



Colliers

124-230 & 134 Hall Street, Concord, NH

# Industrial/Flex/Office for Lease

## Concord Business Center

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124-230 & 134 Hall Street, Concord, NH

# Specifications

## Aerial



## Demographics

### 5 miles



Population  
42,627



# of Households  
18,033



Avg HH Income  
\$116,069



# of Employees  
54,155

### 10 miles



Population  
96,546



# of Households  
40,417



Avg HH Income  
\$123,712



# of Employees  
70,819

### 15 miles



Population  
254,118



# of Households  
105,329



Avg HH Income  
\$119,821



# of Employees  
144,088

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.



Quick access  
to & from I-93,  
I-89 & Route 3



Highly visible



Excellent  
co-tenancy



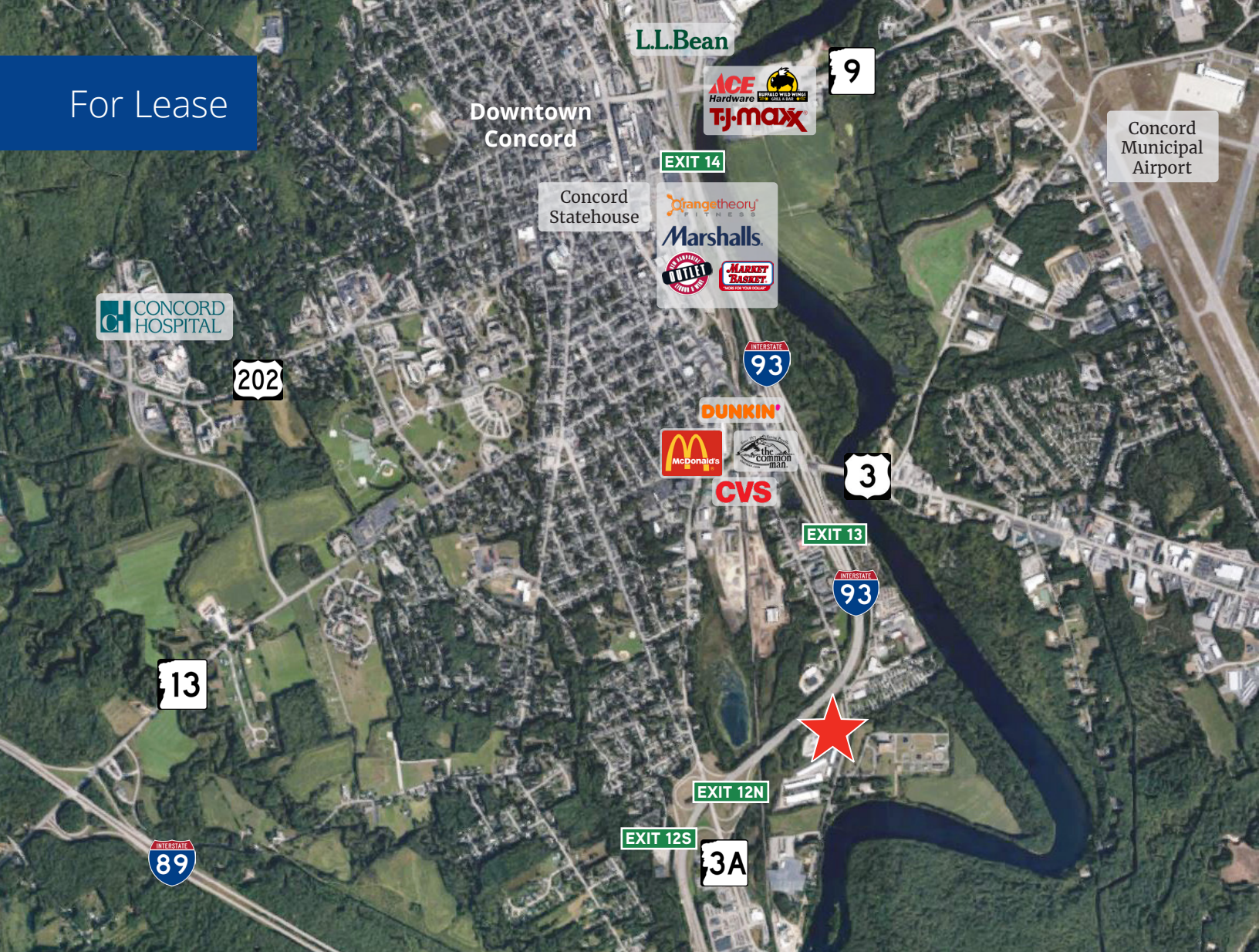
Property spans  
15.5 acres across 5  
buildings, totaling  
180,000± SF

## Specifications

<b>Address:</b>	124-230 & 134 Hall Street
<b>Location:</b>	Concord, NH 03301
<b>Building Type:</b>	Industrial/flex
<b>Year Built:</b>	1980
<b>Total Building SF:</b>	178,383±
<b>Available SF:</b>	Unit 124-F: 3,025± (office/flex) Unit 126-I: 3,032± (flex/warehouse) Unit 134-B: 5,078± (high bay warehouse) Unit 134-E: 9,900± (industrial) Unit 134-G1: 2,500± (warehouse/light industrial)
<b>Floors:</b>	1
<b>Acreage:</b>	15.5±
<b>Road Frontage:</b>	998± on Hall Street
<b>Utilities:</b>	Municipal water & sewer; natural gas
<b>Zoning:</b>	Industrial
<b>Parking:</b>	Ample on-site
<b>Loading:</b>	Unit 126-I: 1 drive-in door Unit 134-B: 1 loading dock Unit 134-E: 1 loading dock & 1 drive-in door
<b>Clear Height:</b>	Unit 124-F: 7'± to 10'± Unit 126-I: 9'± to 18'5"± Unit 134-B: 20'+ Unit 134-E: 10'± to 16'± Unit 134-G1: 9'± to 19'5"±
<b>2026 NNN Expenses:</b>	\$2.75 PSF
<b>Lease Rate:</b>	\$11.50 to \$12.50 NNN



For Lease



## Property Highlights

- Industrial/flex/office space available for lease in the Concord Business Center, a professionally managed property spanning 5 buildings and totaling over 180,000± SF on 15.5± acres
- Flexible configurations accommodate a wide range of uses including office, warehouse, distribution, manufacturing, and retail
  - **Unit 124-F** is 3,025± SF of office/flex space consisting of private offices with a large open area, 2 restrooms, and a kitchenette; available with a 60-day notice
  - **Unit 126-I** is 3,032± SF of flex/warehouse space featuring 1 drive-in door; available 6/1/26
  - **Unit 134-B** is 5,078± SF of high bay warehouse featuring 20'± clear height, a loading dock, office area, private restroom, mezzanine space, and new LED lighting; available immediately
  - **Unit 134-E** is 9,900± SF of industrial space featuring up to 16'± clear height, an 8'± loading dock, a 10'± drive-in door, delivered as a vanilla box with new LED lighting; available 7/1/26
  - **Unit 134-G1** is 2,500± SF of warehouse/light industrial space; available 6/1/26
- Located within 1/4 mile of I-93, I-89, Route 3, Route 3A, and Route 202