



For Lease

Manufacturing/ Warehouse Space

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7a Eastpoint Drive Hooksett, NH

Property Highlights

- 12,500± SF of manufacturing/warehouse and nicely appointed office space for lease in Hooksett, NH
- Warehouse has direct access via a 10' x 10' drive-in door and features 6 private offices, a conference room, kitchen, 2 restrooms (1 with shower), and a loading dock
- Located just off the Route 101 intersection at Exit 1, minutes from the Manchester-Boston Regional Airport, and near a number of amenities including restaurants, gas stations, and childcare

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Specifications

Address:	7a Eastpoint Drive
Location:	Hooksett, NH 03106
Building Type:	Warehouse/flex
Year Built/Renovated:	1989/2022
Total Building SF:	12,500±
Available SF:	12,500±
Utilities:	Municipal water & sewer Natural gas; HVAC in office
Zoning:	Industrial
Clear Height:	10'±
Ceiling Height:	12'±
Drive-in Door:	1 (10' x 10')
Loading Dock:	1
Sprinklers:	Wet system
Power:	800A; 480V; 3 phase
2025 est NNN Expenses:	\$3.25 PSF • CAM: \$1.95 • Taxes: \$1.30
Lease Rate:	\$10.95 NNN



Locator Map



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