



Colliers



92 Old Turnpike Road & 19-27 Terrill Park Drive, Concord, NH

# Industrial/Flex Space for Sale or Lease at **Capitol Crossing**

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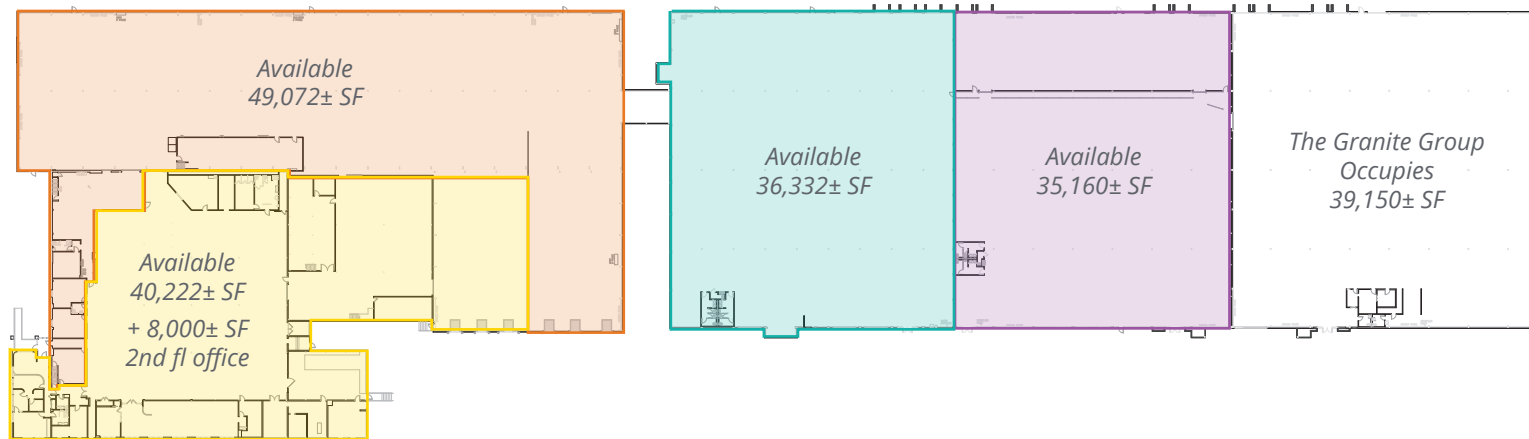
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Accelerating success.

# Specifications

## Floor Plan



## Demographics

### 3 miles



Population  
**29,538**



# of Businesses  
**3,257**



Avg HH Income  
**\$101,191**



# of Employees  
**46,702**

### 5 miles



Population  
**40,650**



# of Businesses  
**3,781**



Avg HH Income  
**\$111,416**



# of Employees  
**54,312**

### 10 miles



Population  
**91,680**



# of Businesses  
**5,285**

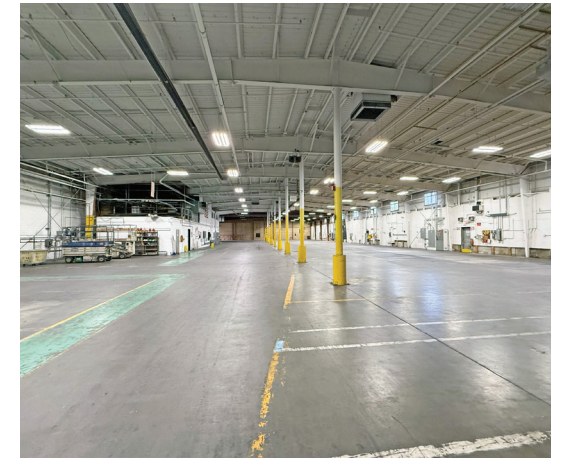


Avg HH Income  
**\$120,790**



# of Employees  
**67,350**

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.



Quick access  
to & from I-93,  
I-393 & I-89



Robust  
power



6 drive-in  
doors & 20  
loading docks



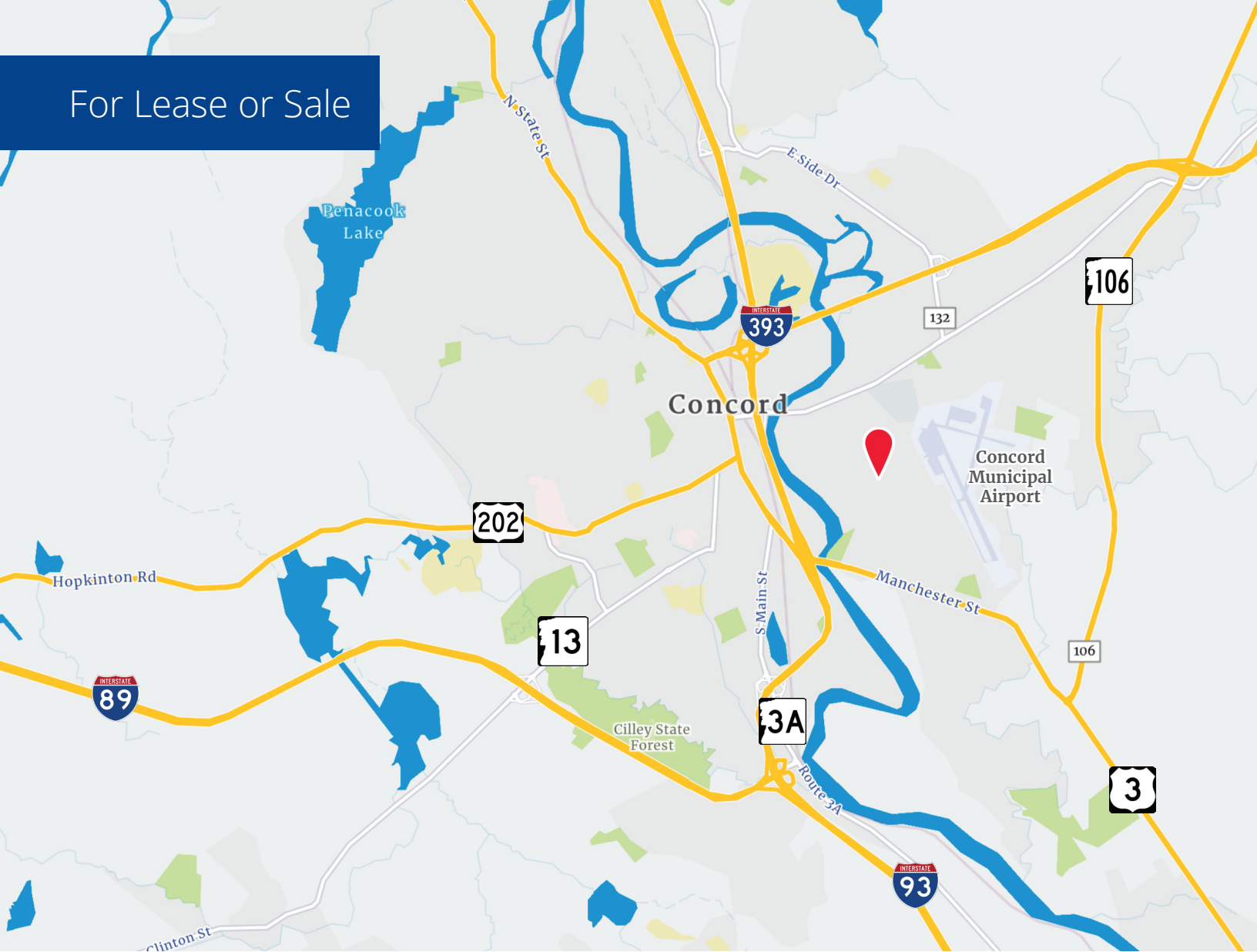
1/2 mile to  
Concord  
Municipal  
Airport

## Specifications

|                                |  |
|--------------------------------|--|
| <b>Address:</b>                | 92 Old Turnpike Rd/19-27 Terrill Park Dr   |
| <b>Location:</b>               | Concord, NH 03301  |
| <b>Building Type:</b>          | Warehouse/manufacturing  |
| <b>Year Built/Renovated:</b>   | 1958-1984/2020   |
| <b>Total Building SF:</b>      | 208,487±   |
| <b>Available SF:</b>           | 36,332± to 168,677±  |
| <b>Floors:</b>                 | 1 (plus 8,000± SF of mezzanine space)  |
| <b>Acreeage:</b>               | 13.01±   |
| <b>Utilities:</b>              | Municipal water & sewer; natural gas   |
| <b>Zoning:</b>                 | Industrial   |
| <b>Clear Height:</b>           | Up to 24'±   |
| <b>Ceiling Height:</b>         | Up to 26'±   |
| <b>Drive-in Doors:</b>         | 7  |
| <b>Loading Docks:</b>          | 20   |
| <b>Sprinklers:</b>             | Wet system   |
| <b>Power:</b>                  | Old Tpk: 1600/2000A; 480/208V; 3 phase<br>19 Terrill Prk: 600/800A; 480/277V; 3 phase<br>23 Terrill Prk: 400/1600A; 480/277V; 3 phase<br>27 Terrill Prk: 800A; 480/277V; 3 phase |
| <b>Parking:</b>                | 245± on-site spaces  |
| <b>2026 Est. NNN Expenses:</b> | \$2.19 PSF   |
| <b>2026 Taxes:</b>             | \$213,772  |
| <b>Lease Rate:</b>             | \$9.95 to \$11.50 NNN  |
| <b>List Price:</b>             | \$23,000,000   |



For Lease or Sale



## Property Highlights

- Capitol Crossing is a 208,487± SF industrial building, constructed in various phases over 1958-1984 to meet the high power and durability needs of a manufacturing company; the building underwent significant renovation in 2020 to include current storage and distribution requirements
- 35,160± to 168,677± SF available for lease in flexible configurations consisting of a mix of open warehouse area, high ceilings, drive-in doors, loading docks, plus 8,000± SF of mezzanine office area
- Improvements include adding multiple loading docks, oversized drive-ins, truck and trailer parking, expanded parking to 245± cars, roof replacement, interior/exterior cosmetic changes, new ADA restrooms, and a significant sprinkler upgrade to an EFSR level over 71,500± SF
- Existing tenant, The Granite Group, occupies 39,150± SF
- Located adjacent to Concord's Municipal Airport with easy access to I-93, I-393, I-89, only 25± minutes to Manchester, NH, 50± minutes to Portsmouth, NH, and 70± minutes to Boston, MA



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