



For Lease

# Showroom with High Bay Warehouse

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## 165 Industrial Park Road Unit 3, Dover, NH

### Property Highlights

- 3,978± SF high bay warehouse and office space available for lease
- Unit 3 is brightly lit and is currently configured as 2,944± SF of 2 showroom spaces with 2 private offices and a restroom, and an adjacent 1,034± SF high bay warehouse
- Features include 13'± clear height, 1 (10' x 10') drive-in door, a security system, gas hung heaters in the warehouse, and 3 phase power
- Allowed uses include warehouse, distribution, wholesale, and light manufacturing
- Located a short distance from the Spaulding Turnpike, Exit 8W and just a 7 minute drive to/from thriving downtown Dover, NH

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## Specifications

Address:	165 Industrial Park Road
Location:	Dover, NH 03820
Building Type:	Distribution/warehouse
Year Built:	1960
Total Building SF:	11,582±
Available SF:	Unit 3: 3,978±
Utilities:	Municipal water & sewer; natural gas
Zoning:	I-2
Clear Height:	13'±
Ceiling Height:	14'± to 15'6"±
Drive-in Door:	1 (10' x 10')
Security System:	Yes
Parking:	10+ on-site spaces
Power:	200A; 208V; 3 phase
2024 NNN Expenses:	\$2.90 PSF • CAM: \$1.46 • Taxes: \$1.44
2025 Avg. Utilities Cost:	Electric: \$115/month Gas: \$97/month
Lease Rate:	\$12.00 NNN

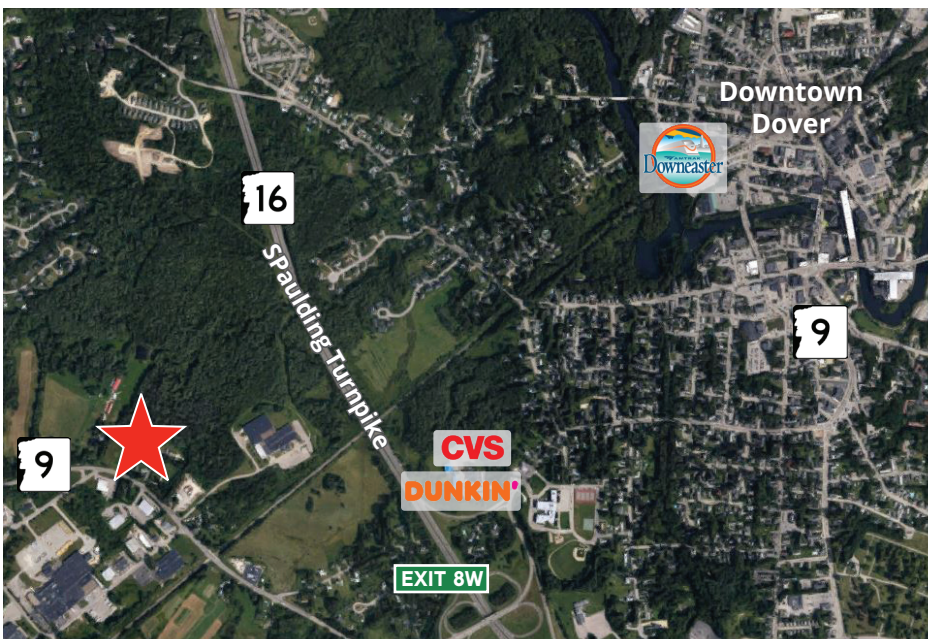


### Contact us:

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## Locator Map



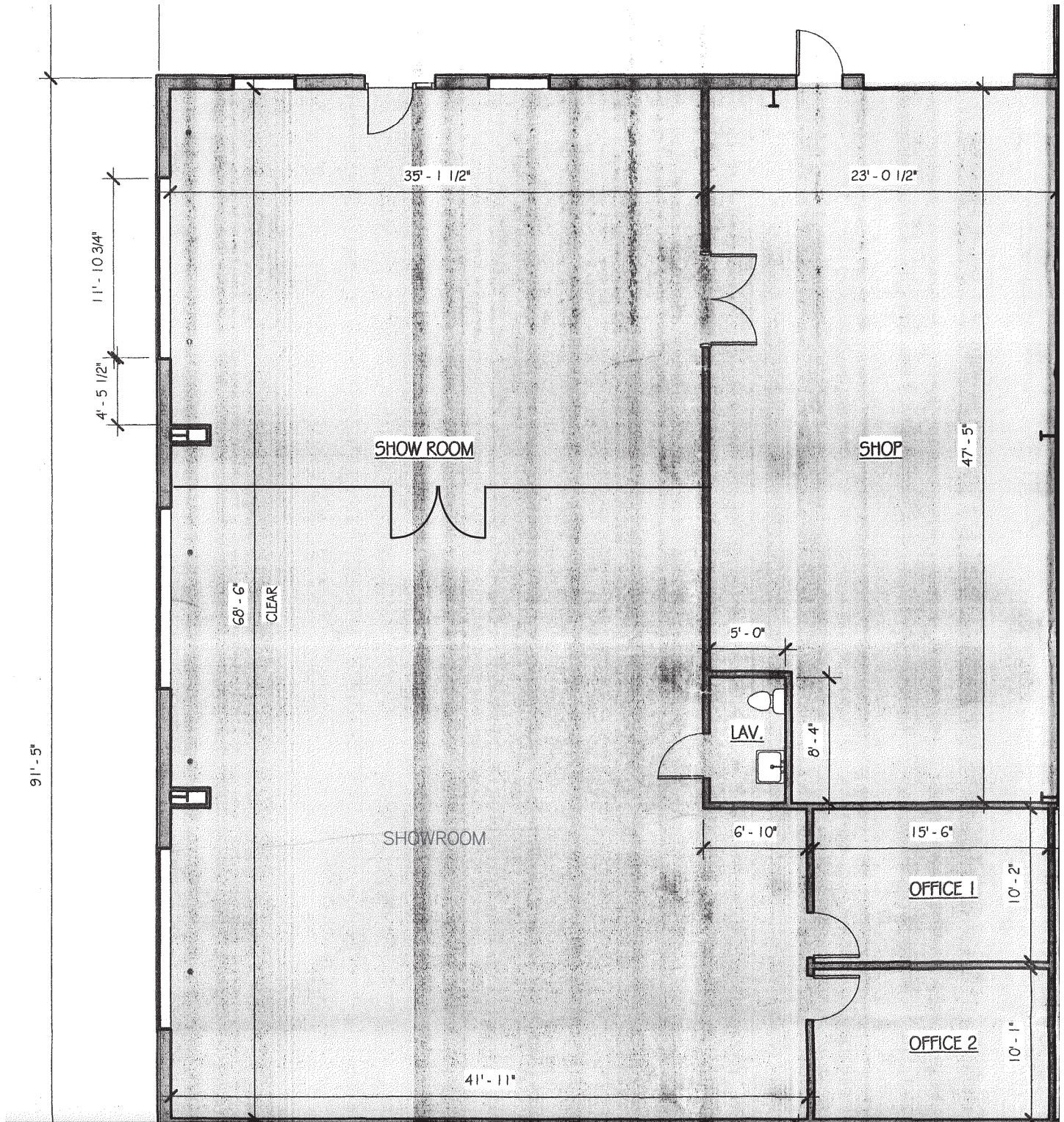
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# Property Information

Property Data	
Acreage	1.57±
Total Building SF	11,582±
Number of Buildings	1
Floors per Building	1
Available Unit 3 Data	
Total Available SF	3,978±
Total Available SF Breakdown	
Showroom	2,520±
Warehouse	1,034±
Office	384±
Restroom	40±
Drive-in Door	1 (10' x 10')
Restroom	1
Construction Data	
Year Built	1960
Exterior	Metal
Roof (type & age)	Standing seam (2010)
Foundation	Concrete
Insulation	Yes
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	Fluorescent
Column Spacing	None
Ceiling Height	14'± to 15'±
Clear Height	13'±
Floors	VCT, carpet, and concrete
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Wooded	No
Topography	Flat
Wetlands	None

Site Data	
Zoning	I-2
Traffic Count (2024)	9,890± AADT per NHDOT
Visibility	Excellent
Road Frontage	258'± on Littleworth Road 139'± on Industrial Park Road
Neighborhood	Industrial
Landscaping	Complete
Curb Cuts	2
Sidewalks	None
Parking	10± on-site spaces
Site Status	Complete
Services Data	
Warehouse Heat	Gas hung heater
Office/Showroom HVAC	Gas
Power	
3 Phase	Yes
Amps	200
Volts	208
# of Services	1
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural
Sprinkler (type)	None
Security System	Yes
Elevator	No
Tax Data	
2024 Tax Amount	\$16,803.62
Tax Map & Lot Number	G/4/G/0
2024 Tax Rate per 1,000	\$18.70
2024 Assessment	
Land	\$253,900
Building/Yard Items	\$670,900
Total Assessed Value	\$924,900
2024 EQ Ratio	94.7%
Other Data	
Deed Reference(s)	2402/787
Easement Reference(s)	20' Sewer Easement
Covenants Reference(s)	697/325 & 759/339

# Floor Plan



\*Not to scale.

