



For Lease

Manufacturing/ Warehouse Space

Doug Martin

Vice President
+1 603 493 8784
doug.martin@colliers.com

Laura Nesmith

Senior Associate
+1 603 860 9359
laura.nesmith@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

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
- Commercial Industrial Flex zoning allows for a variety of uses including manufacturing, R&D, or indoor health fitness/gym
- Conveniently located near amenities such as restaurants and coffee shops, grocery stores, bank, gas stations, and more

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

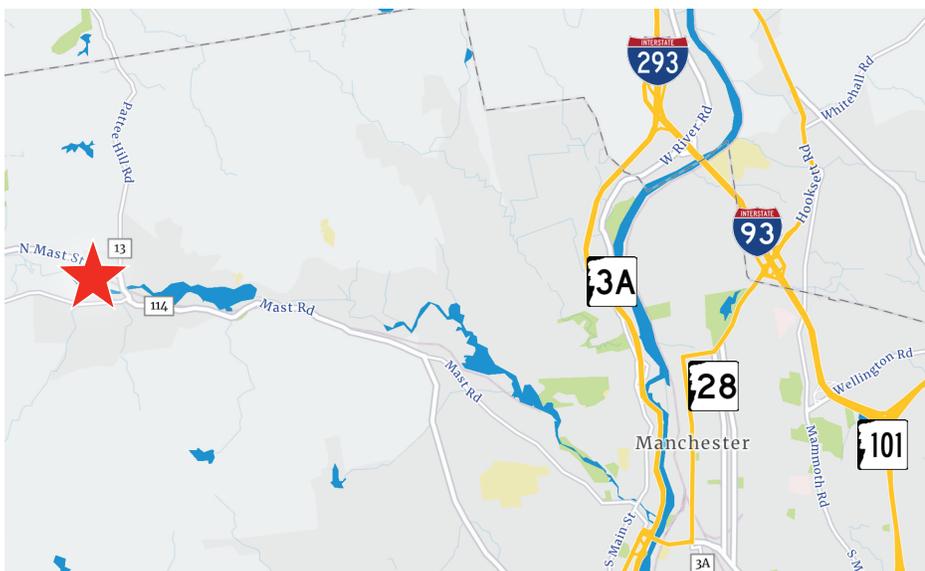
For Lease

Specifications

Address:	70 Depot Street
Location:	Goffstown, NH 03045
Building Type:	Warehouse
Year Built:	1900
Year Renovated:	1985
Total Building SF:	30,599±
Available SF:	Unit 1: 20,387±
Floors:	1
Utilities:	Private water & sewer 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 • CAM: \$1.60 • 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:

Doug Martin

Vice President
+1 603 493 8784
doug.martin@colliers.com

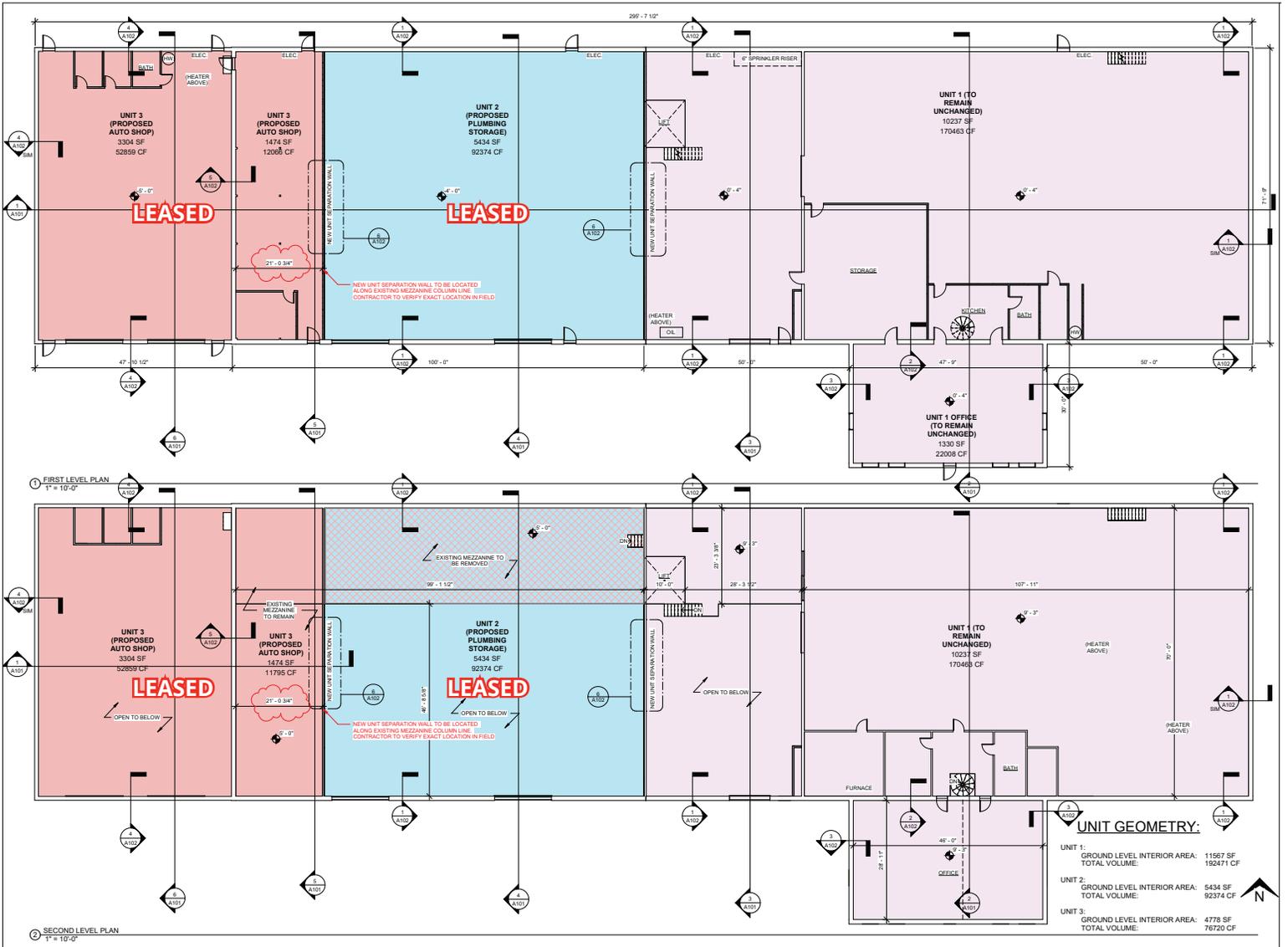
Laura Nesmith

Senior Associate
+1 603 860 9359
laura.nesmith@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

Floor Plan



<p>70 DEPOT ST. GOFFSTOWN, NH 03040</p>		<p>DATE: 11/14/2023 DRAWN BY: JLT CHECKED BY: JLT</p>	
<p>FLOOR PLANS</p>		<p>PROJECT NO: 23002</p>	
<p>PLAN NO: A100</p>		<p>SCALE: 1" = 10'-0"</p>	
<p>DATE: 2/7/24</p>		<p>PROJECT: 70 DEPOT STREET</p>	

- Unit 1:
20,387± SF
- Unit 2:
Leased
- Unit 3:
Leased

*Not to scale