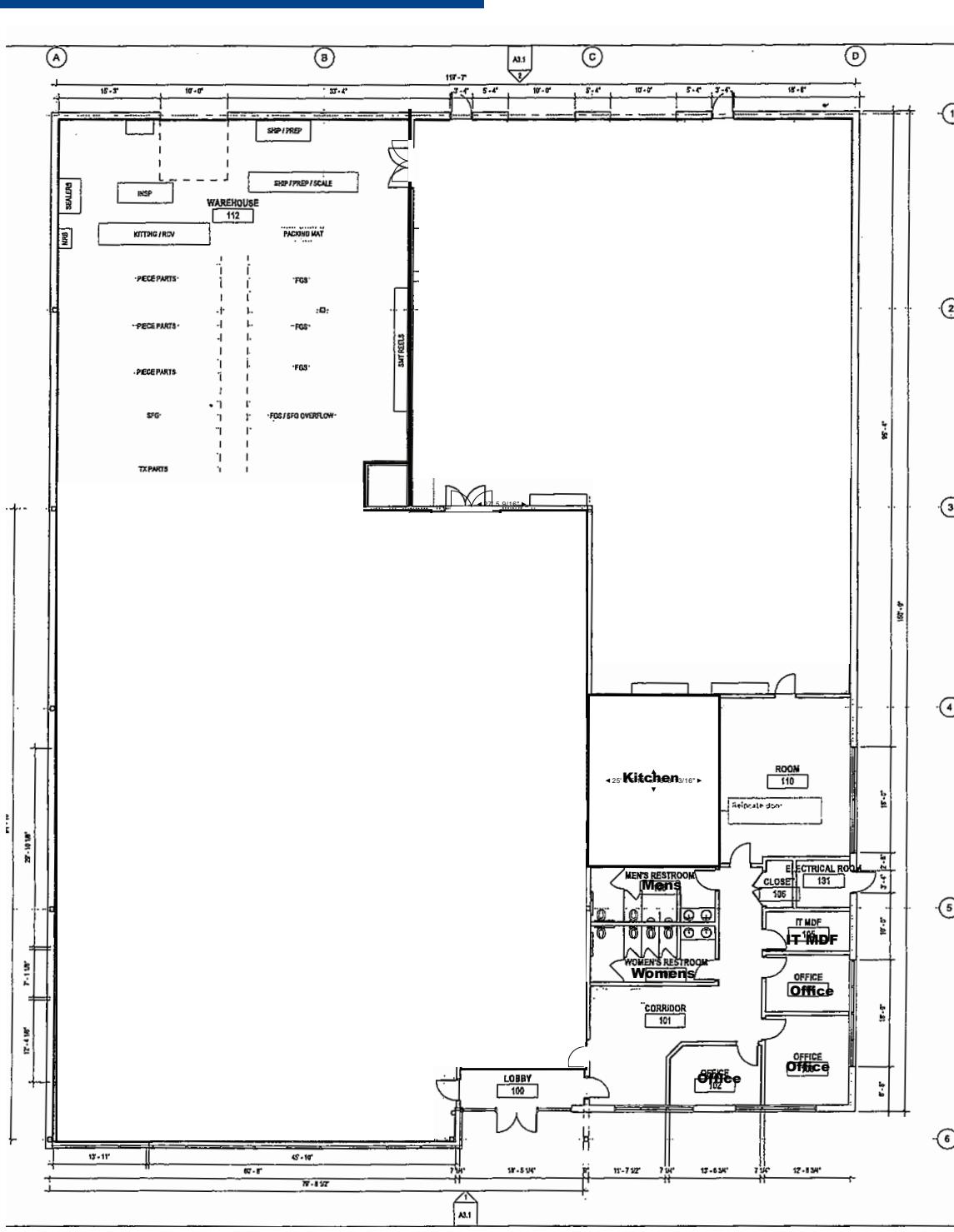
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Floor Plan



A1.1



360° Virtual Tour

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*Not to scale