



**10** Bartlett Street

ALLENSTOWN, NH 03275

**FOR LEASE**



**Dave Tanguay**  
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## Lease Description

**Now Leasing: 10 Bartlett Street, Allenstown, NH**

Industrial Space Available

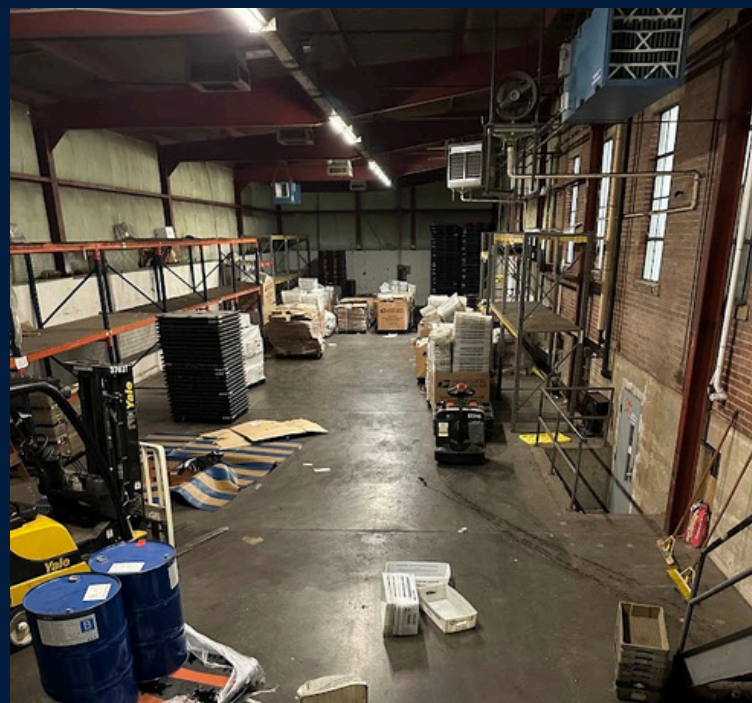
SPERRY - Commercial Realty Associates is pleased to offer industrial space for lease at 10 Bartlett Street in Allenstown, NH. This versatile property features a mix of warehouse and functional office space, ideal for a range of light industrial or distribution uses.

The building includes two dock-height loading doors—measuring 8'x10' and 10'x12'—to support efficient logistics. Inside, the newer section of the warehouse provides a 15-foot clear height, while the older portion offers 12-foot clear.

### Property Highlights:

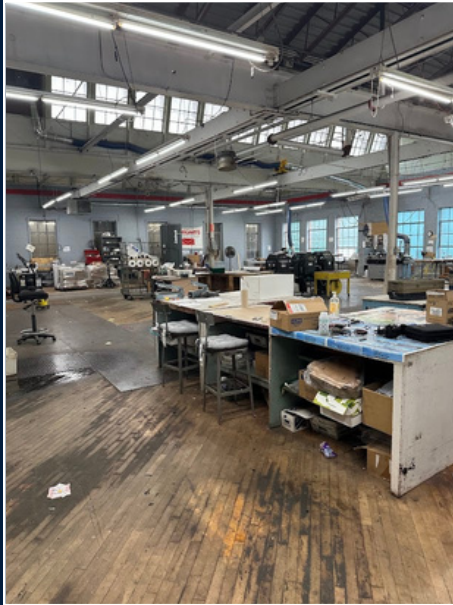
- Two dock-height doors: 8'x10' and 10'x12'
- 15 ft and 12 ft clear ceiling heights
- One bathroom with two sinks and two toilets
- Designated breakroom and office space
- 600-amp, 3-phase power
- Natural gas heat and electric
- Tenant pays prorated share of heat and electric
- Basic office trash service included
- Lease term: 3–5 years
- Estimated NNN: ±\$1.75/SF

For leasing details or to schedule a tour, please contact SPERRY - Commercial Realty Associates.





# Interior Photos





# Interior Office Space

FOR LEASE | 10 ALLENSTOWN ST

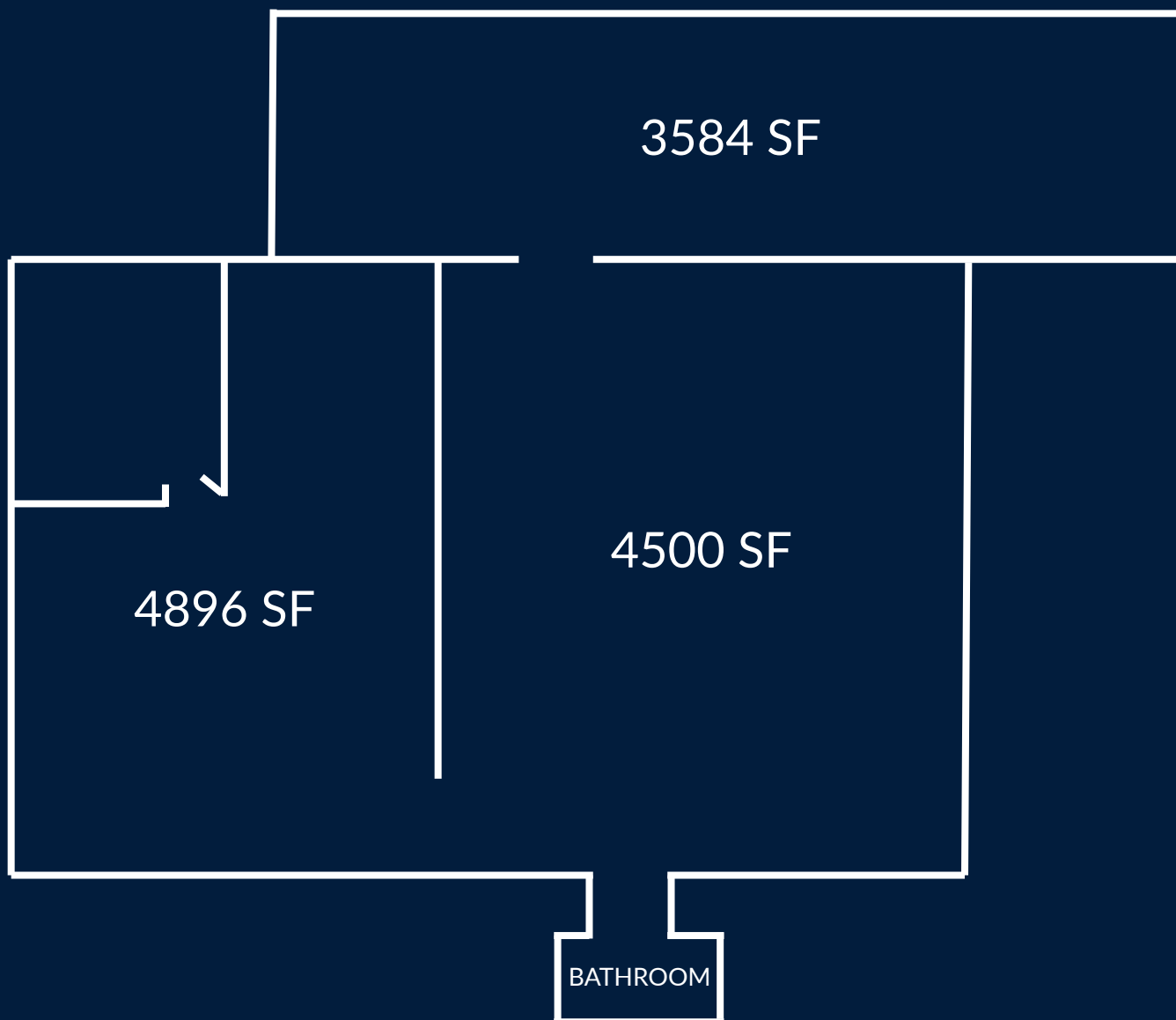




# Exterior Photos



# Floorplan





**Chris Pascucci**  
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Chris Pascucci is the Owner and Principal Broker at SPERRY - Commercial Realty Associates, bringing decades of experience in commercial real estate, property management, and facility services. After starting his career in the NYC metro area in 1985, he relocated to New Hampshire in 1995 and has since become a well-known leader in the state's commercial real estate industry. Chris specializes in sales, leasing, and property management across industrial, office, and retail sectors. He has built a strong network through his focus on tenant relations, lease negotiations, and asset maintenance. Prior to launching Commercial Realty Associates, Chris served as Principal Broker and Managing Director at The Masiello Group, where he led a team of 20 associates and expanded the company's commercial footprint across Northern New England. His leadership, hands-on approach, and commitment to client service continue to shape the firm's mission to be the go-to commercial real estate provider in the region.



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Dave Tanguay is a Senior Associate at SPERRY - Commercial Realty Associates, licensed in 2021 and focused on delivering full-service commercial real estate solutions. He supports clients across all aspects of the industry—including sales, leasing, investment analysis, and asset management—for a variety of property types such as industrial, office, retail, land development, and Net Leased Investments. With a prior decade of experience in business and office supply sales, Dave brings a strong foundation in strategic communication, negotiation, and client service. He's recognized for his ability to manage complex transactions, provide data-driven insights, and build lasting relationships through responsive, results-oriented service. Dave is actively involved in New Hampshire's commercial real estate community, serving as Secretary and Board Member for NHCIBOR (New Hampshire Commercial Investment Board of Realtors), where he contributes to industry growth and professional standards.

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