



For Lease

# Manufacturing/ Warehouse Space

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## 70 Depot Street Goffstown, NH

### Property Highlights

- First time availability of very clean, flexible warehouse/shop space in the heart of downtown Goffstown
- Unit 1 is 20,387± SF consisting of 11,567± SF open warehouse area featuring a drive-in door, office space, kitchen, and private restrooms; an additional 8,820± SF of mezzanine space above the unit is accessed by a 3,000 lb freight elevator
- Unit 2 is 5,434± SF warehouse space with two 14' drive-in doors
- Unit 3 is 4,778± SF consisting of 3,304± SF of warehouse space with two 14' drive-in doors and 1,474 SF of adjacent office/storage with a private restroom
- Commercial Industrial Flex zoning allows for a variety of uses including manufacturing, R&D, or indoor health fitness/gym

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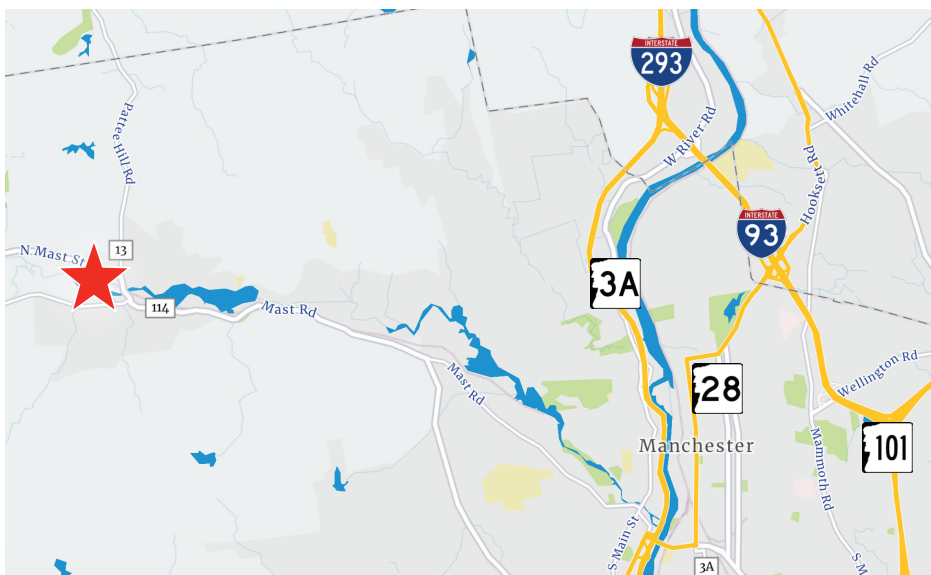
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## Specifications

|                    |  |
|--------------------|--|
| Address:           | 70 Depot Street  |
| Location:          | Goffstown, NH 03045  |
| Building Type:     | Warehouse  |
| Year Built:        | 1900/1985  |
| Total Building SF: | 30,599±  |
| Available SF:      | Unit 1: 20,387±<br>Unit 2: 5,434±<br>Unit 3: 4,778±<br>Contiguous: 30,599±   |
| Floors:            | 1  |
| Utilities:         | Private water & sewer<br>Oil heat  |
| Zoning:            | Commercial Industrial Flex   |
| Clear Height:      | 16.5"± to 17'±   |
| Drive-in Doors:    | 5  |
| Power:             | 400/200A; 2/3 phase  |
| 2024 NNN Expenses: | \$3.00 PSF<br>• CAM: \$1.60<br>• Taxes: \$1.40   |
| Accessibility:     | Conveniently located near amenities such as restaurants and coffee shops, grocery stores, bank, gas stations, and more |
| Lease Rate:        | \$9.95 NNN   |



## Locator Map



### Contact us:

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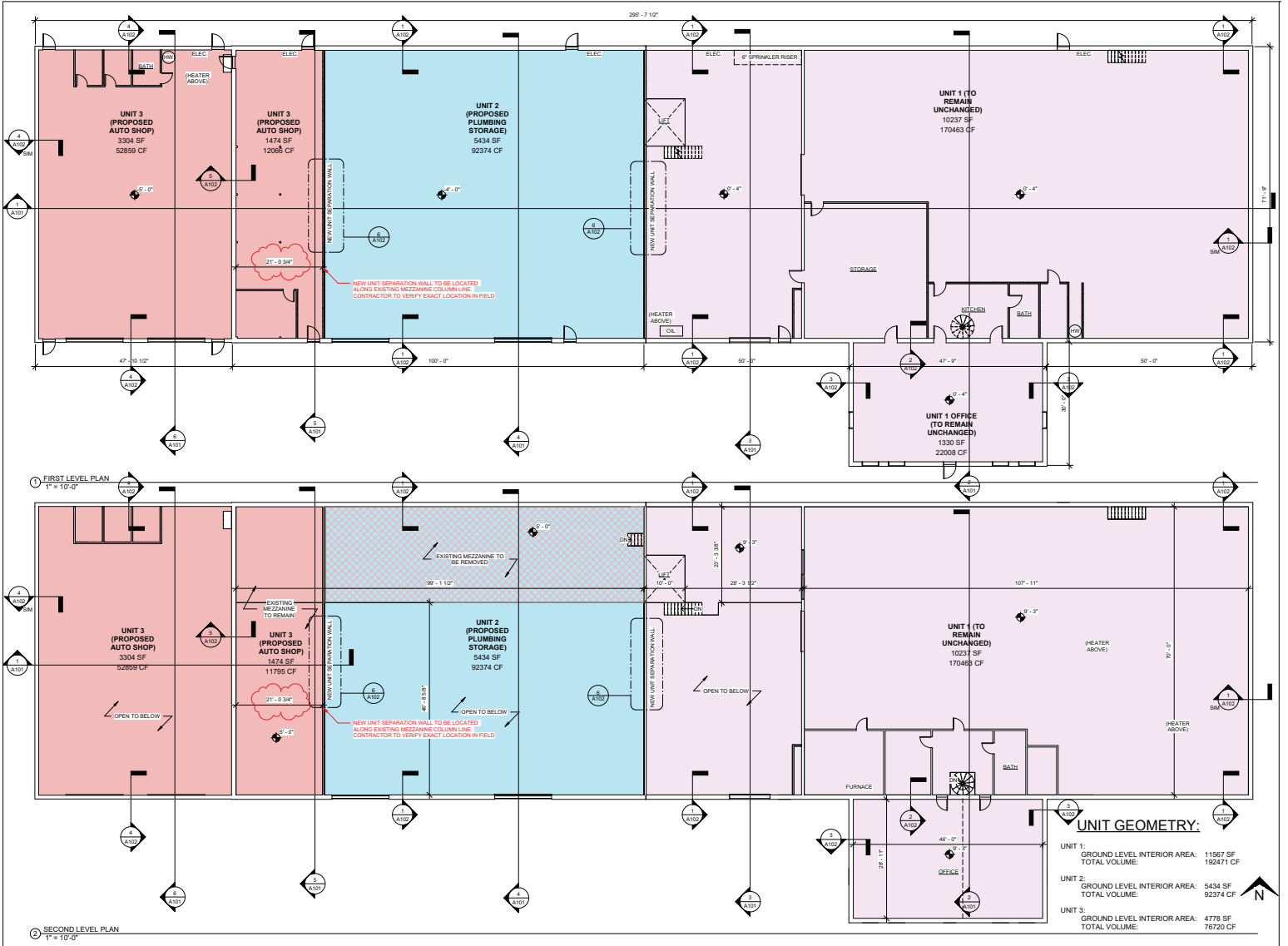
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# Floor Plan



|   |  |   |
|---|--|---|
| <p>70 DEPOT ST.<br/>GOFFSTOWN, NH<br/>03040</p> |  | <p>DATE: 11/14/2023<br/>DRAWN BY: JLT<br/>CHECKED BY: JLT</p> |
| <p>FLOOR PLANS</p>                              |  | <p>PROJECT NO: 23002</p>                                      |
| <p>A100</p>                                     |  | <p>SCALE: 1" = 10'-0"</p>                                     |

- Unit 1:  
20,387± SF
- Unit 2:  
5,434± SF
- Unit 3:  
4,778± SF

\*Not to scale