



50' CLEAR



GREAT LOCATION



FEATURES

- Build-to-Suit opportunity for 40,000-300,000± SF of Class A high-bay warehouse
- 22 Continental has conceptuals for 125,000± SF
- 24 Continental has full site approval for 116,000± SF
- Both sites can be combined for a potential of 300,000± SF total
- Highly desirable location within the Seacoast
- Less than a mile to Route 101 with lighted access
- With a variance, clear height can go to 60'
- Flexibility to customize space
- LEASE RATE: Starting at \$13.75/SF NNN (Estimated Base Building)
- Contact broker for estimated NNN expenses.
- SALE PRICE: Contact broker for details.

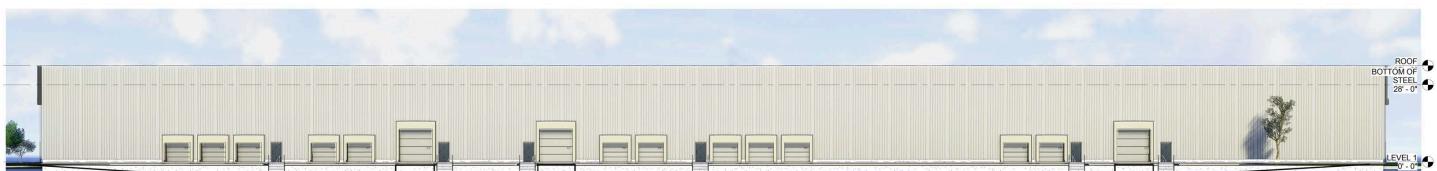




RENDERINGS



① East
1/16" = 1'-0"



② West
1/16" = 1'-0"

OPTIONS:

22 CONTINENTAL DRIVE

- Up to 40,000 - 125,000± SF
- Conceptual plan in place
- 240' x 480' building

24 CONTINENTAL DRIVE

- Up to 40,000 - 116,000± SF
- Full site plan approval in place

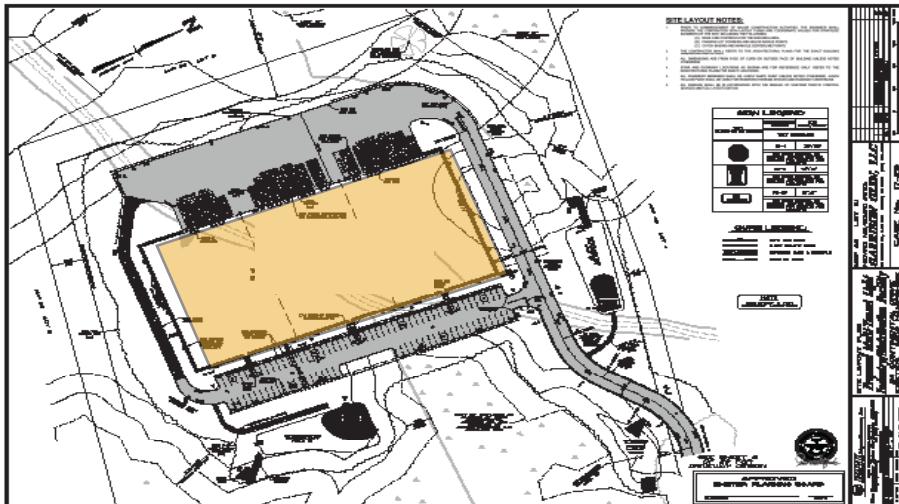
22 - 24 CONTINENTAL DRIVE

- Up 300,000± SF
- Conceptual plan in place

- Up to 40,000 - 300,000± SF
- Conceptual plan in place
- 50' clear height
- (12) Loading docks
- Municipal water/sewer and natural gas
- Base building spec of 5% air-conditioned office space
- Ample parking for trailers and cars
- Zoned industrial/commercial
- Lease Rate: Starting at \$13.75

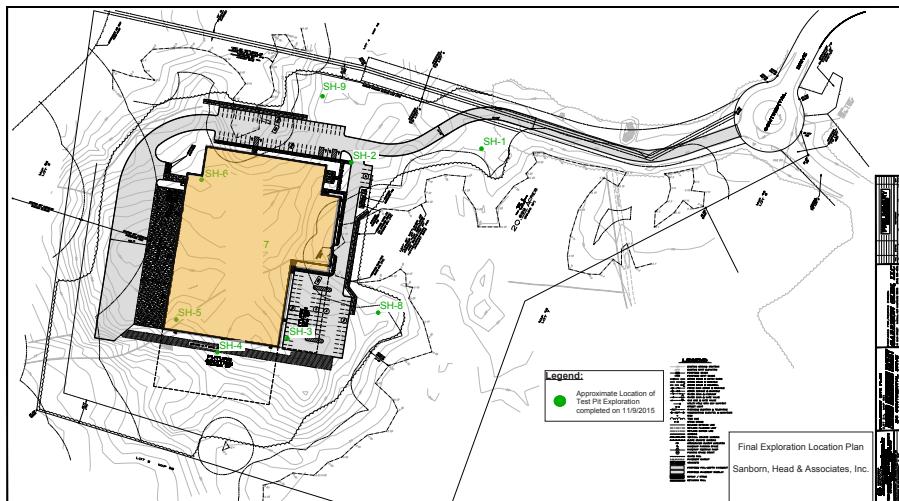


PLANS



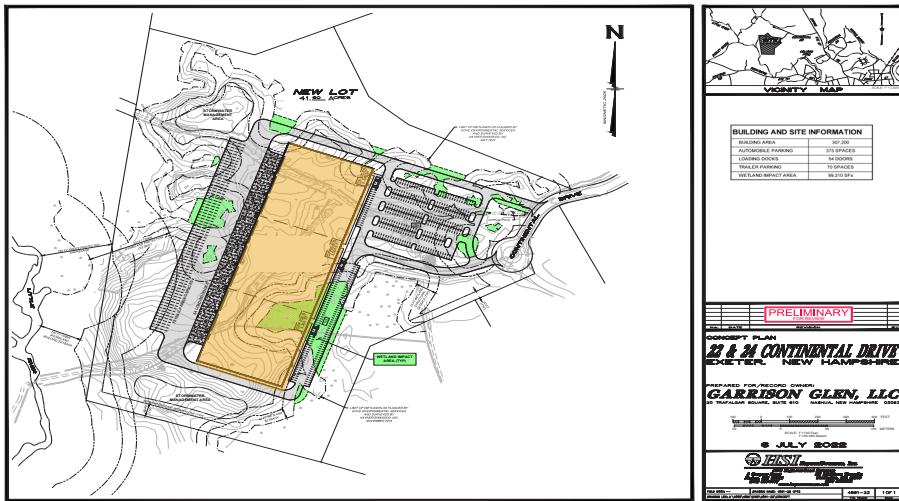
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- Up to 40,000 -125,000± SF
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24 CONTINENTAL DRIVE

- Up to 40,000 -116,000± SF
- Conceptual plan in place



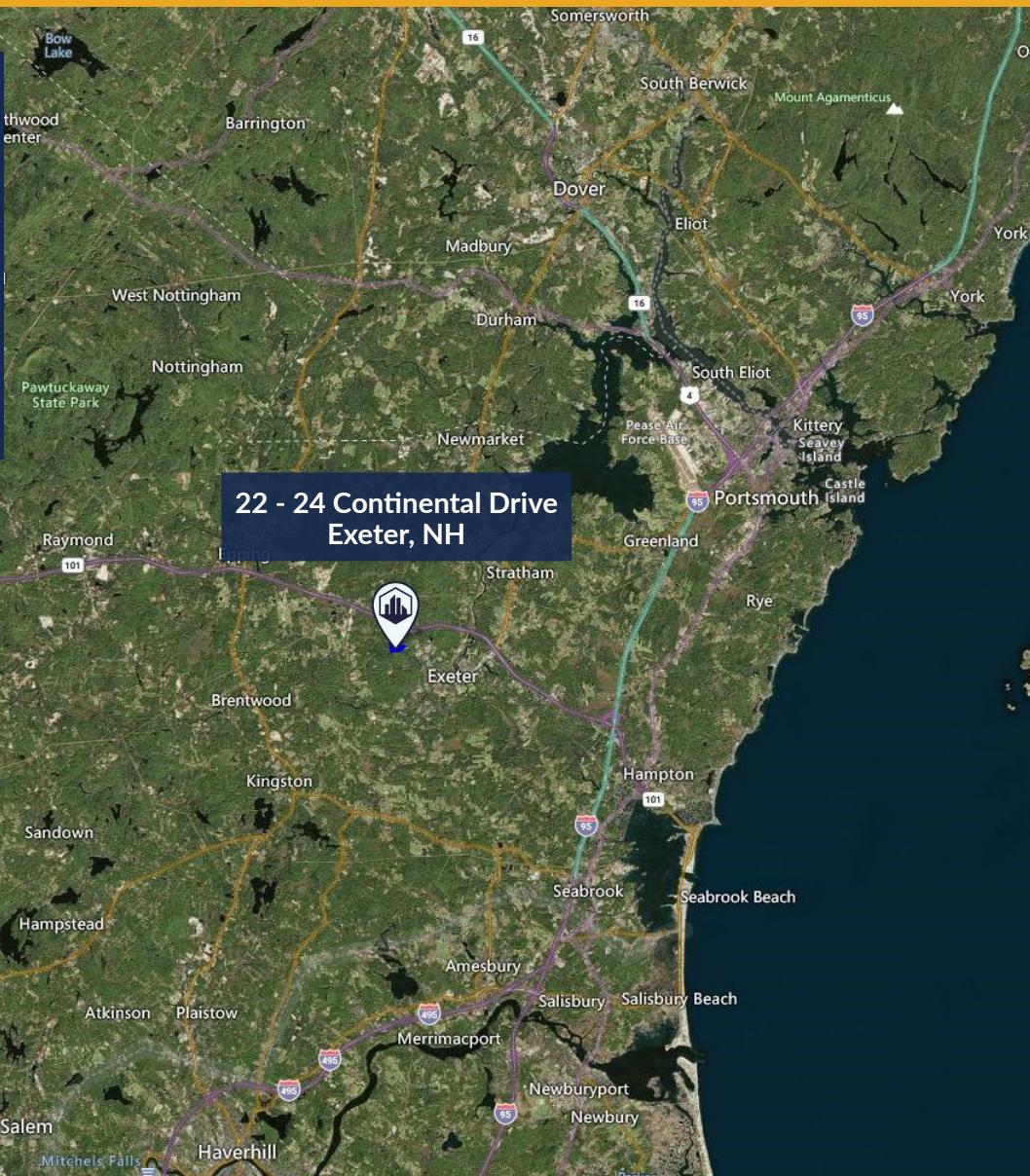
22 - 24 CONTINENTAL DRIVE

- Up to 300,000± SF
- Conceptual plan in place



DRIVE TIMES

ROUTE 101	1 MIN
PORTSMOUTH, NH	23 MIN
CONCORD, NH	42 MIN
MANCHESTER, NH	30 MIN
NASHUA, NH	48 MIN
PORTLAND, ME	1 HR 5 MIN
BOSTON, MA	1 HR 12 MIN



CONTACT US



CHRISTIAN STALLKAMP
Senior Broker | Partner
+1 603.828.3818 C
+1 603.570.2696 D
cstallkamp@boulos.com



Michael Tamposi
Partner
+1 603.315.4348 C
+1 603.333.1333 D
mtamposi@boulos.com

