



Skyhaven
Airport

LDI solutions
Sustainable Technology. Ultimate Performance.

ALBANY
INTERNATIONAL

Pella
Windows
& Doors

SAFRAN

ALBANY
INTERNATIONAL

NextPhase
MEDICAL DEVICES

CNCS
Health Consultancy Services
Excellence. Expertise. Experience.

PREP PARTNERS
GOLF

For Sale

Development-Ready Industrial Site

Site lines approximate.

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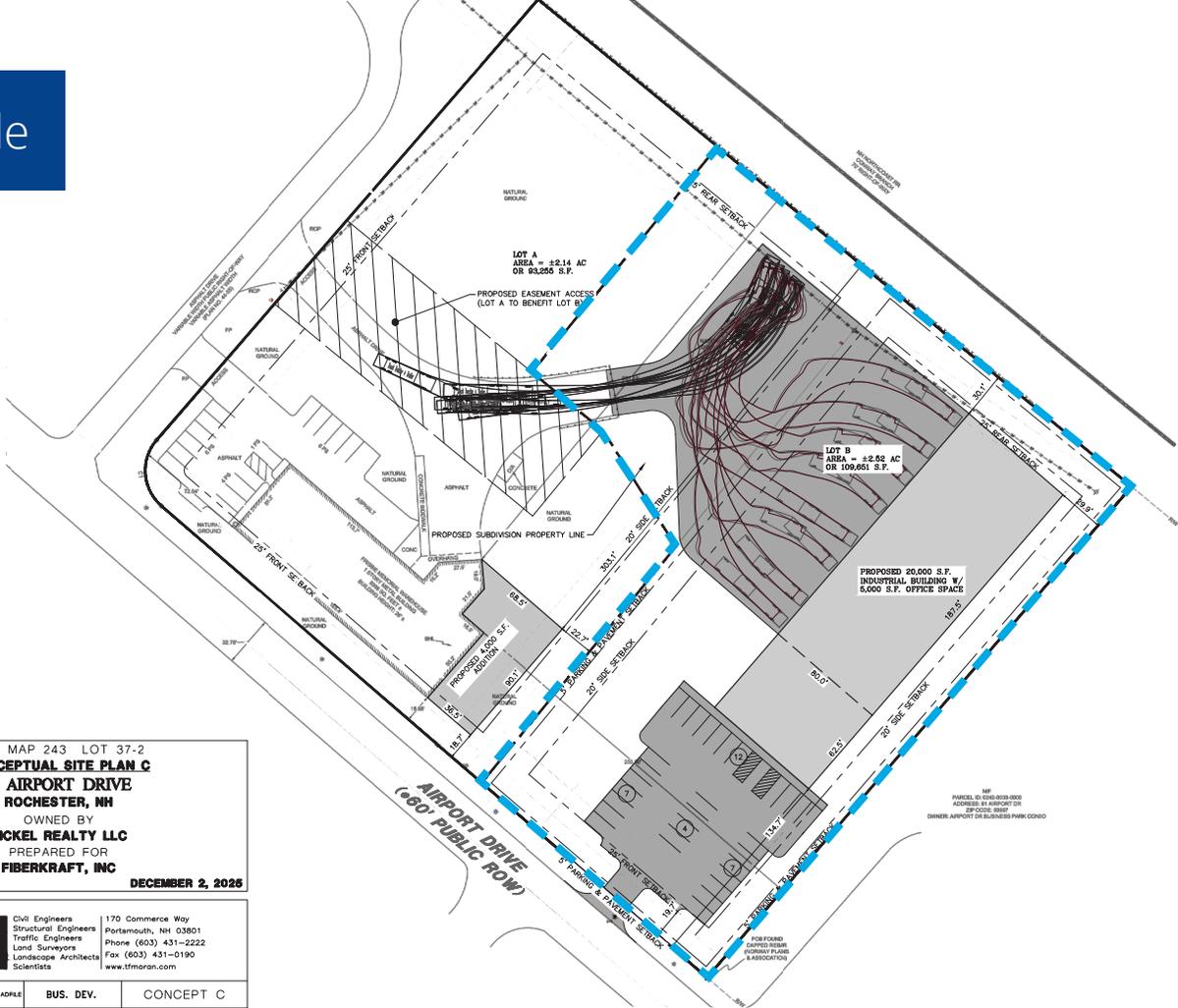
85 Airport Drive Rochester, NH

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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For Sale

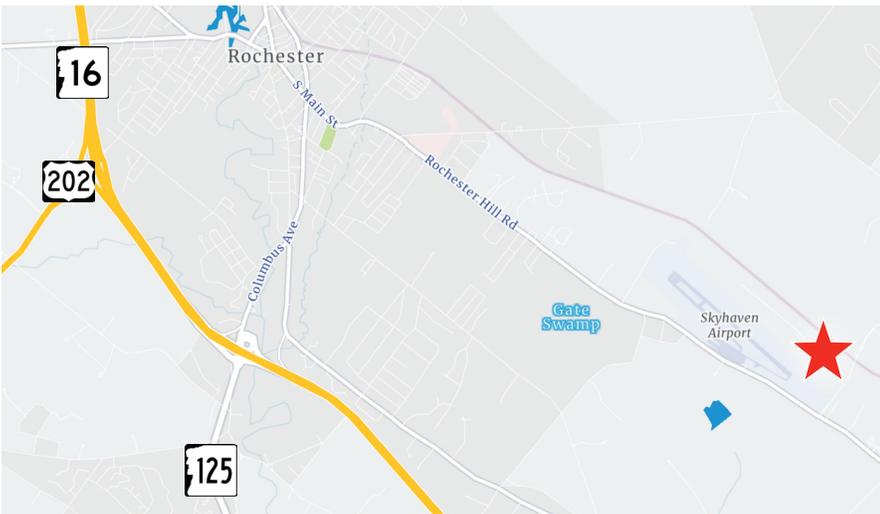


TAX MAP 243 LOT 37-2
CONCEPTUAL SITE PLAN C
85 AIRPORT DRIVE
ROCHESTER, NH
 OWNED BY
NICKEL REALTY LLC
 PREPARED FOR
FIBERKRAFT, INC
SCALE: 1"=40' **DECEMBER 2, 2025**

TFM	Civil Engineers	170 Commerce Way
	Structural Engineers	Portsmouth, NH 03801
	Traffic Engineers	Phone (603) 431-2222
	Land Surveyors	Fax (603) 431-0190
	Landscape Architects	www.tfmoran.com
	Scientists	
47634.10	DN DKS CH 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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