



For Lease

Up to 4,000± SF Flex Space

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## 215 Sheep Davis Road Concord, NH

### Property Highlights

- 4,000± SF of flex space available for lease at the corner of Sheep Davis Road and Chenell Drive in Concord, NH
- Unit consists of warehouse space with a mix of offices, showroom, kitchen, and restrooms
- Warehouse features 22'± clear height, 2 loading docks, and 1 drive-in door
- Great signage opportunity facing Sheep Davis Road/Route 106 with 9,638± AADT per NHDOT 2023
- Well-located just 2± miles to Loudon Road, 3± miles to Route 3, and 6± miles to I-393

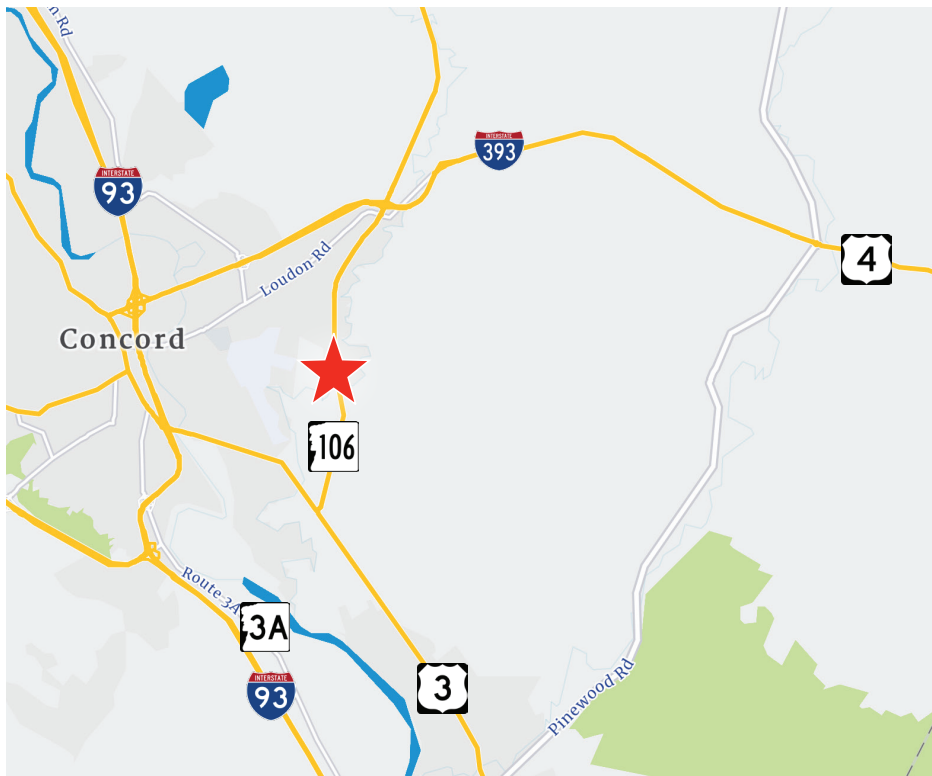
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# For Lease

## Specifications

Address:	215 Sheep Davis Road
Location:	Concord, NH 03301
Building Type:	Flex
Year Built:	1989
Total Building SF:	16,718±
Available SF:	4,000±
Floors:	2
Utilities:	Municipal water & sewer Natural gas
Zoning:	IN
Clear Height:	22'±
Drive-in Door:	1
Loading Docks:	2
Sprinklers:	Dry system
Power:	600A; 3 phase
Lease Rate:	\$6,000/month modified gross

## Locator Map



### Contact us:

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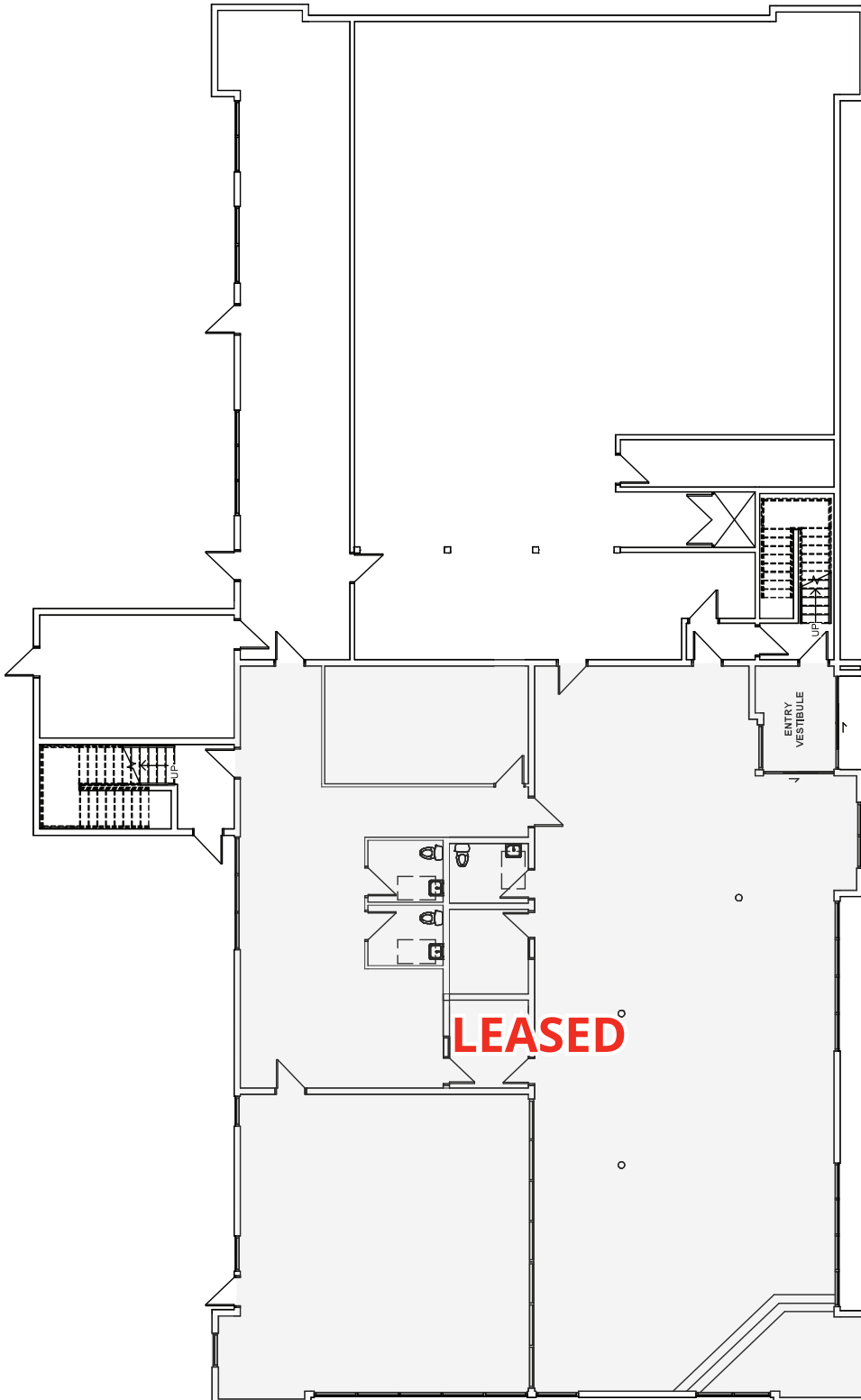
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# Floor Plan



EXISTING AS-BUILT PLANS

110

SHEET NUMBER: OF 7 ARCHITECTURAL

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