



35
CORPORATE DRIVE
PORTSMOUTH, NH

FORMER REDHOOK BREWERY

AVAILABLE FOR SALE/LEASE



WHERE
MEETS

CRAFT COMMERCIAL

BUILDINGS AND EQUIPMENT AVAILABLE FOR SALE

An integrated F&B production hub with the infrastructure to scale and the space to connect with consumers

KEY HIGHLIGHTS

±110,000 SF
PURPOSE-BUILT
BEVERAGE FACILITY
ON TWO LEVELS

±80,000 SF
PRODUCTION
AND MEZZANINE
AREA

210,000
HECTOLITERS/
YEAR BREWING
CAPACITY

±15,041 SF
SECOND FLOOR
OFFICE

±15,041 SF
FORMER PUB
& EVENT SPACE
WITH PATIO



SF: **±110,000 SF** Brewery
±2,800 SF Single-story waste-water treatment plant

SITE SIZE: **±23.54 acres** (ground lease)
GROUND LEASE: Expires 04/13/2047 with two 7-year renewal options (additional extensions negotiable)
Current ground rent is \$304,555, increasing every 5 years, by 5% starting November 2026.

YEAR BUILT: 1996

LOADING: 12 tailboard docks, 1 drive-in door

POWER: 3,000 Amps 480/277 volt 3-phase 4 wire

UTILITIES: Municipal water & sewer

ZONING: Airport Business Commercial (ABC)
Foreign Trade Zone (FTZ#81)
Pease Tradeport Economic Revitalization Zone (ERZ)

CLEAR HEIGHT: PRODUCTION: 26'8" to joist
CELLARS: 38'4" to joist

SCALABLE PRODUCTION SEAMLESS PACKAGING

VERSATILE INFRASTRUCTURE
READY FOR CO-PACKING OR
DIRECT BRAND OPERATIONS

BREWING & LIQUID PROCESSING

1 BREWHOUSE WITH ADVANCED CAPABILITIES INCLUDING:

Dry hopping, unitanks, centrifuge,
K-filter, sheet filter

Flavor integration and seltzer base
readiness

PACKAGING LINES

CANS (12oz / 16oz):
Krones Craftmate | Up to 265 cans/min

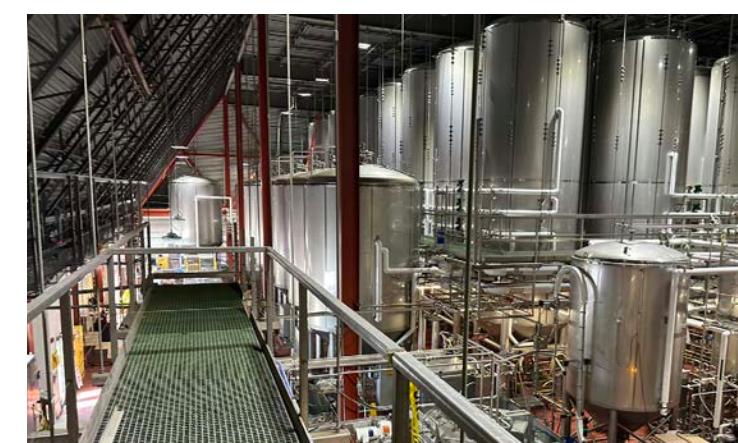
GLASS BOTTLES (12oz):
Krones Solomatic | Up to 380 bpm

KEGS:
Half, quarter, and sixtel options | 1 keg/
min line

CURRENT PACKAGING FORMATS SUPPORTED:

6-packs, 12-packs, 18-packs, 24-packs
(can & bottle)

Specialty formats including branded
bottles and packed glass SKUs

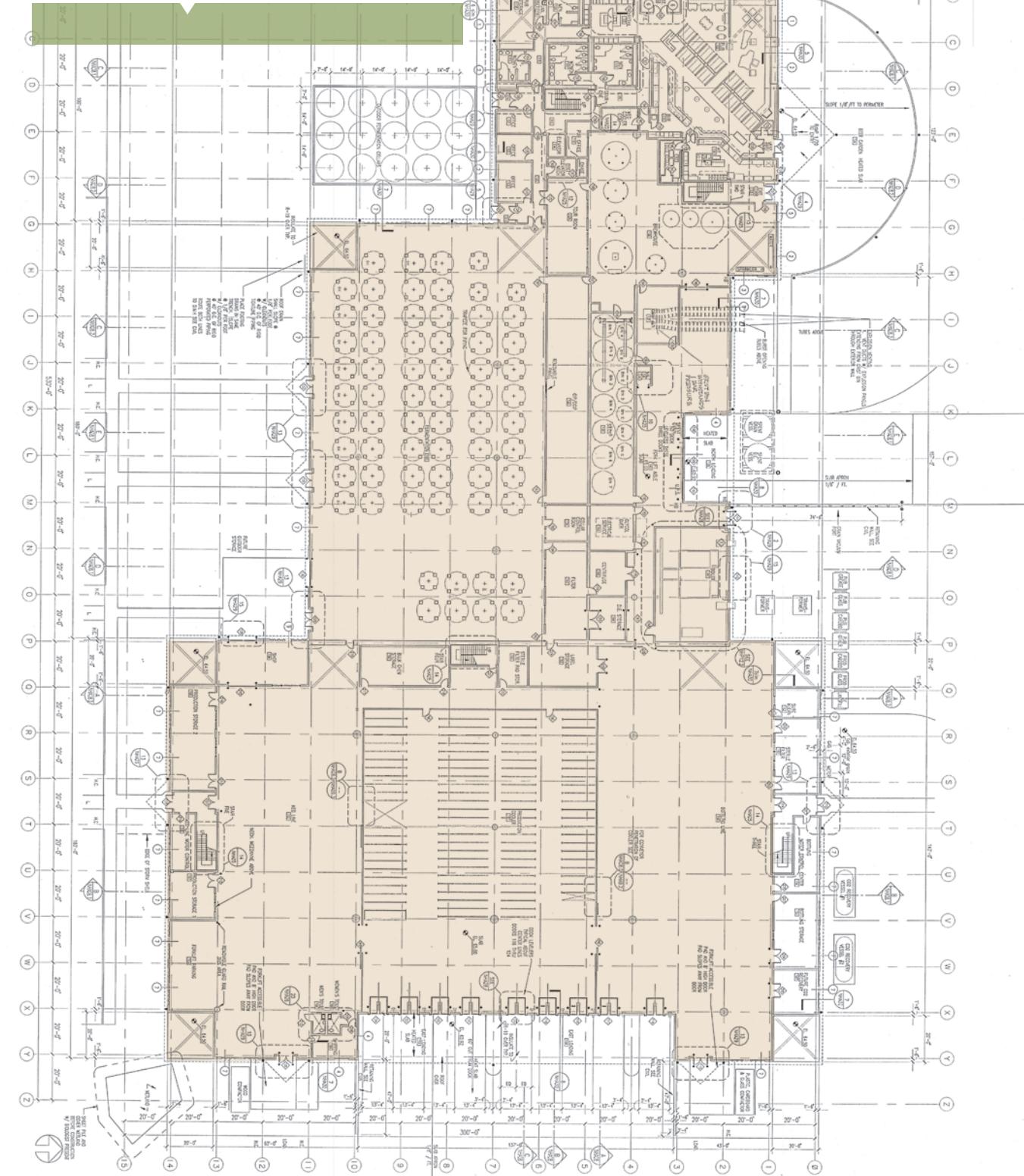


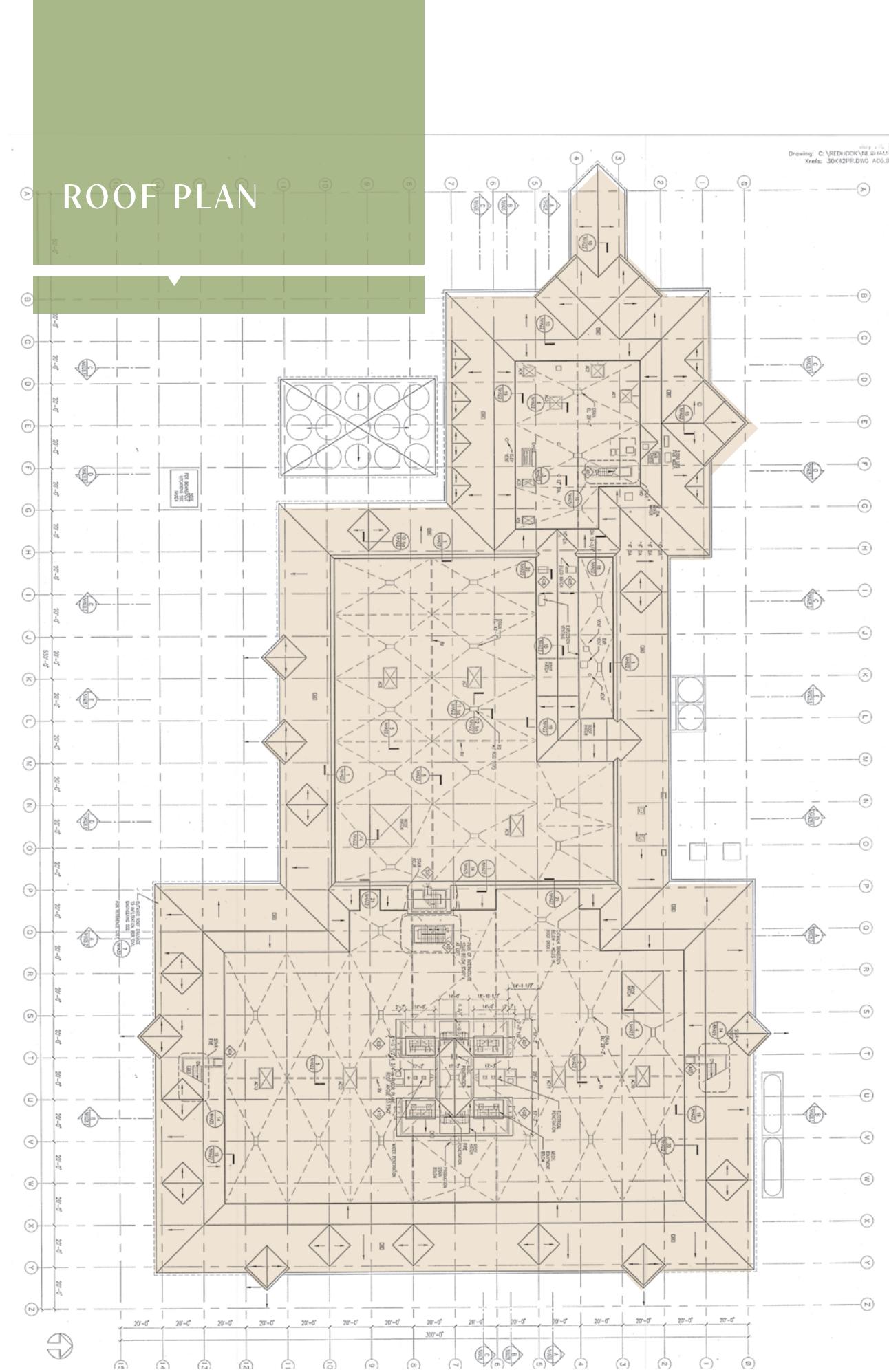
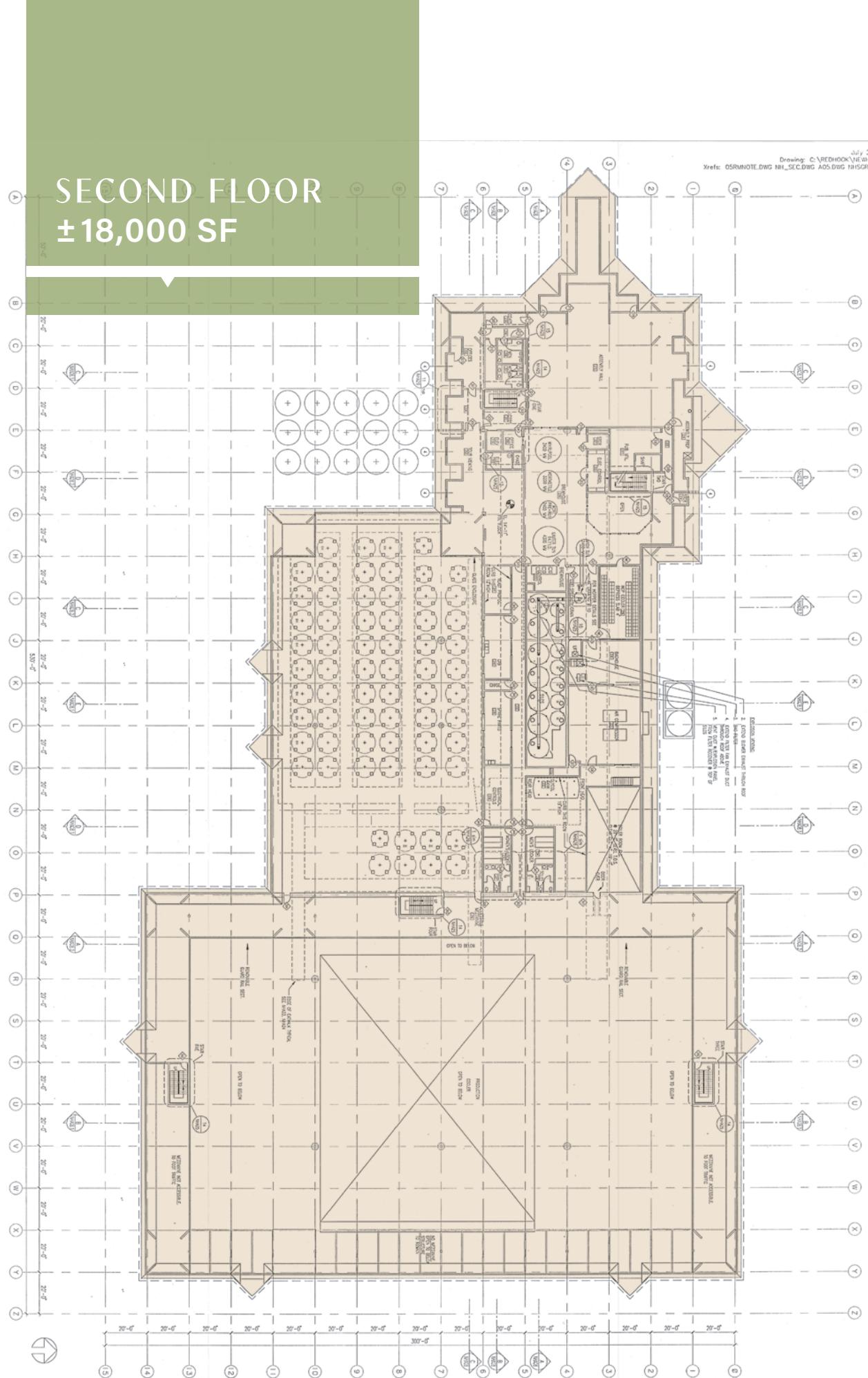


THE FACILITY IN DETAIL



GROUND FLOOR
±92,000 SF







STRATEGICALLY SITUATED FOR GROWTH

RELIABLE ACCESS TO
KEY MARKETS AND
LOCAL AMENITIES



LOCATION

- Situated in Portsmouth, NH an established suburban business hub with a strong workforce
- Business-friendly environment ideal for food & beverage operations
- New Hampshire's favorable business climate, no capital gains, sales, or income or millionaire's tax.



ACCESS

- Minutes from Portsmouth International Airport (PSM)
- Superior highway access and visibility
 - 2/10 of a mile to Route 4
 - 2.5 miles to I-95
 - 4 miles to Maine
 - 10 miles to Route 101



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CORPORATE DRIVE

CONNECTED TO AMENITIES

RETAIL & AMENITIES

- Surrounded by dining, retail, and everyday conveniences
- Local services support employee needs and client visits

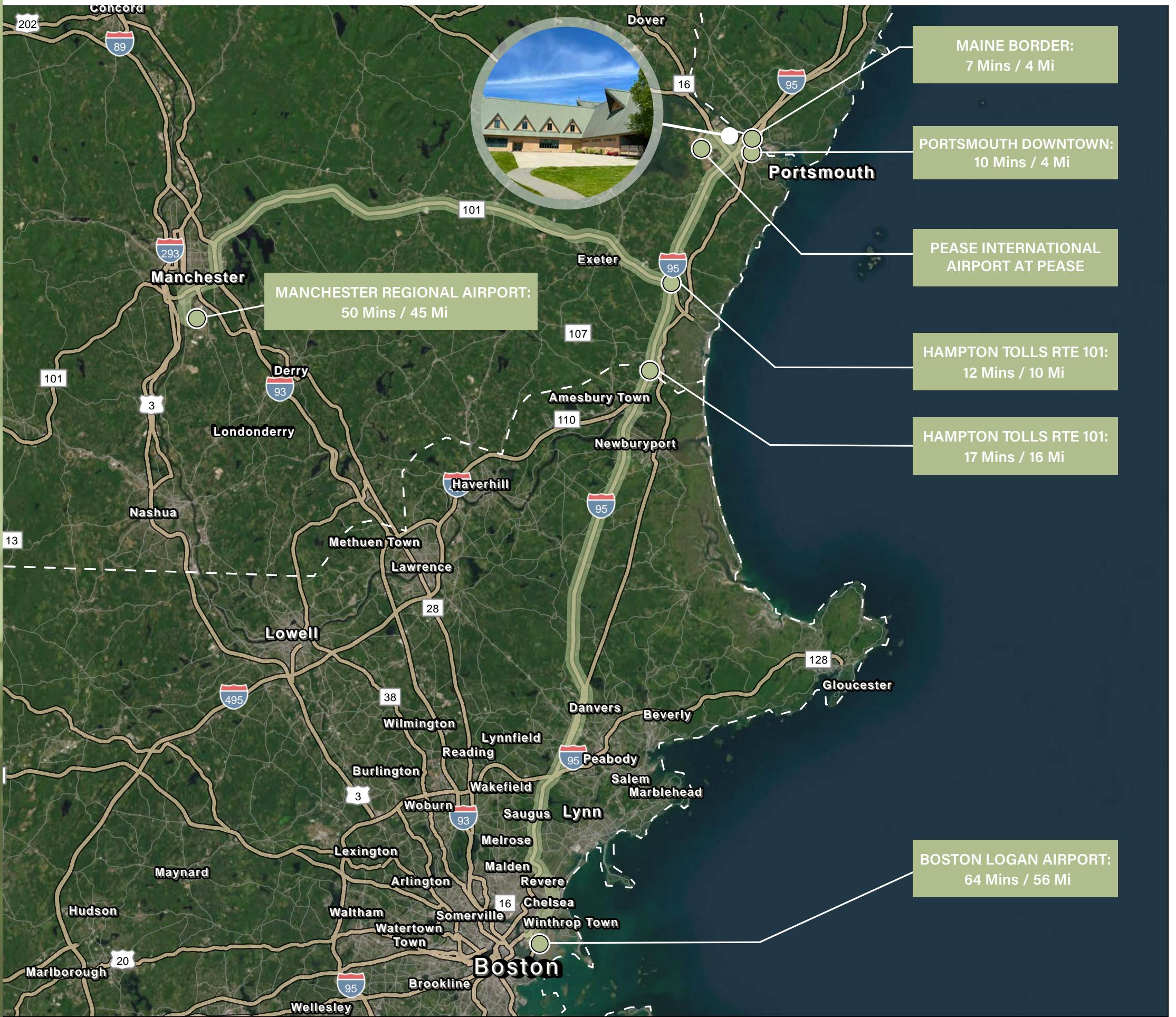


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DRIVE TIMES





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