



For Lease

# Brand New Warehouse Space

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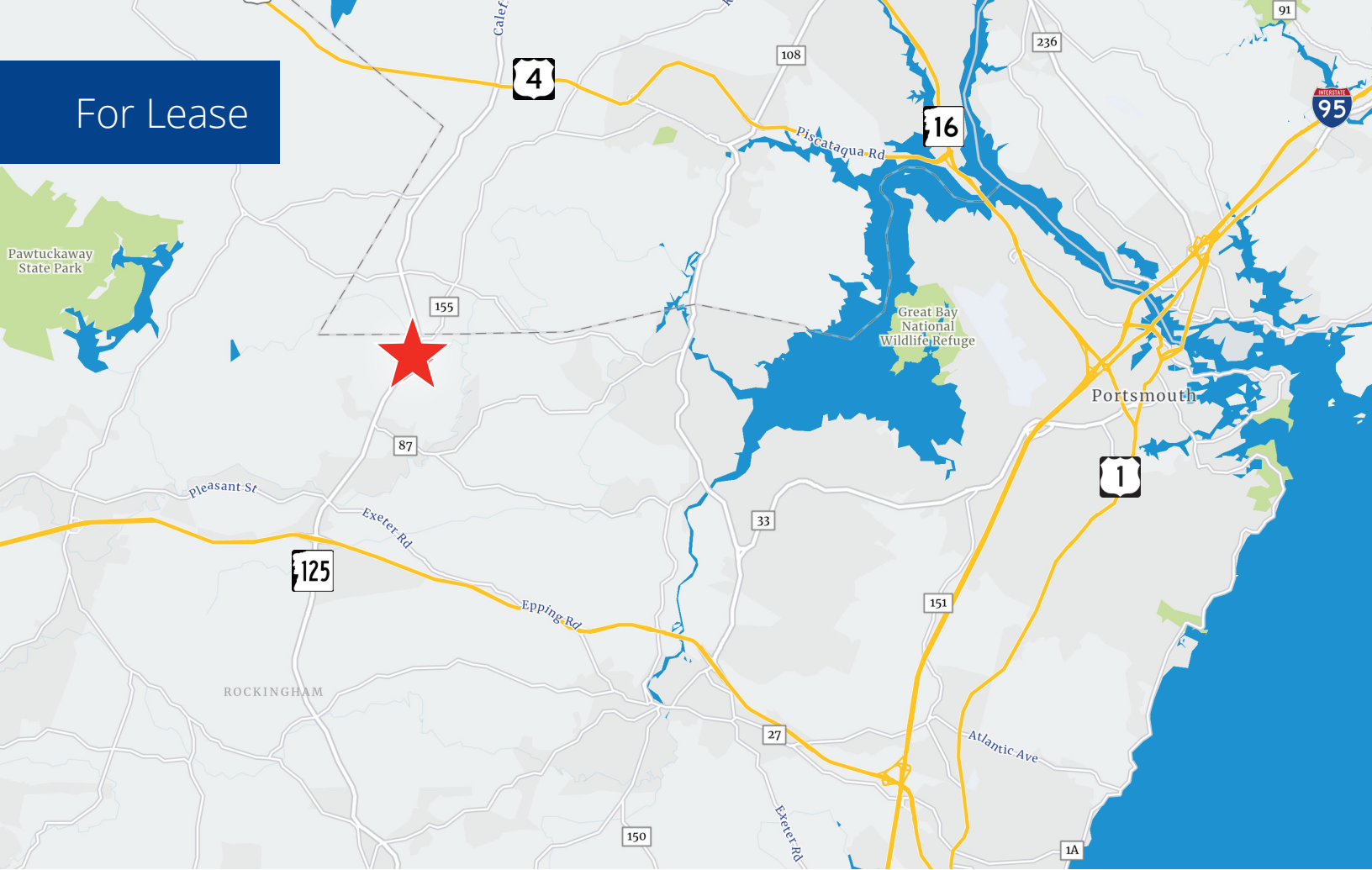
## 581 Calef Highway Epping, NH

### Property Highlights

- Up to 7,200± SF available for lease at a newly constructed warehouse located in Epping, NH
- 5,600± SF warehouse space features 32' clear height, wet sprinkler system, one dedicated 12' x 12' loading dock, and shared access to a 14' x 14' drive-in door and an additional 12' x 12' loading dock
- 1,600± SF of upper level office space can be leased with the warehouse unit
- Ample on-site parking
- Located off of busy Route 125/Calef Highway and just 5 minutes from Route 101
- Available late Spring 2025

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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## Specifications

Address:	581 Calef Highway
Location:	Epping, NH 03042
Building Type:	Industrial/warehouse/manufacturing/distribution
Year Built:	2024/2025
Total Building SF:	15,000±
Available SF:	Warehouse: 5,600± (70' x 80') Office: 1,600± Contiguous: 7,200±
Floors:	3
Utilities:	Well water & septic Propane gas
Zoning:	Regional Commercial
Parking:	21 shared on-site spaces
Clear Height:	32'±
Ceiling Height:	35'±
Drive-in Door:	(1) 14' x 14' (shared access)
Loading Docks:	(2) 12' x 12' (shared access to 1)
Sprinklers:	Wet system
Power:	400A; 120/280V; 3 phase
Lease Rate:	\$14.00 modified gross



### Contact us:

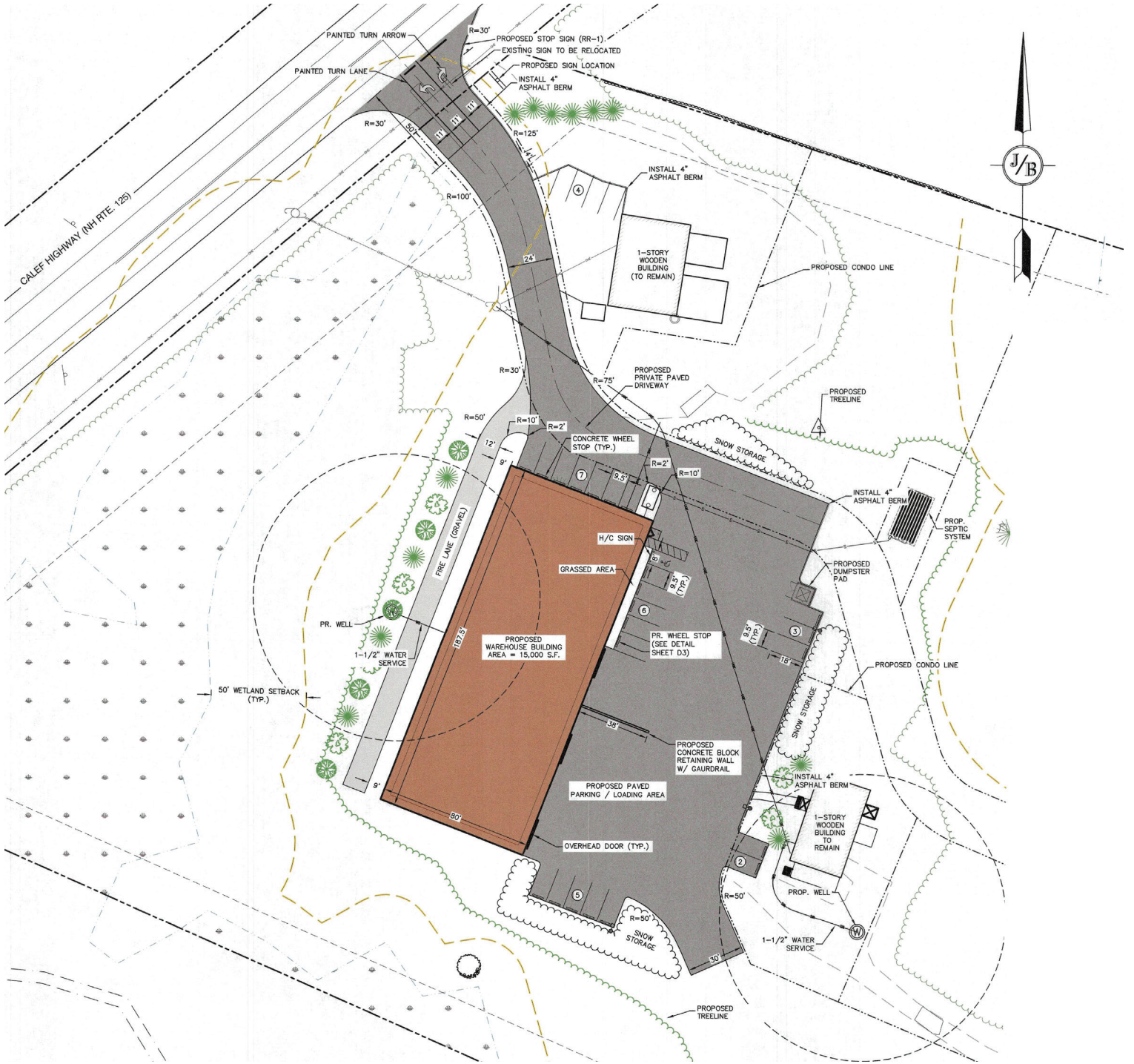
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# Site Plan



Design: BWG Draft: CFP Date: 08/21/2023  
 Checked: BWG Scale: AS SHOWN Project No.: 22098  
 Drawing Name: 22098-PLAN.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
2	08/03/23	REVISED PER CONDITIONS OF APPROVAL	BWG
1	12/14/22	REVISED PER ENGINEERING REVIEW COMMENTS	BWG
0	8/22/22	ISSUED FOR REVIEW	BWG

**J/B Jones & Beach Engineers, Inc.**  
 85 Portsmouth Ave. Epping, NH 03042  
 Phone: 603-772-4746 Fax: 603-772-5827  
 Civil Engineering Services  
 E-MAIL: JBEG@JONESANDBEACH.COM

Plan Name: **SITE PLAN**  
 Project: **"WAREHOUSE BUILDING ADDITION" 581 CALEF HIGHWAY, EPPING, NH 03042**  
 Owner of Record: 470 CHURCH STREET LLC, 470 CHURCH STREET, STRATHAM, NH 03885 BK 6415 PG 0058

Drawing No.: **C2A**  
 SHEET 4 OF 2  
 JBE PROJECT NO. 22098