



For Lease

# Manufacturing/Warehouse/ Distribution Building

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## 7 Nadeau Drive Rochester, NH

### Property Highlights

- 34,966± SF manufacturing/warehouse/distribution building on 7.49± acres available for lease in the Gonic Industrial Park in Rochester, NH
- Building consists of 3,314± SF of office space, 2,058± SF of mezzanine space, and 29,594± SF of high bay warehouse/manufacturing area
- Warehouse features 23'± clear height, wet sprinkler system, 2 oversized drive-in doors, 4 loading docks with levelers, and a compressed air system
- Recent replacements include a new roof (2018), loading dock/drive-in doors (2022), and furnace (2023)
- Location is easily accessible from the Spaulding Turnpike/Route 16 via Exit 12
- Availability negotiable

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# For Lease

## Specifications

Address:	7 Nadeau Drive
Location:	Rochester, NH 03867
Building Type:	Industrial
Year Built/Renovated:	1975/2022
Total Building SF:	34,966±
Available SF:	34,966±
Floors:	2
Utilities:	Municipal water & sewer; natural gas
Zoning:	Industrial
Clear Height:	23'6"±
Ceiling Height:	26'3"±
Drive-in Doors:	2
Loading Docks:	4
Sprinklers:	Wet system
Power:	1200A; 480/277/208V; 3 phase
2024 Avg Utilities:	\$1.72 PSF
2024 Est. NNN Expenses:	\$0.79 PSF • CAM: \$0.31 • Taxes: \$0.48
Lease Rate:	\$12.00 NNN



### Contact us:

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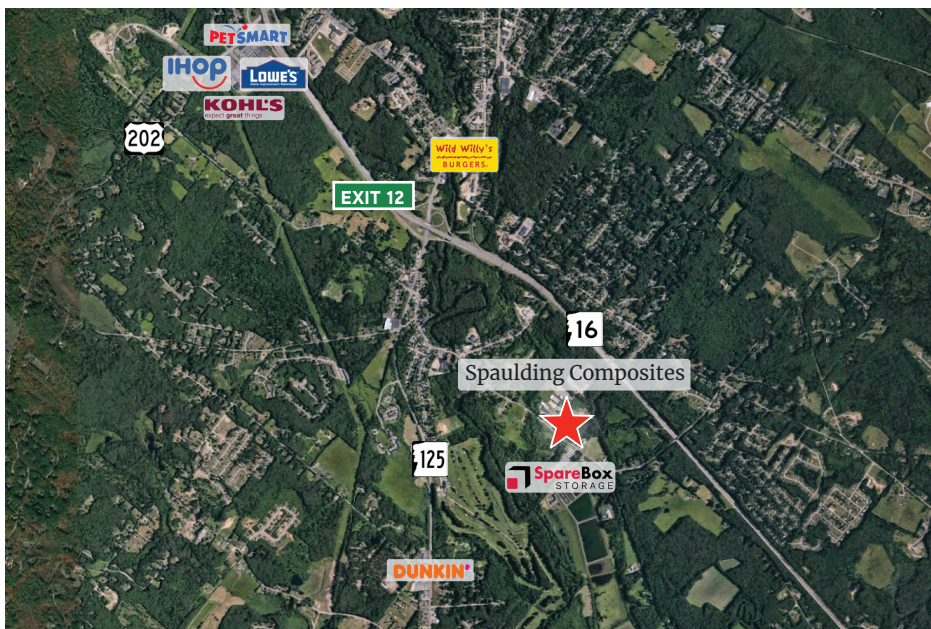
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## Aerial Map

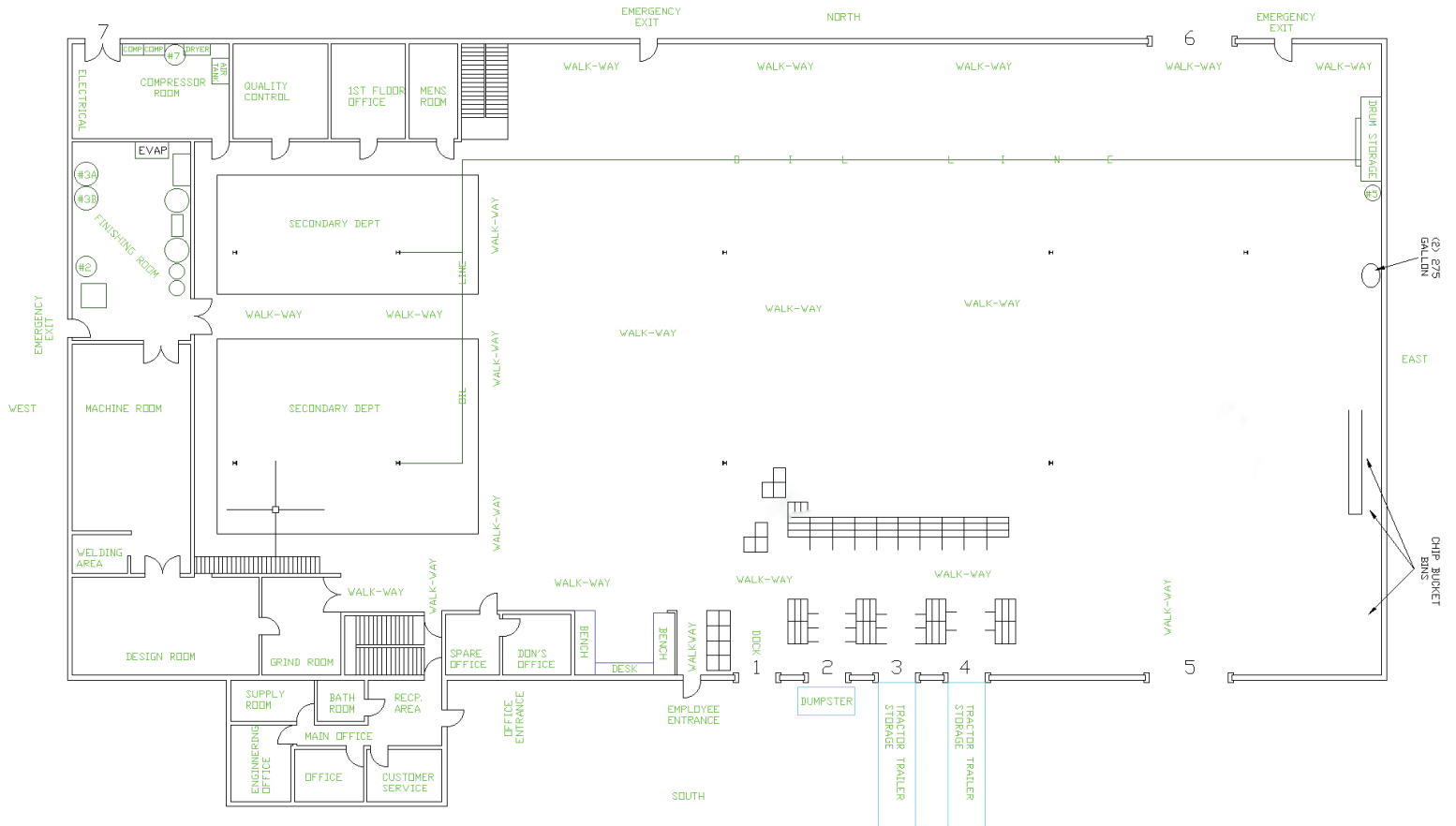


# Property Information

Property Data	
Acreage	7.49±
Total Building SF	34,966±
Number of Buildings	1
Floors per Building	2
Building Dimensions	250'± x 120'±
Total Available SF	34,966±
Total Available SF Breakdown	
Office	3,314±
Warehouse	29,594±
Mezzanine	2,058±
Loading Docks	3 (8' x 8'), 1 (10' x 9')
Drive-in Doors	2 (16' x 16')
Restrooms	2 (1 with shower)
Construction Data	
Year Built	1975
Year Renovated	2022
Exterior	Concrete block
Roof	Rubber (2018)
Foundation	Concrete
Insulation	Fully insulated
Exterior Doors	Metal
Interior Walls	Concrete block
Lighting	LED
Column Spacing	30'± x 40'±
Ceiling Height	26'3"±
Clear Height	23'6"±
Floors	2
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	No
Site Plan	No
Subdivided	Yes
Wooded	Yes
Topography	Sloping
Wetlands	Unknown

Site Data	
Zoning	General Industrial
Traffic	Light
Visibility	Good
Road Frontage	703'± on Pickering Road
Neighborhood	Industrial park
Landscaping	Complete
Curb Cuts	1
Sidewalks	None
Parking	38± spaces
Site Status	Complete
Services Data	
Warehouse Heat	Radiant
Office HVAC	Natural gas
Power	
3 Phase	Yes
Amps	1200
Volts	480/277/208
# of Services	1
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas	Natural
Sprinkler	Wet system
Security System	Yes
Elevator	No
Tax Data	
2024 Tax Amount	\$16,838.42
Tax Map & Lot Number	0141/0034/0000
2024 Tax Rate per 1,000	\$14.85
2024 Assessment	
Land	\$496,100
Building/Yard Items	\$637,800
Total Assessed Value	\$1,133,900
2024 EQ Ratio	99.7%
Other Data	
Deed Reference(s)	1970/552
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

# Floor Plan



PARKING LOT