



For Lease

# Manufacturing/Warehouse/ Distribution Space

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## 300 Heritage Avenue Portsmouth, NH

### Property Highlights

- 9,000± SF manufacturing/warehouse/distribution space available for lease in the Portsmouth Industrial Park in Portsmouth, NH
- Unit consists of 960± SF office area and 8,040± SF of warehouse space
- Warehouse features 17'± to 18'4"± clear height, wet sprinkler system, 1 (12' x 11') drive-in door, and 1 loading dock with a leveler
- 35± on-site parking spaces (2 handicap)
- Location is easily accessible by both I-95 and Route 1

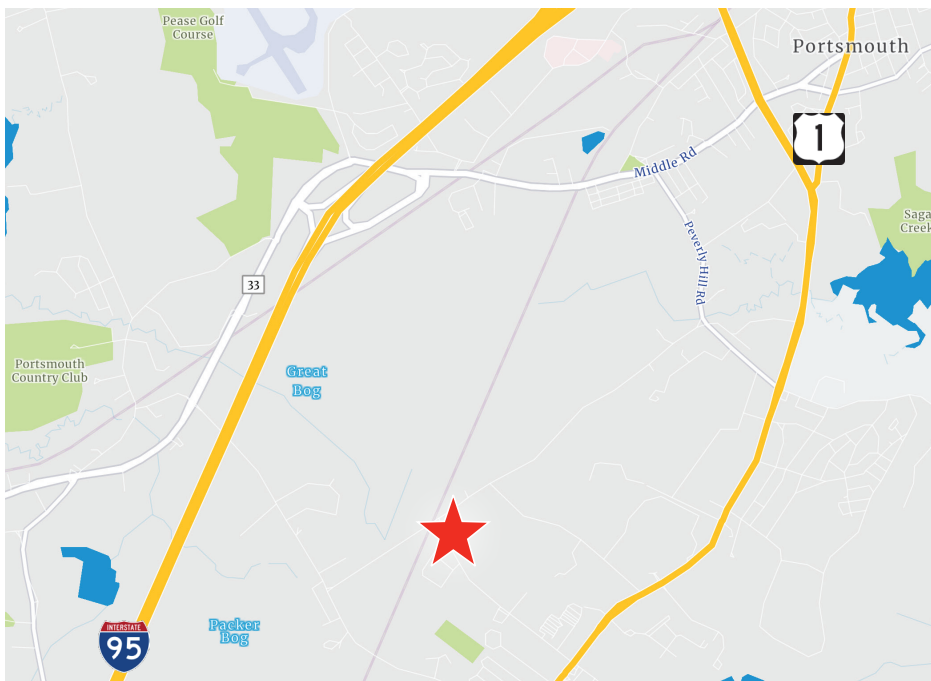
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# For Lease

## Specifications

Address:	300 Heritage Avenue
Location:	Portsmouth, NH 03801
Building Type:	Industrial/warehouse
Year Built:	1996
Total Building SF:	18,000±
Available SF:	9,000±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Industrial
Clear Height:	17'± to 18'4"±
Ceiling Height:	20'± to 22'4"±
Drive-in Door:	1 (10' x 10')
Loading Dock:	1 (12' x 11')
Sprinklers:	Wet system
Power:	250A; 480V; 3 phase
2024 Est NNN Expenses:	\$2.61 PSF • CAM: \$1.70 • Taxes: \$0.91
Lease Rate:	\$14.00 NNN

## Locator Map



### Contact us:

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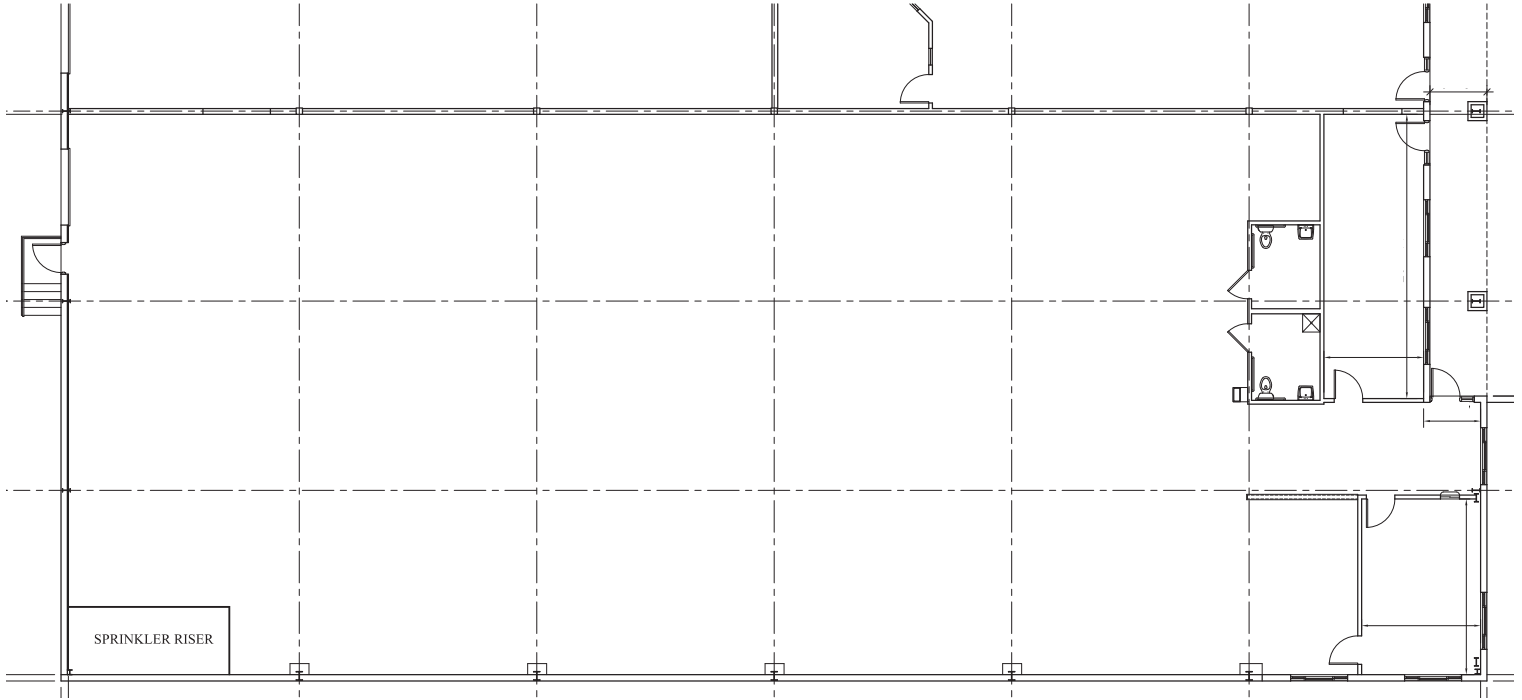
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# Property Information

Property Data	
Acreage	2.24±
Total Building SF	18,000±
Number of Buildings	1
Floors per Building	1
Loading Docks	2
Drive-in Door	1
Available Unit Data	
Total Available SF	9,000±
Total Available SF Breakdown	
Office	960±
Warehouse	8,040±
Loading Dock	1 (12' x 11') w/ leveler
Drive-in Door	1 (12' x 11')
Restrooms	2
Construction Data	
Year Built	1996
Exterior	Metal
Roof (type)	Metal
Foundation	Concrete
Insulation	Complete
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	LED
Column Spacing	None
Ceiling Height	20'± to 22'4"±
Clear Height	17'± to 18'4"±
Floors	Concrete/carpet
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Wooded	No
Topography	Flat
Wetlands	See site plan

Site Data	
Zoning	Industrial
Visibility	Good
Road Frontage	473±
Neighborhood	Industrial park
Landscaping	Complete
Curb Cuts	1
Sidewalks	Yes
Parking	35 spaces
Site Status	Complete
Services Data	
Warehouse Heat	Modine
Office HVAC	2 space heaters
Power	
3 Phase	Yes
Amps	250
Volts	480
# of Services	1
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural gas
Sprinkler (type)	Yes (wet)
Security System	Yes
Elevator	No
Tax Data	
2024 Tax Amount	\$17,293.92
Tax Map & Lot Number	0275/006B/0000
2024 Tax Rate per 1,000	\$11.20
2024 Assessment	
Land	\$686,400
Building/Yard Items	\$857,700
Total Assessed Value	\$1,544,100
2023 EQ Ratio	66%
Other Data	
Deed Reference(s)	3126/1374
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

# Floor Plan



## 300 HERITAGE AVENUE

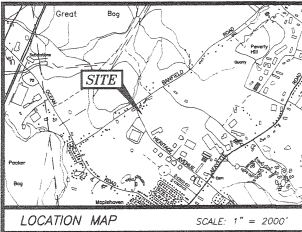
PORTSMOUTH, NEW HAMPSHIRE



**U** UDELSMAN  
ASSOCIATES  
ARCHITECTURE • PLANNING • DESIGN  
161 FEDERAL HILL ROAD  
HOLLIS, NEW HAMPSHIRE 03049  
603-465-6960 FAX 465-6961



# Site Plan



CURVE TABLE					
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C2	12°02'12"	699.57	146.97	146.70	N09°33'58" W

LENGTH TABLE		
No.	Bearing	Distance
L1	S14°35'34" E	9.13'

**LEGAL DESCRIPTION**

DEED DESCRIPTION OF LOT 6B  
124 GROUP, INC.  
300 HERITAGE AVENUE, PORTSMOUTH, NEW HAMPSHIRE

FROM  
SUBDIVISION PLAN FOR  
VENTURI HOLDING COMPANY, INC. A.S.A. TAMPOSI AND G.Q. NASH

A certain tract or parcel of land situated easterly of Heritage Avenue, in Portsmouth, County of Rockingham and State of New Hampshire, and bounded and described as follows:  
Beginning at a drill hole in a stone wall at the southeast corner of the premises herein described at land now or formerly of Tama Properties Limited Partnership three proceeding S 68° 22' 16" W, a distance of 887.14 feet along land of said Tama Properties Limited Partnership to an iron rod at the easterly sideline of Heritage Avenue, thence turning and running along the easterly sideline of Heritage Avenue by a curve to the right with a radius of 699.57 feet a distance of 146.97 feet to a point, thence turning and running along the easterly sideline of Heritage Avenue N 03° 32' 52" W, a distance of 124.19 feet to a nail set at other land now or formerly of 124 Group, Inc., thence turning and running along land of said 124 Group, Inc. N 85° 47' 27" E, a distance of 138.62 feet to a nail set, thence turning and running along land of said 124 Group, Inc. N 68° 22' 06" E, a distance of 69.67 feet to a nail set, thence turning and running along land of said 124 Group, Inc. N 85° 47' 27" E, a distance of 225.57 feet to a point at a stone wall and land of Karen and David Ecker, thence turning and running along land of said Ecker and said stone wall S 14° 35' 34" E, a distance of 9.13 feet to a point, thence turning and running along land of said Ecker and said stone wall S 22° 42' 28" E, a distance of 143.43 feet to the point of beginning.

Said parcel contains 97,661 square feet and is shown as "Map R75, Lot 6B" on a plan entitled "Subdivision Plan, Venturi Holding Company, Inc. and S.A. Tamposi & G.Q. Nash" prepared by Tntech Engineering Corporation, 11 - 59, River 17 July 95, recorded in the Rockingham County Registry of Deeds as Plan D-24136.

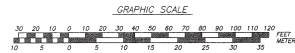
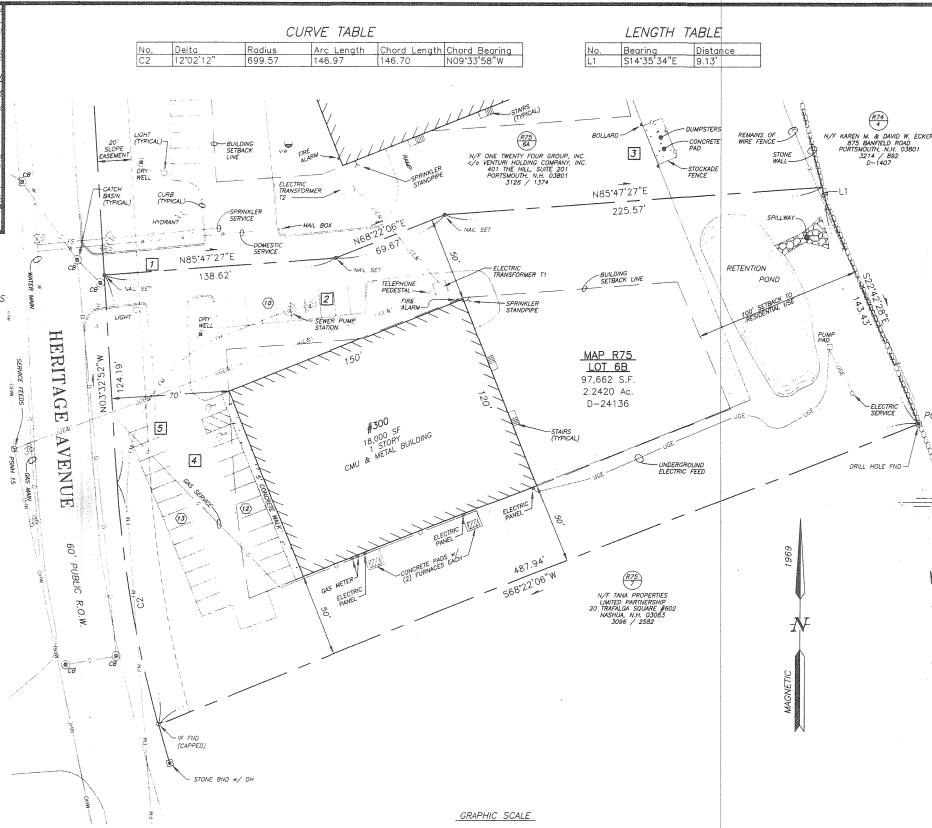
- LEGEND**
- N/F NOW OR FORMERLY
  - RP RECORD OF PROBATE
  - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - ⊕ BND W/DH BOUND WITH DRILL HOLE
  - IR FND IRON ROD FOUND
  - IR FND IRON PIPE FOUND
  - IR SET IRON ROD TO BE SET
  - ⊕ MAP 11/LOT 21 (ASSESSORS MAPS)

- ZONING DATA**
- 1) PARCEL IS LOCATED IN THE INDUSTRIAL ZONE.
  - 2) DIMENSIONAL REQUIREMENTS: 2 ACRES  
 LOT AREA: 200'  
 FRONTAGE: 200'  
 DEPTH: 70'  
 SETBACKS: FRONT 50', SIDE 50', REAR 50'  
 MAXIMUM STRUCTURE HEIGHT: 70'  
 MAXIMUM STRUCTURE COVERAGE: 50%  
 MINIMUM OPEN SPACE: 20%
  - 3) 35 PARKING SPACES DELINEATED, EMPLOYEE LOAD: 52 ALLOWED, (2 SPACES PER 3 EMPLOYEES)

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 330139 0025B, WHICH BEARS AN EFFECTIVE DATE OF MAY 17, 1982 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- STATEMENT OF ENCROACHMENTS**
- 1) ACCESS IN COMMON WITH LOT 6A.
  - 2) LOT 6A SEWAGE ENTERS PUMP STATION ON LOCUS PROPERTY.
  - 3) DUMPSTER IS ON LOT 6A.
  - 4) PARKING IN FRONT OF BUILDING VIOLATES COVENANT @ 225.3 / 1674.
  - 5) PARKING ENCROACHES ONTO 20' SLOPE EASEMENT.

- NOTES**
- 1) REFERENCE PLANS:  
 A) SUBDIVISION OF PORTSMOUTH INDUSTRIAL PARK, RCRD D-6584.  
 B) SUBDIVISION FOR JOHN MACEWICH, RCRD D-1407.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER.



**MERRILL LYNCH CONDUIT PROGRAM SURVEY**  
FOR  
**ONE TWENTY FOUR GROUP, INC.**  
c/o  
**VENTURI HOLDING COMPANY, INC.**  
300 HERITAGE AVENUE  
PORTSMOUTH, N.H.  
COUNTY OF ROCKINGHAM

SCALE: 1" = 30' DATE: NOVEMBER 10 1997

**SURVEYORS CERTIFICATION:**  
TO ONE TWENTY FOUR GROUP, INC. c/o VENTURI HOLDING COMPANY, INC., FROM TITLE INSURANCE AND MERRILL LYNCH CREDIT CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:  
I, THE UNDERSIGNED CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD UTILITY REQUIREMENTS FOR ALTA AND ACAD AND THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACAD IN 1982, IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN ALTA SURVEY.

*John R. Osherson*  
JOHN R. OSHERSON  
LICENSED LAND SURVEYOR NO. 720  
STATE OF NEW HAMPSHIRE  
DATE OF SURVEY: 10 NOVEMBER 1997  
DATE OF LAST REVISION: 18 DECEMBER 1997

**AMBIT SURVEY**  
Civil Engineers & Land Surveyors  
801 Wellington Street C1  
Portsmouth, N.H. 03801-4255  
Tel (603) 430-9282  
Fax (603) 430-9218

**DEED DATA**

- 1) CURRENT DEED: 3126 / 1374
- 2) PROTECTIVE COVENANTS AND AGREEMENTS:  
 2253 / 1670 | 2363 / 1045  
 2293 / 1951 | 2556 / 1861  
 2343 / 600 | 3098 / 1365
- 3) EASEMENTS:  
 NET&T: 2578 / 2878  
 PSNH & NET&T: 3160 / 2229