



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

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.

For Sublease

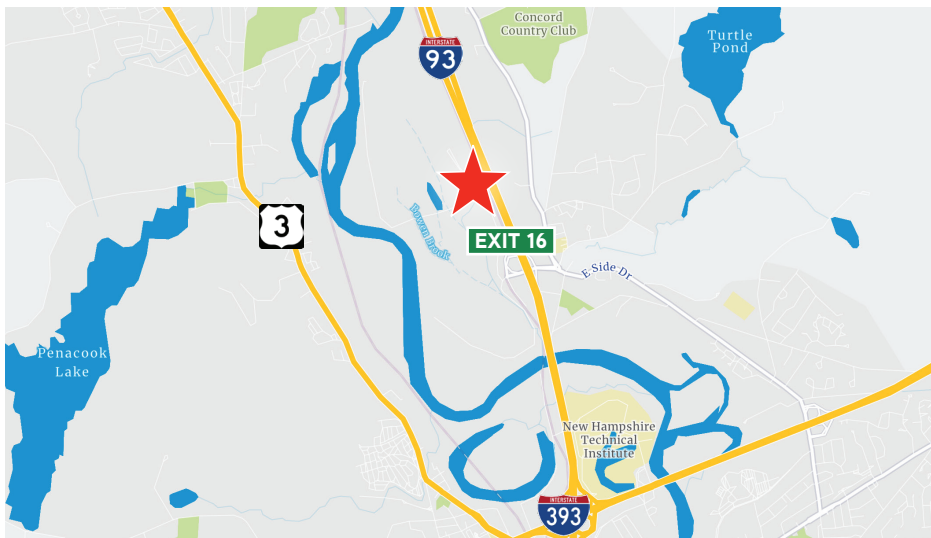
Specifications

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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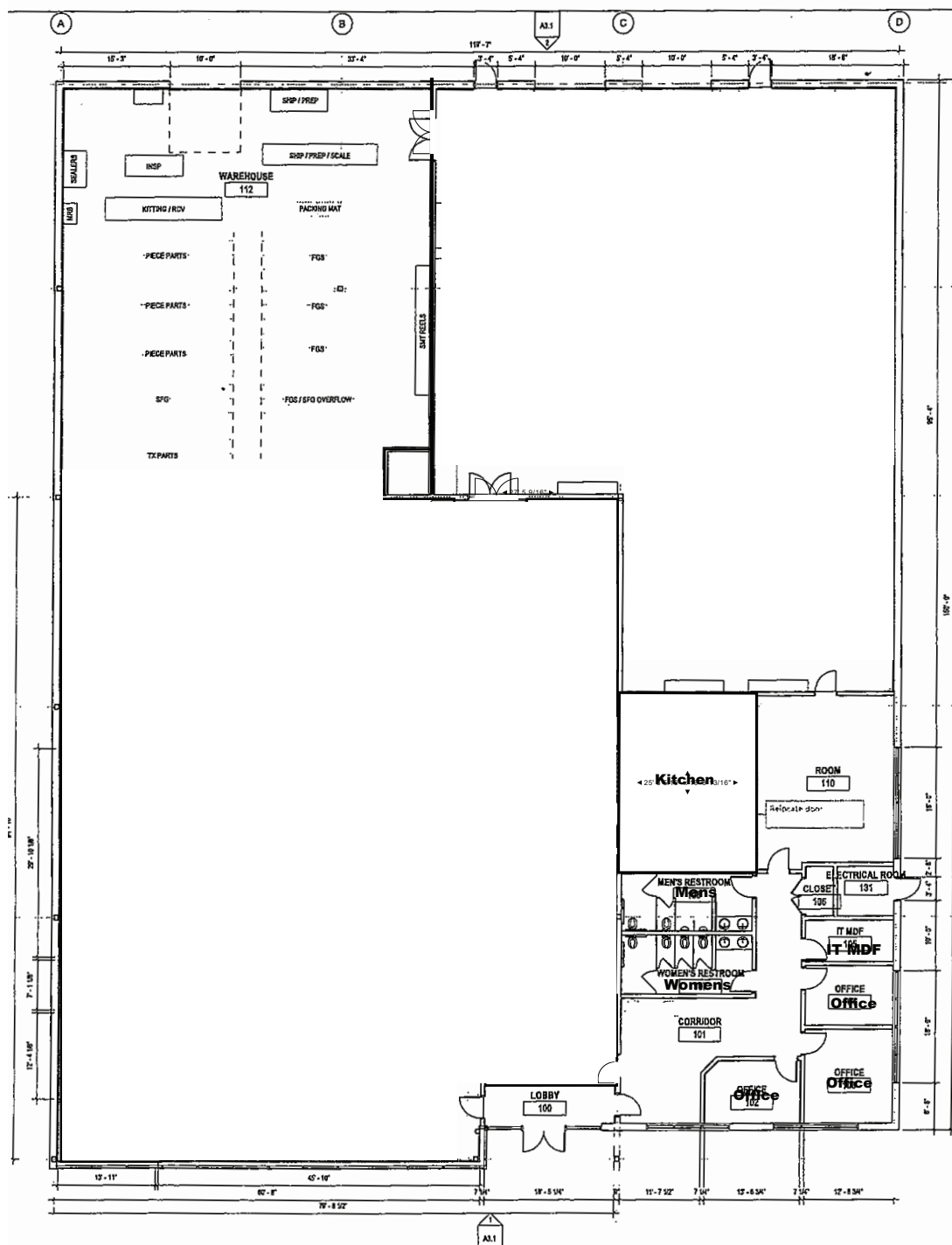
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Floor Plan



1. FINISH FLOOR ELEVATION = 3000'-X INCHES.
X = DISTANCE OF GRADE BELLOW FIN IN INCHES.
FIN ELEVATION = 3000'-X INCHES.
FIN IS REFERENCED AS ARCHITECTURAL DATUM.
ELEVATION 10'-0" AND IS MEASURED FROM THE TOP OF THE CONCRETE SLAB TO THE FIN TOP SURFACE.
FIN IS TO BE CONSIDERED AS A FINISH SURFACE FOR ELEVATIONS BASED ON TOPOGRAPHIC DATA.
2. DO NOT SCALE DIMENSIONS.
3. THE CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL MILLWORK, MECHANICAL FITURES, PLUMBING FITTINGS AND ELECTRICAL DEVICES AS NOTED.
4. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESURE TREATED INCLUDING ALL STILES FOR WOOD STUD WALLS.
5. ON WALL: REVIEW PERIOD TO INSTALLATION ANY CONCRETE REINFORCING BARS (DO NOT USE IF ALARM STRIPS) WITH ARCHITECTURAL DETAILS AND BRING THESE DISCREPANCIES TO THE ARCHITECT FOR REVIEW.
6. FIN IS TO BE FINISH OF STUD, FACE OF CONCRETE, FACE OF MASONRY OR CENTER OF OPENING, U.S.D.
7. SEE ARCHITECT'S GENERAL NOTES FOR REQUIREMENTS FOR MOUNTING / HANGING OWNER SUPPLIED EQUIPMENT.
8. PROVIDE DIMENSIONS TO THE CENTER OF FINISH DIMENSIONS WITH FINISHING DETAILS.

7. **BEAD** IS TO BE OF A PARTITION TYPE. PARTITION MUST BE MOUNTED SEPARATELY OVER ALL WALLS & CEILINGS OF ALL BATHROOMS, KITCHENS, PANTRY, CLOSET, HALL, LIVING, BED ROOM, A/G, GARAGE, TOILETS, AND SHOWERS. PARTITION MUST BE INSTALLED TO MEET ALL APPLICABLE CODES AND ALL MANUFACTURER'S INSTALLATION DETAILS. FASTENERS AND SPACING IS TO ACCORDANCE WITH LUGA SPECIFICATIONS.
8. **EXTEND** OVER TO UNDERSIDE OF FLOOR OR OVER FIRE BARRIERS. OVER WALLS, PARTITION IS TO BE INSTALLED TO MEET ALL APPLICABLE CODES AND ALL MANUFACTURER'S INSTALLATION DETAILS. FASTENERS TO BE USED AS OTHERS SPECIFIED.
9. **ATTACH** ALL ELECTRICAL DEVICES IN FIRE PARTITION TO FIRE PARTITION.
10. **INSTALL** APPROVED FIRE STOP MATERIAL AT ALL PENETRATIONS THROUGH FIRE RATED WALL.
11. **WIRE** PENETRATIONS THROUGH FIRE RATED WALLS BY PLACING ALL WIRING TO BE WEALED WITH FIRE STOP SEALANT.
12. **METALLIC** PIPE PENETRATIONS SHALL BE SEALED WITH FIRE STOP SEALANT. WIRE PENETRATIONS SEALANT AT FIRE RATED WALLS, FLOORS & CEILINGS.
13. **NON-METALLIC** PIPE PENETRATIONS SHALL BE SEALED WITH FIRE STOP COLLAR AROUND PENETRATIONS WITH FIRE STOP SEALANT. ALL PENETRATIONS THROUGH CEILING OR FLOOR SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL MANUFACTURER'S INSTALLATION DETAILS AND BEING THOSE DISCREPANCIES TO THE ARCHITECT FOR

NEW CONSTRUCTION

EXISTING CONSTRUCTION

CONSTRUCTION NOTE.
SEE LEGEND BELOW

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PROJECT INFORMATION

SECURE CARE

34 LOCKE ROAD

34 LOCKE ROAD
CONCORD, 03301



PROJECT STATUS
00/00/0000

NOT FOR
OFFICIAL USE ONLY

PROJ. NO.:	2006
SCALE:	As Indicated
DESIGN BY:	KW
DRAWN BY:	KW
CHECKED BY:	DP
ISSUE DATE:	07/26/2006

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

FIRST FLOOR PLAN

A1.1



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**Not to scale*