

FOR LEASE | INDUSTRIAL/OFFICE UNIT

12 - 14 CROSBY ROAD, DOVER, NH 03820



PROPERTY HIGHLIGHTS

- 5,512± SF industrial/office unit available for lease
- Suitable for a wide range of users
- High visibility along Crosby Road in Dover
- Conveniently located close to Route 16 and the surrounding seacoast areas
- LEASE RATE: \$8.95/SF NNN



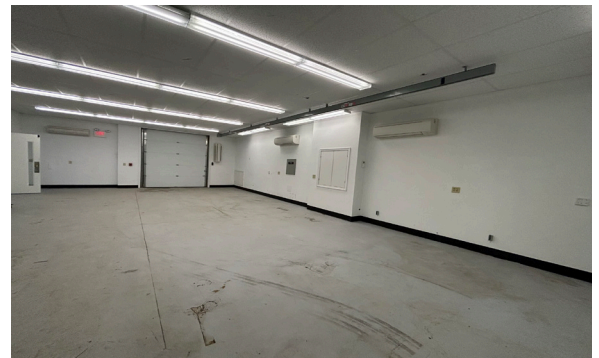
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PROPERTY DETAILS

TOTAL SIZE	5,512± SF
SPACE BREAKDOWN	<ul style="list-style-type: none">Warehouse: 1,542± SFOffice: 3,970± SF
# OF FLOORS	Two (2)
YEAR BUILT	2004
ZONING	Commercial Manufacturing (CM)
PARKING	Up to twelve (12) parking spaces
LOADING DOCKS	<ul style="list-style-type: none">One (1): 10' x 12'One (1): 8' X 8'
HEAT (WAREHOUSE)	Gas forced hot air, modine
COOLING	<ul style="list-style-type: none">Natural gas (office and warehouse)Mini splits (warehouse)
ELECTRICAL	225A/208Y/120V 3 Phase
HOT WATER	Electric
WATER & SEWER	Municipal
RESTROOMS	Three (3)
EXTERIOR	Metal
ROOF	Metal
FOUNDATION	Slab
GENERATOR	Yes
LEASE RATE	\$8.95/SF NNN
ESTIMATED NNN EXPENSES	Estimated NNN expense for Unit 12-14 is \$3.24/SF. (includes trash, landscaping, plowing, fire alarm, common area lighting, taxes, and building insurance)



CONTACT US



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