



For Lease

Exit 20 Flex Space

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4 Marsha Drive Northfield, NH

Property Highlights

- Brand new high efficiency industrial warehouse space in a modern development just a 2 minute drive from I-93, Exit 20, on the Tilton line
- 6,000± to 30,000± SF available for lease, designed for flexibility and performance, ideal for distribution, light manufacturing, contractors, storage users, and growing businesses
- Each bay features 22'± to 32'± clear height, wet and dry sprinklers, (1) 14' x 14' drive-in door, and (1) 10' x 10' dock height door with levelers
- Secure your space early while customization options are still available
- Anticipated completion by Q3 2026

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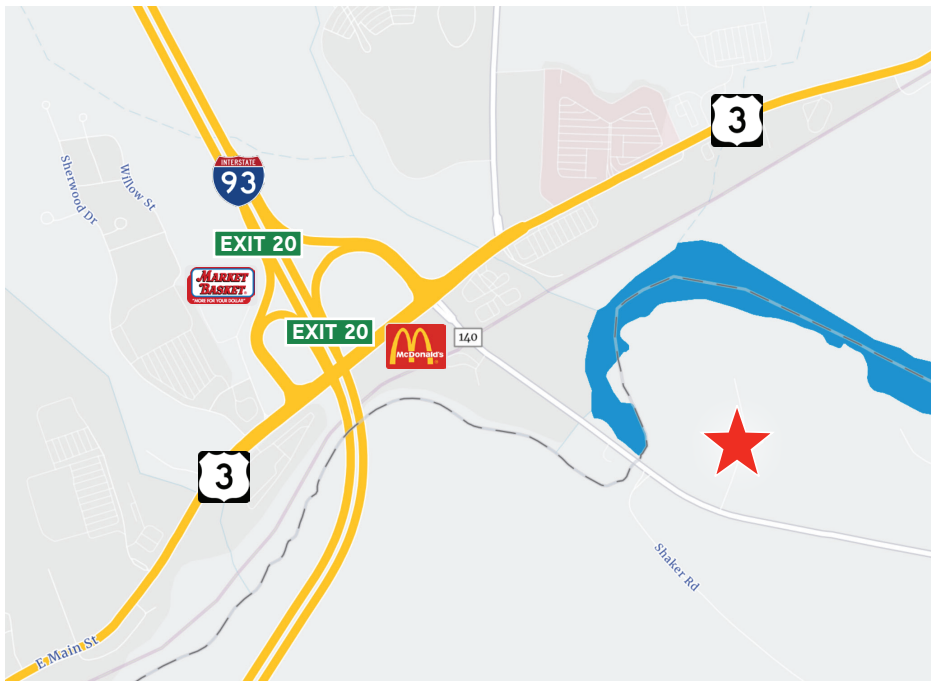
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Specifications

Address:	4 Marsha Drive
Location:	Northfield, NH 03276
Building Type:	Flex
Year Built:	2026
Total Building SF:	36,000±
Available SF:	6,000± to 30,000±
Road Frontage:	175'± on Industrial Drive
Utilities:	Municipal water; septic; propane gas
Zoning:	C/I-2
Clear Height:	22'± to 32'±
Ceiling Height:	32'±
Drive-in Doors:	5
Loading Docks:	5
Sprinklers:	Wet & dry system
Power:	200A
NNN Expenses:	TBD*
Lease Rate:	\$14.00 NNN
Availability:	Q3 2026

**Low taxes due to Tax Increment Financing (TIF)*

Locator Map



Contact us:

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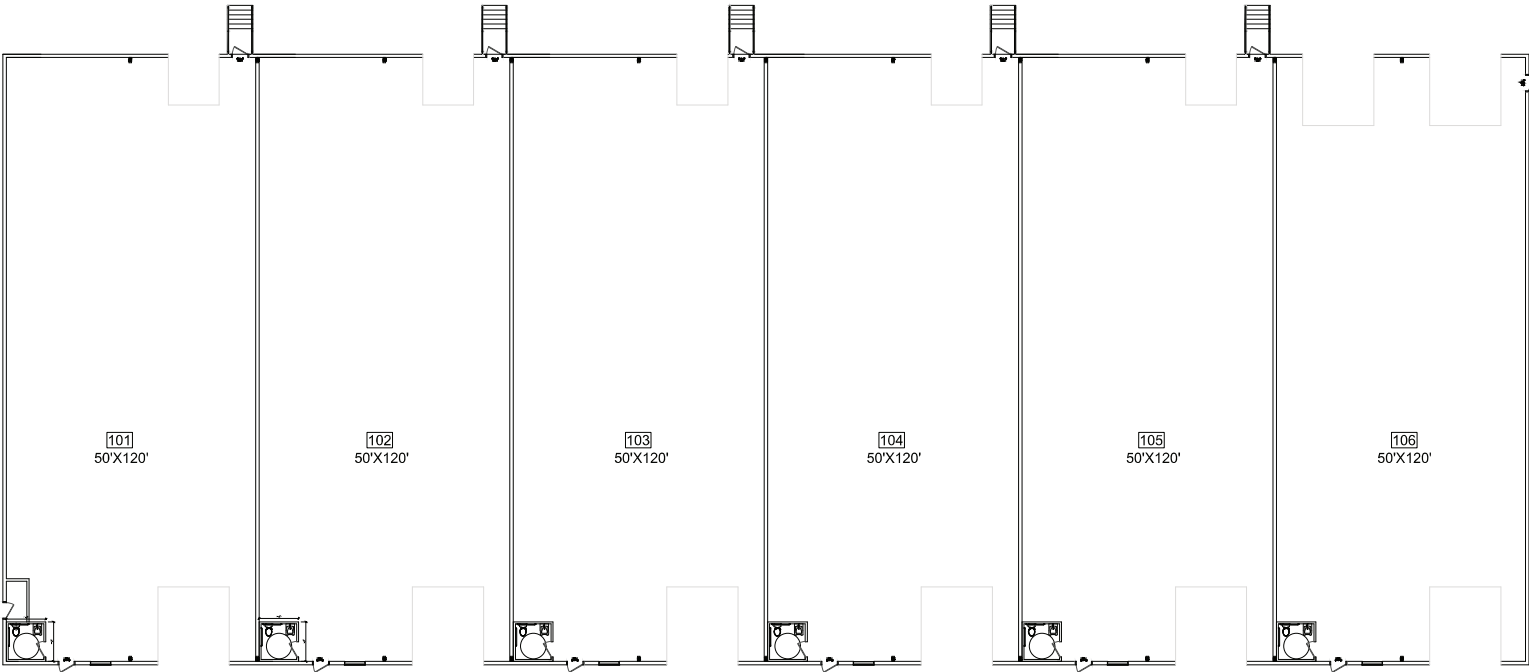
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Floor Plans



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