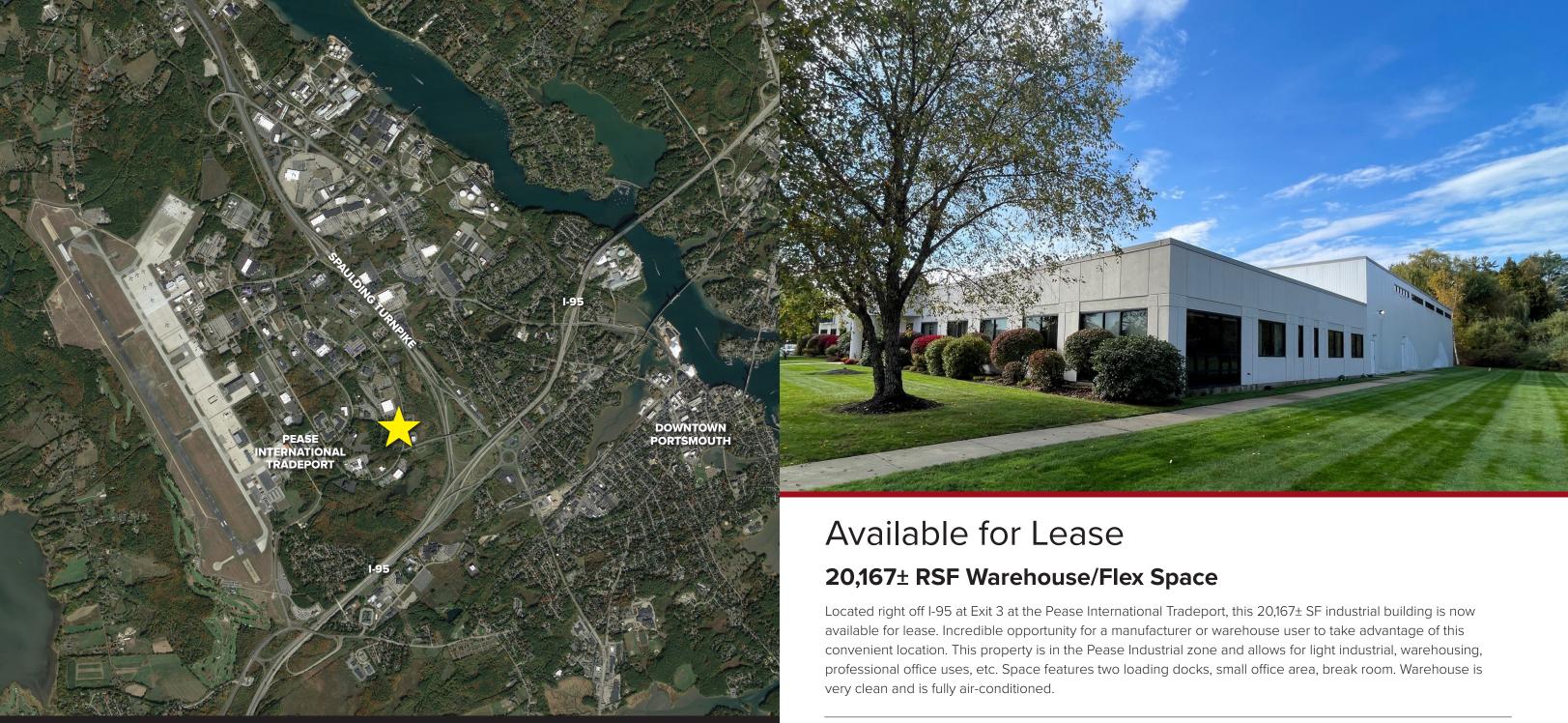
230 Corporate Drive | Pease | Portsmouth, NH



For more information, please contact:

bow street, LLC

Margaret O'Brien

M: 603.828.7245

0:603.427.0700

9 Emery Lane, Greenland, NH 03840

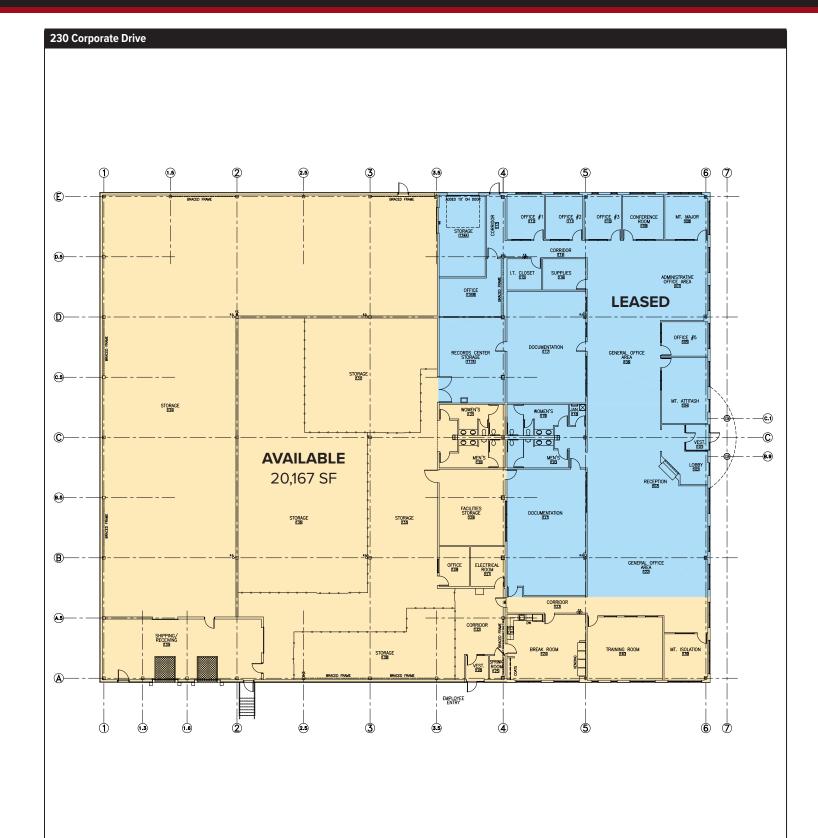
2022 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

margaret@bowstcommercial.com www.bowstcommercial.com

For further information call Margaret O'Brien at 603.427.0700



230 Corporate Drive | Pease | Portsmouth, NH



Property Specifications

otal Building Size:	30,000± RSF	
vailable Space:	20,167± RSF Warehouse space	
and:	6.64 Acres	
lear Built:	2002	
Vater/Sewer:	Municipal water and sewer	
oading Docks:	2 loading, 1 garbage	
Data Lines:	T-1	
Ceiling Heights:	Clear 25' to the deck	
Column Spacing:	23'10"	
Sprinkler:	100% sprinklered	
IVAC:	Multiple Trane Tracker, gas fired mounted	
Parking:	90 free on-site parking spaces	
Coning:	PI – Pease Industrial	
Jtilities:	Electricity and gas metered for	
Power:	600 amp 480 volts	
Availability:	Immediate	
Asking Lease Rate:	\$11.95/RSF NNN	
INN Expenses:	CAM (est. for 2025): Real Estate Taxes: Land Lease:	\$2.86 RS \$1.57 RS <u>\$3.15 RS</u> \$7.58 RS





d, roof

Tenant's use



