

85 Industrial Park Drive | Dover, NH

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Warehouse/Flex Industrial Available For LEASE

Located right off the Spaulding Turnpike at Exit 8W, this 264,000± SF industrial building is now available for lease. Incredible opportunity for a large warehouse user to take advantage of this convenient location. This property is in the Commercial Manufacturing zone and allows for light industrial, warehousing, fitness, professional office uses, etc.

For more information, please contact:

bow street, LLC
9 Emery Lane, Greenland, NH 03840

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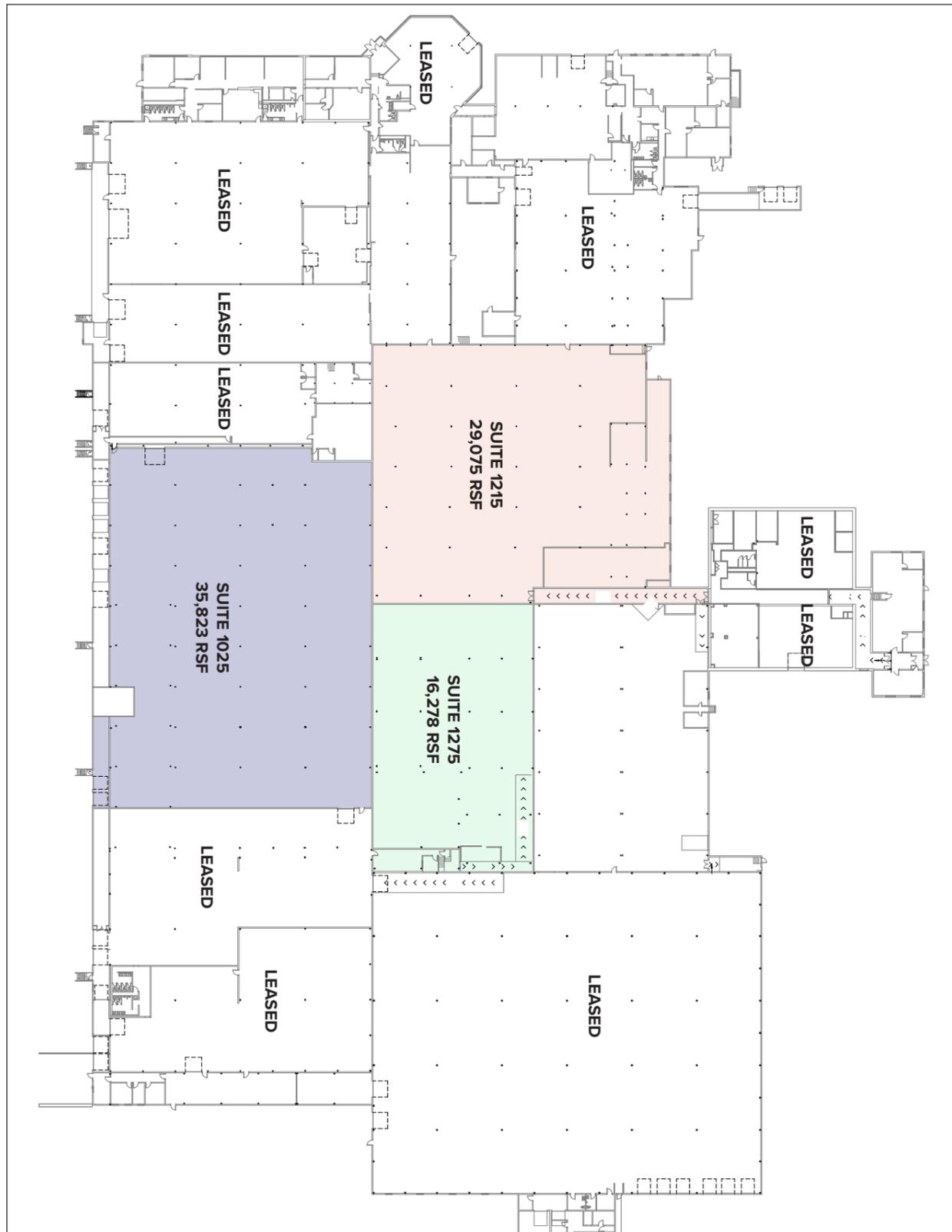
For further information call

Margaret O'Brien at 603.427.0700

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2022 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.





Property Specifications

Total Building Size:	264,620± RSF								
Available Space:	<table> <tr> <td>Suite 1025</td> <td>35,823± RSF</td> </tr> <tr> <td>Suite 1215</td> <td>29,075± RSF</td> </tr> <tr> <td>Suite 1275</td> <td>16,278± RSF</td> </tr> <tr> <td>Total</td> <td>81,176± RSF</td> </tr> </table>	Suite 1025	35,823± RSF	Suite 1215	29,075± RSF	Suite 1275	16,278± RSF	Total	81,176± RSF
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Suite 1275	16,278± RSF								
Total	81,176± RSF								
Land:	25.05 Acres								
Year Built:	1958, upgraded 2002 (new roof)								
Water/Sewer:	Municipal water and sewer								
Loading Docks:	9 loading docks								
Data Lines:	T-1								
Ceiling Hights:	Varies 12'6" to 22'1"								
Sprinkler:	100% sprinklered								
HVAC:	Multiple York, gas fired, roof mounted								
Parking:	300 free on-site parking spaces								
Zoning:	CM – Commercial Manufacturing								
Utilities:	Electricity is sub-metered for Tenant's use								
Availability:	January 1, 2026								
Asking Lease Rate:	\$9.50/RSF NNN								
NNN Expenses:	CAM (est. 2025)– \$1.41 RSF Real Estate Taxes (2025) – \$0.69 RSF								