



For Lease

Up to 8,000± SF Flex Space

Doug Martin

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

Laura Nesmith

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



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

215 Sheep Davis Road Concord, NH

Property Highlights

- 4,000± to 8,000± SF of flex space available for lease at the corner of Sheep Davis Road and Chenell Drive in Concord, NH
- Unit consists of warehouse space with a mix of offices, a conference room, showroom, kitchen, and restrooms; can be divisible into two 4,000± SF units
- Warehouse features 22'± clear height, 2 loading docks, and 1 drive-in door
- Great signage opportunity facing Sheep Davis Road/Route 106 with 9,638± AADT per NHDOT 2023
- Well-located just 2± miles to Loudon Road, 3± miles to Route 3, and 6± miles to I-393

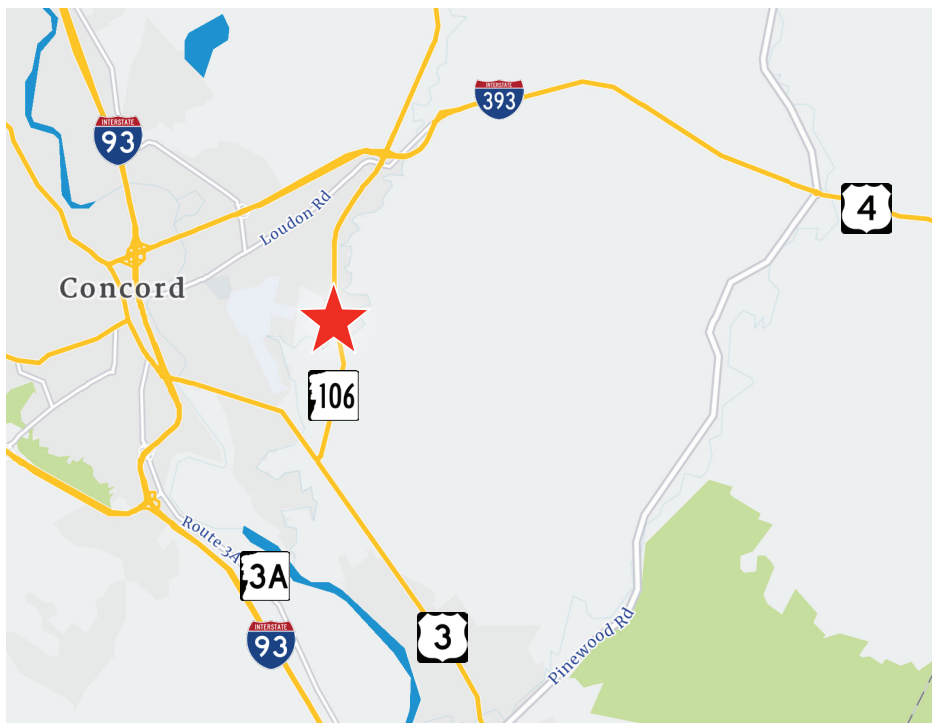
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

For Lease

Specifications

Address:	215 Sheep Davis Road
Location:	Concord, NH 03301
Building Type:	Flex
Year Built:	1989
Total Building SF:	16,718±
Available SF:	4,000± to 8,000±
Floors:	2
Utilities:	Municipal water & sewer Natural gas
Zoning:	IN
Clear Height:	22'±
Drive-in Door:	1
Loading Docks:	2
Sprinklers:	Dry system
Power:	600A; 3 phase
2023 NNN Expenses:	\$4.32 PSF
Lease Rate:	\$12.00 NNN

Locator Map



Contact us:

Doug Martin

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

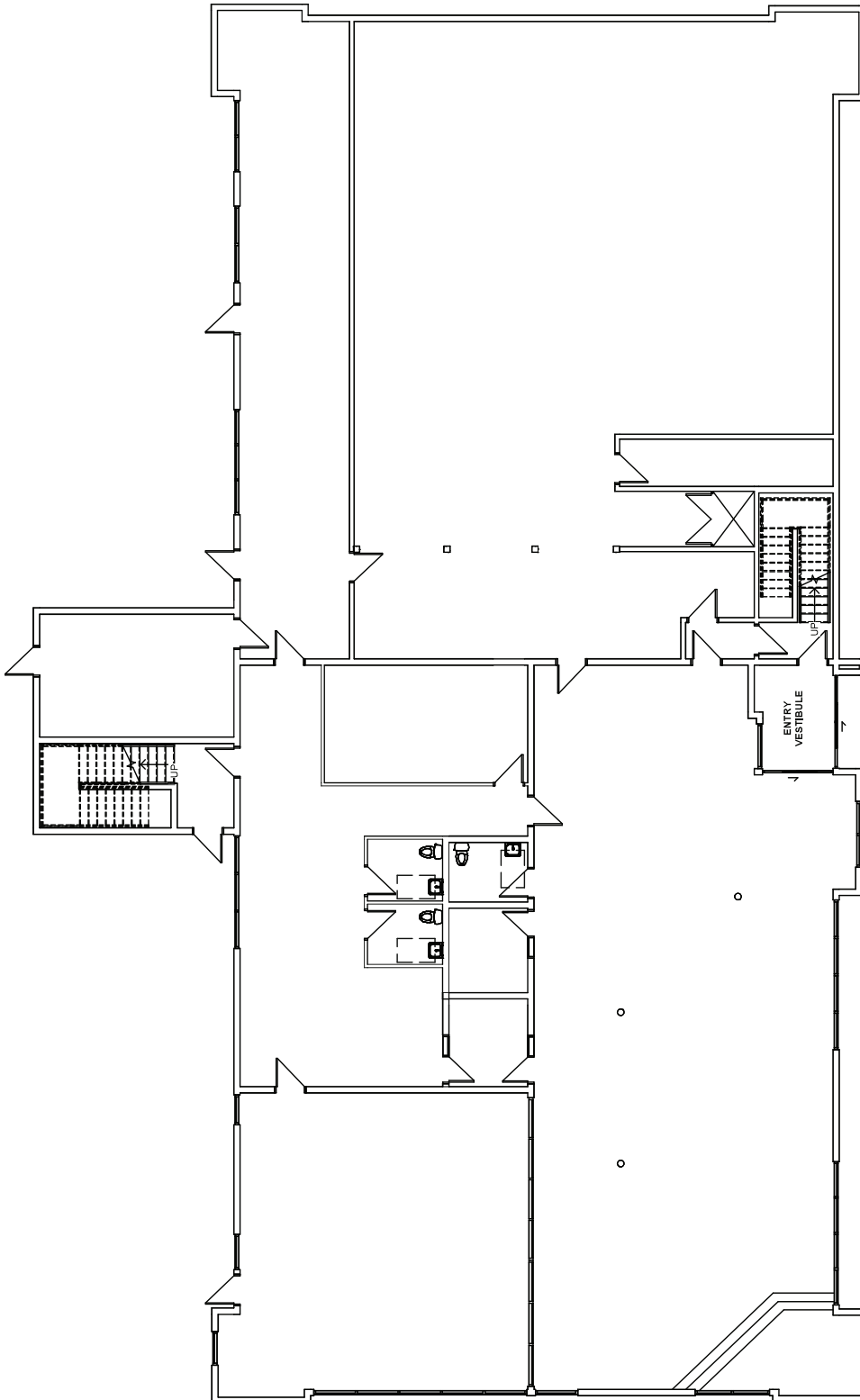
Laura Nesmith

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



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

Floor Plan



EXISTING AS-BUILT PLANS

110

SHEET NUMBER: OF 7 ARCHITECTURAL
THE DRAWINGS AND CONTENT ARE THE INTELLECTUAL PROPERTY OF WARRENSTREET ARCHITECTS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WARRENSTREET ARCHITECTS.

Copyright Warrenstreet Architects, Inc. © 1999 - 2024