



For Lease

Manufacturing/ Warehouse Space

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70 Depot Street Goffstown, NH

Property Highlights

- First time availability of very clean, flexible warehouse/shop space in the heart of downtown Goffstown
- Unit 1 is 20,387± SF consisting of 11,567± SF open warehouse area featuring a drive-in door, office space, kitchen, and private restrooms; an additional 8,820± SF of mezzanine space above the unit is accessed by a 3,000 lb freight elevator
- Commercial Industrial Flex zoning allows for a variety of uses including manufacturing and R&D
- Conveniently located near amenities such as restaurants and coffee shops, grocery stores, bank, gas stations, and more

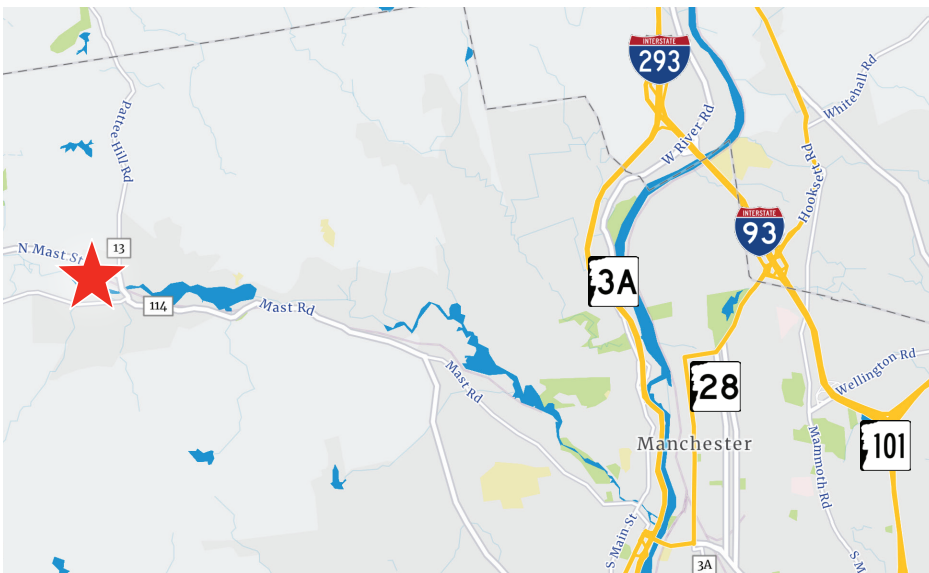
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Specifications

Address:	70 Depot Street
Location:	Goffstown, NH 03045
Building Type:	Warehouse
Year Built:	1900
Year Renovated:	1985
Total Building SF:	30,599±
Available SF:	Unit 1: 20,387±
Floors:	1
Utilities:	Private water & sewer Oil heat
Zoning:	Commercial Industrial Flex
Clear Height:	16'5"± to 17'±
Drive-in Door:	1
Power:	400/200A; 2/3 phase
2026 Est. NNN Expenses:	\$3.00 PSF • CAM: \$1.60 • Taxes: \$1.40
Accessibility:	Conveniently located near amenities such as restaurants and coffee shops, grocery stores, bank, gas stations, and more
Lease Rate:	\$9.95 NNN

Locator Map



Contact us:

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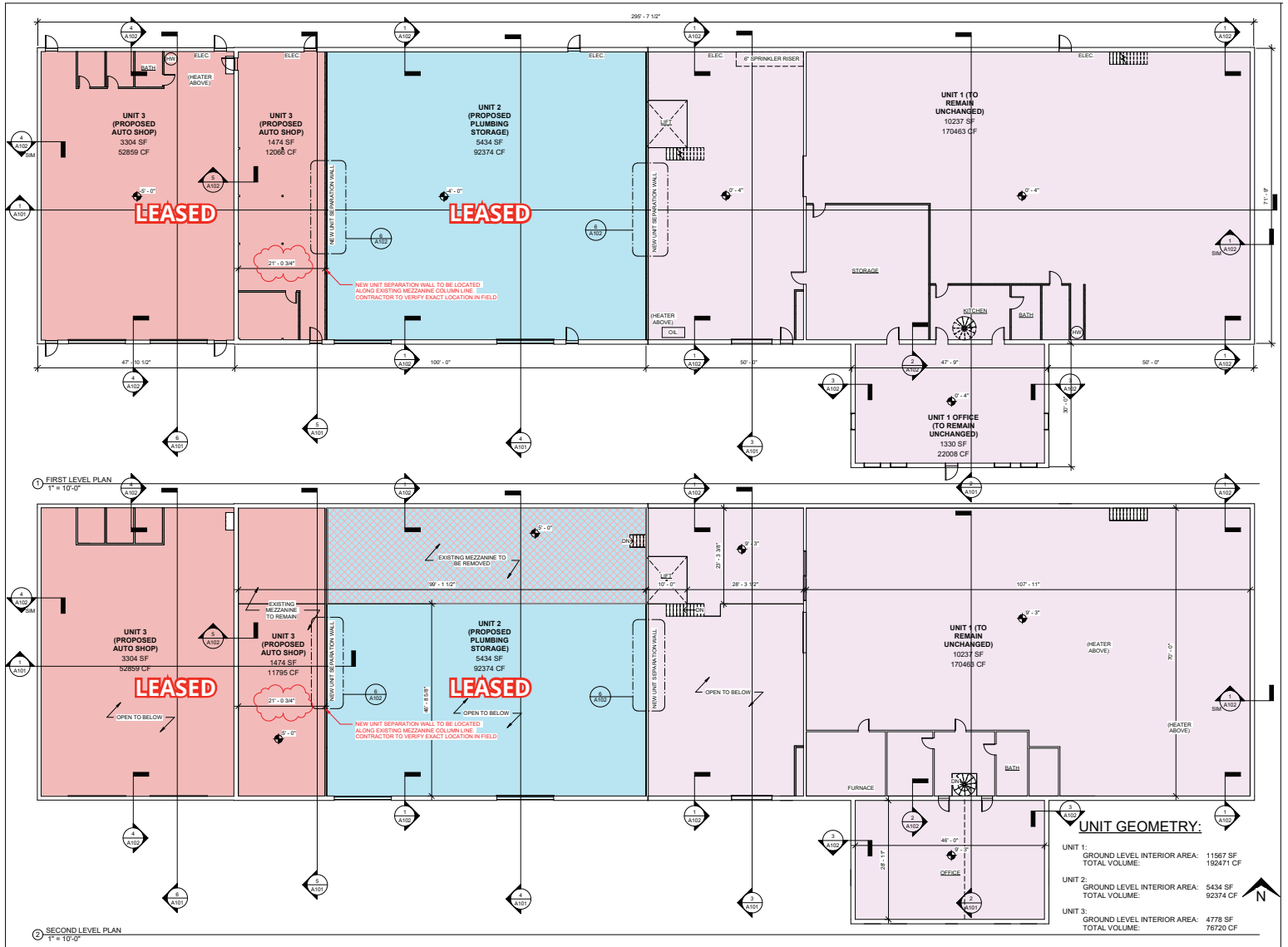
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Floor Plan



70 DEPOT ST. GOFFSTOWN, NH 03045		FLOOR PLANS	
Project Number	23402	Drawn By	ALT
Check By	ALT	Checked By	ALT
Date	11/14/2023	Scale	1" = 10'-0"
Sheet	A100	Of	2 / 2

- Unit 1:
20,387± SF
- Unit 2:
Leased
- Unit 3:
Leased

*Not to scale