



INDUSTRIAL
SUBLEASE

FOR LEASE

**1 CHASE PARK ROAD,
SEABROOK, NH 03874**

20,986± SF | Seabrook, NH | Immediate
Access to I-95

PROPERTY INFORMATION



1 Chase Park Road, Seabrook, NH 20,986± SF Sublease Industrial Space **\$10.50 PSF NNN**

DESCRIPTION:

Well-positioned 20,986± SF sublease opportunity on 6.26 acres with a mix of three loading options dock-height and drive-in. Located just off I-95 and Route 1, offering exceptional access to regional distribution routes and Southern NH's retail corridors, Boston and Portland Maine (under 1 hour), Ideal for light manufacturing, storage, distribution, or specialized trades & light industrial users.

[Take A Virtual Tour](#)

PROPERTY FEATURES:

- Immediate Access to I-95
- Close Proximity to Route 1 and Dense Retail Corridor
- Ample Parking (3.37/1,000 SF)
- 6.26 Acres with One (1) Tailboard Loading Dock and Two (2) Drive-In Loading Docks

PHOTOS



FLOOR PLAN*



***Highlighted space is available for sublease.
White space is currently occupied.**

DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	8,049	52,980	139,206
Households	3,338	23,326	59,025
Families	2,107	13,848	37,286
Avg HH Size	2.40	2.25	2.33
Median Age	48.3	50.2	49.5
Median HH Income	\$97,911	\$98,673	\$111,098
Avg HH Income	\$136,175	\$139,884	\$159,483

BUSINESSES (10 MILE)



7,412

TOTAL BUSINESSES



73,087

TOTAL EMPLOYEES

INCOME (10 MILE)



\$111,098

MEDIAN HH
INCOME



\$67,637

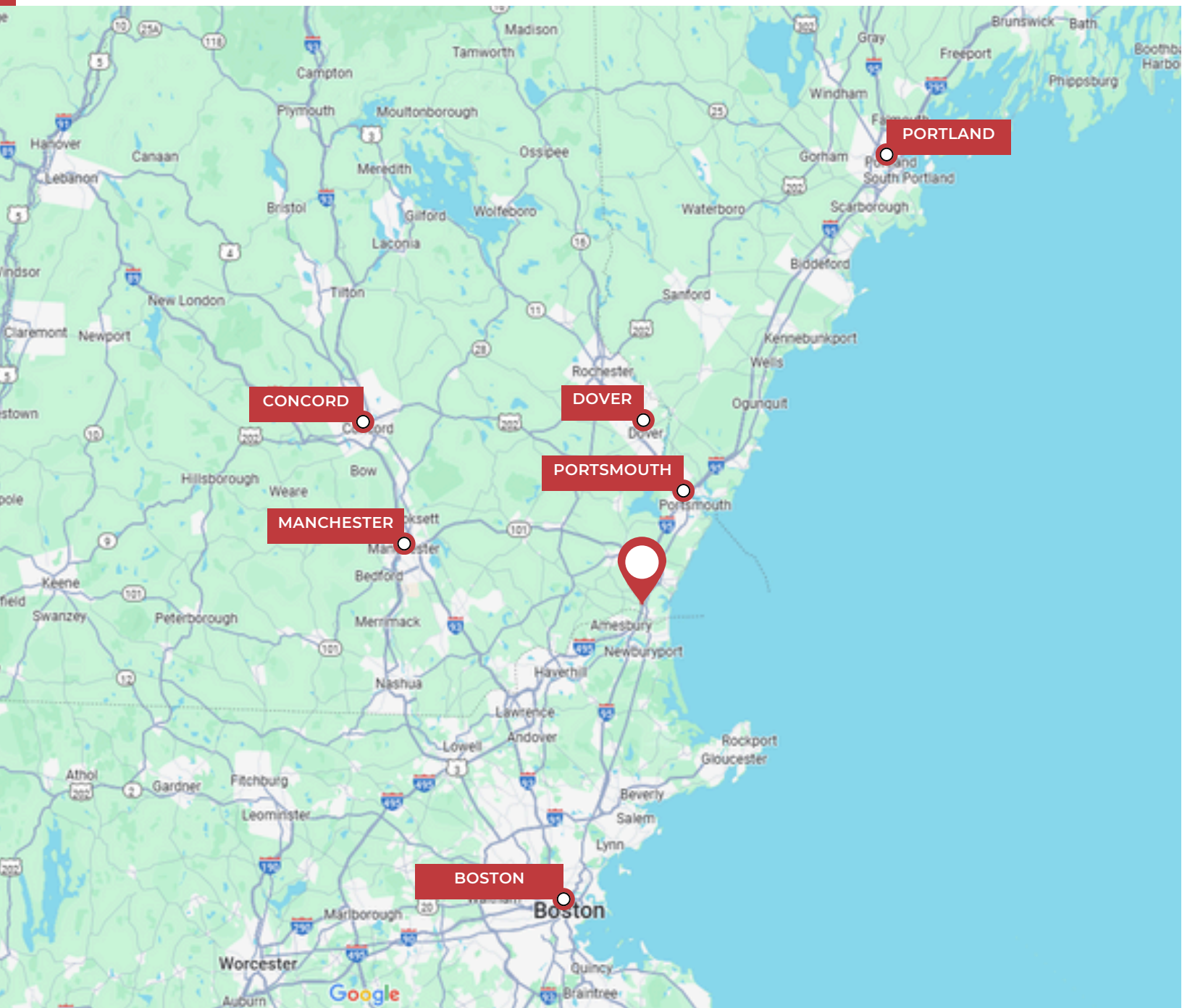
PER CAPITA
INCOME



\$599,578

MEDIAN NET
WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	42 mins	Portland, MA	1 hr 2 mins
Concord, NH	55 mins	Dover, NH	31 mins
Boston, MA	51 mins	Portsmouth, NH	22 mins

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NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

CHRISTOPHER NORWOOD

PRESIDENT

tel (603) 668-7000

cnorwood@nainorwoodgroup.com

JESSIE GILTON

ADVISOR AND SELF-STORAGE SPECIALIST

tel (603) 637-2008

mobile (617) 820-8443

jessie@nainorwoodgroup.com



NAI Norwood Group

116 South River Road
Bedford, NH 03110

www.nainorwoodgroup.com

NAI Norwood Group

2 Greenleaf Woods Drive, Suite 301
Portsmouth, NH 03801

www.nainorwoodgroup.com