



For Sale

Development-Ready Industrial Site

Abigail K. Bachman

Vice President
+1 603 206 9644
abby.bachman@colliers.com



210 Commerce Way, Suite 350
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

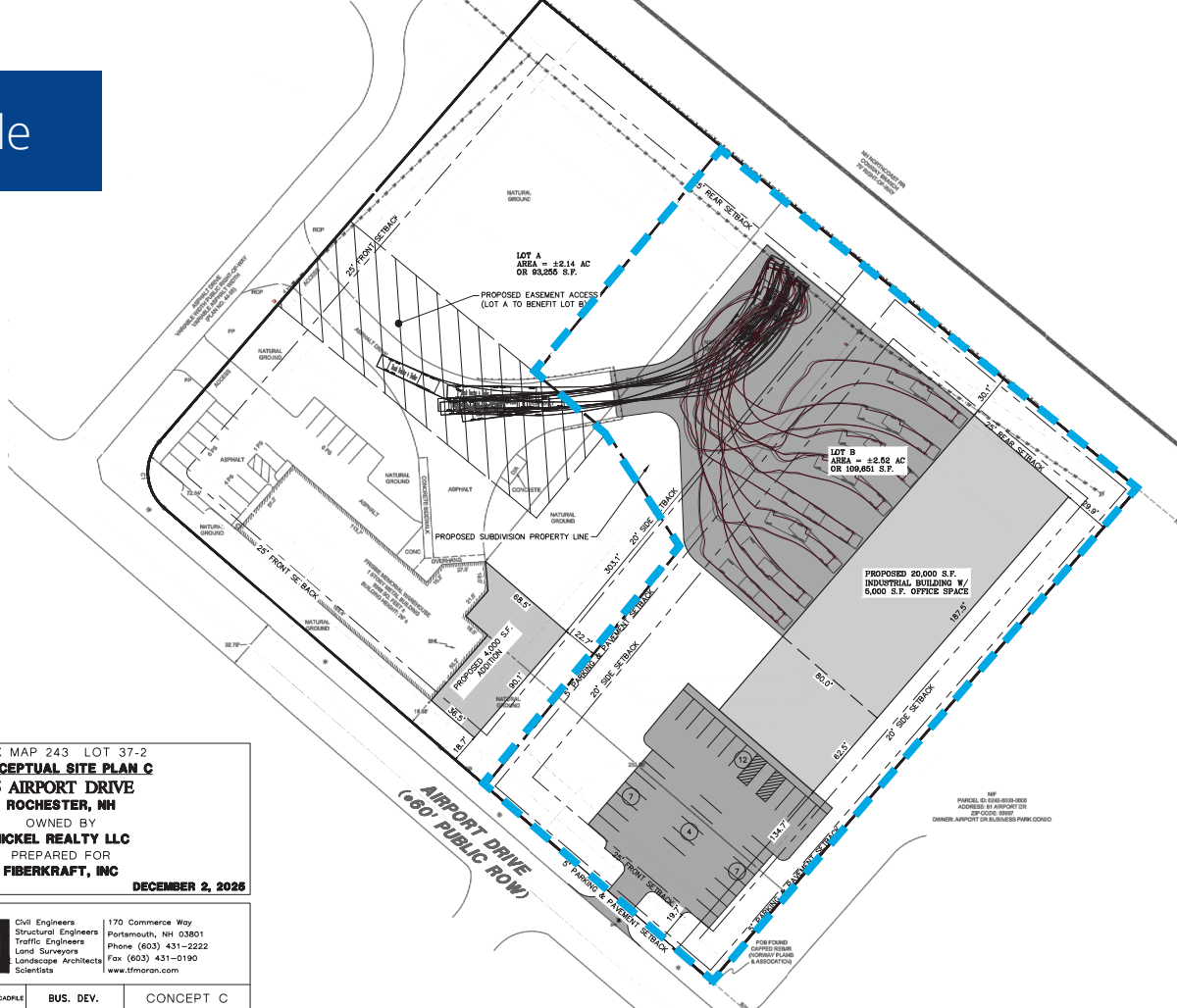
85 Airport Drive Rochester, NH

Property Highlights

- 2.52± acre land parcel available for sale on Airport Drive within the Granite State Business Park
- Lot has obtained preliminary approval, subject to final approvals
- Municipal water and sewer, natural gas, and electric available at the site
- Conceptual plans available for 15,000± and 20,000± SF warehouse facilities; see broker for details
- Granite State Business Park is home to high-tech, advanced manufacturing, and medical device users serving the aerospace, healthcare, automotive, and defense industries
- Strategically located off Rochester Hill Road, directly across from Skyhaven Airport and 30± minutes north of Portsmouth, NH

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TAX MAP 243 LOT 37-2
CONCEPTUAL SITE PLAN C
85 AIRPORT DRIVE
ROCHESTER, NH
 OWNED BY
NICKEL REALTY LLC
 PREPARED FOR
FIBERKRAFT, INC

SCALE: 1"=40'

DECEMBER 2, 2025



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0190
 www.tfmoran.com

47634.10 ON DKS ON JCC CADFILE BUS. DEV. CONCEPT C

Specifications

Address: 85 Airport Drive

Location: Rochester, NH 03867

Acreage: 2.52±

Utilities: Municipal water & sewer
 Natural gas; electric

Zoning: General Industrial

List Price: \$375,000



Contact us:

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