



Colliers

340 Commerce Way, Pembroke, NH

For Sale or Lease Manufacturing/Warehouse

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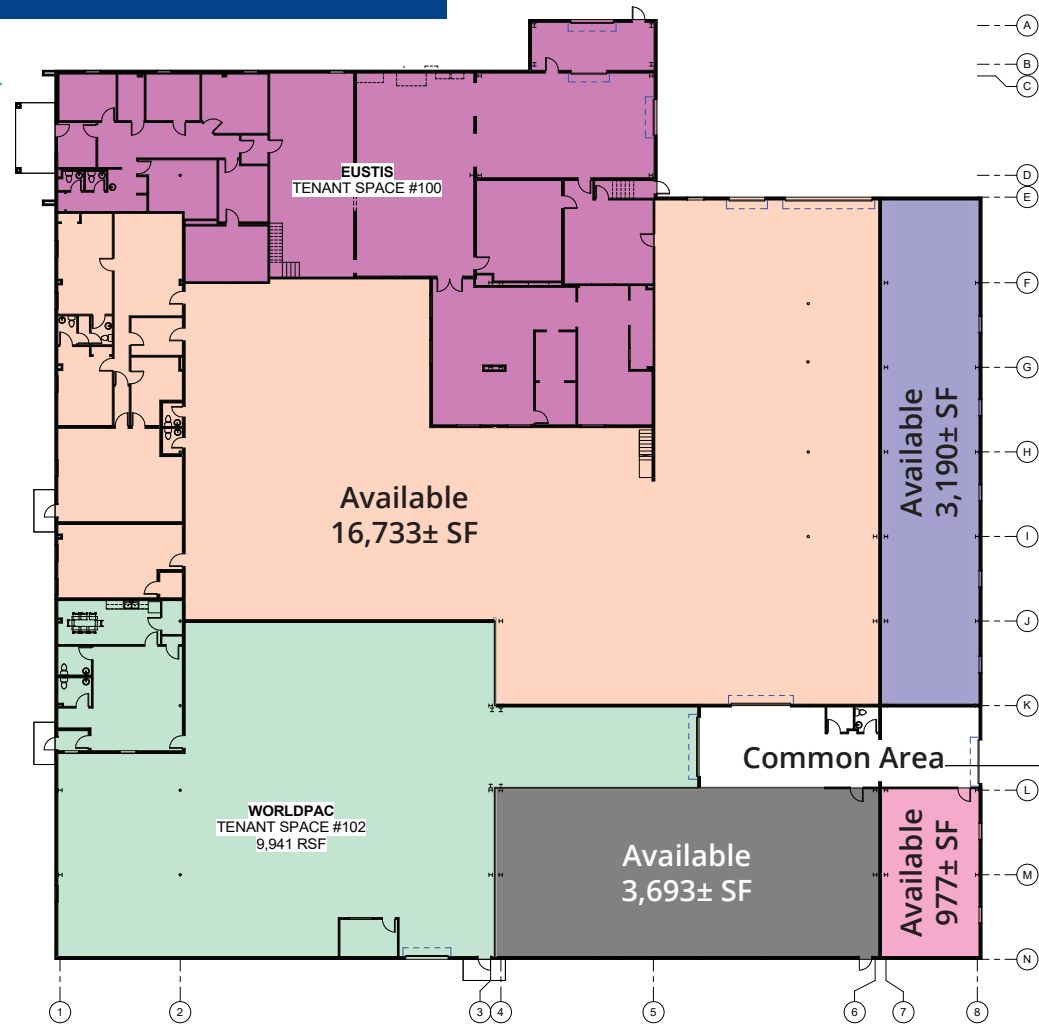
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Accelerating success.

340 Commerce Way, Pembroke, NH

Specifications

Floor Plan



Demographics



Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2025.



Specifications

Address:	340 Commerce Way
Location:	Pembroke, NH 03275
Building Type:	Manufacturing/warehouse
Year Built/Renovated:	1991/2024
Total Building SF:	44,225±
Available SF:	977± to 24,512±
Acreage:	7.17±
Utilities:	Municipal water; septic; propane
Zoning:	C1-A
Parking:	70± on-site spaces
Clear Height:	18'±
Drive-in Doors:	2
Loading Docks:	3
Sprinklers:	Wet system
Power:	1200/600A; 208V; 3 phase
2025 NNN Expenses:	\$4.27 PSF • CAM + Utilities: \$2.77 • Taxes: \$1.50
2025 Taxes:	\$66,345.55
Lease Rate:	\$7.50 to \$9.00 NNN
List Price:	\$4,800,000



Quick access
to & from I-93,
I-89 & Route 3



3 loading docks &
2 drive-in doors



Flexible floorplans



Highly powered

For Sale or Lease



Property Highlights

- 44,226± SF manufacturing/warehouse facility on 7.17± acres available for sale or lease
- Multiple units available, ranging from 977± to 24,512± SF, with flexible floorplans suitable for a variety of industrial and warehouse uses
- Building features 3 loading docks, 2 drive-in doors, and 18' clear height, making it ideal for distribution, storage, and light manufacturing
- Efficient layouts, strong electrical capacity, outdoor storage options, and ample on-site parking
- Ideally located near Route 3, I-93, and I-89, offering convenient and immediate highway access



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