

## INDUSTRIAL FOR LEASE

# 86 TIDE MILL RD

86 Tide Mill Rd, Hampton , NH 03842



### PROPERTY DESCRIPTION

Discover 86 Tide Mill Rd, a prime commercial space available for lease in Hampton, NH. This stunning property offers an expansive floor plan bathed in natural light, ideal for a range of business needs. Boasting modern architecture and versatile layout options, it's the perfect canvas for creating a tailored workspace. With ample parking and convenient access, available for lease:  $\pm 15,748$  SF industrial facility on 4.16 acres in Hampton, NH, just off Route 101 and minutes from I-95. The  $\pm 12,600$  SF main building features a welcoming lobby, 6 private admin offices, executive suites, a conference room with AV hookups, full kitchen with appliances, 5 restrooms, and 8 additional offices upstairs. The property is ideal for manufacturing or service-based businesses, with 20' ceiling height, 14'x12' overhead door, heavy electrical infrastructure, and a compressor system. Heated by natural gas and fully air conditioned, it's also served by town water/sewer. The  $\pm 3,148$  SF second building includes a service bay with 10'x10' loading door, air compressor system, and mezzanine access.  $\pm 8,000$  SF of on-site asphalt paving supports parking or laydown space. Flexible layout, secure IT room, and move-in-ready condition. Great access, solid infrastructure, and versatile space all in one package.

### OFFERING SUMMARY

Lease Rate:	\$11.50 - 12.50 SF/yr (NNN)
Available SF:	3,148 - 15,748 SF
Lot Size:	4.114 Acres
Building Size:	15,848 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	295	2,018
Total Population	125	569	4,095
Average HH Income	\$113,642	\$114,342	\$126,565

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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NH #074657

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Managing Director  
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NH #004637

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

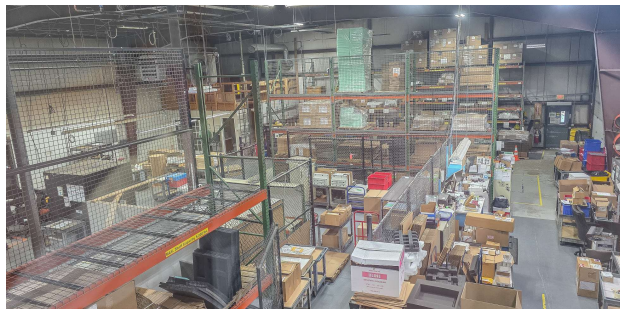
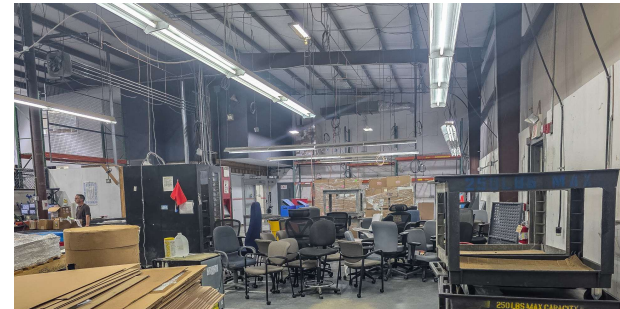
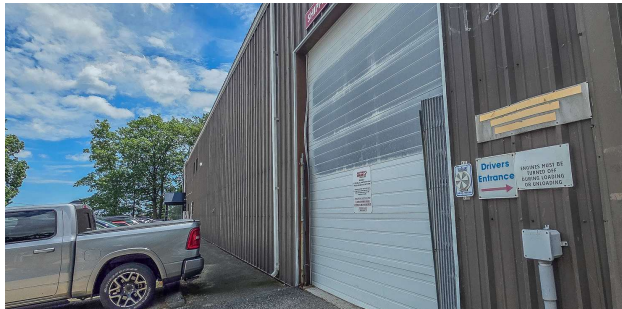
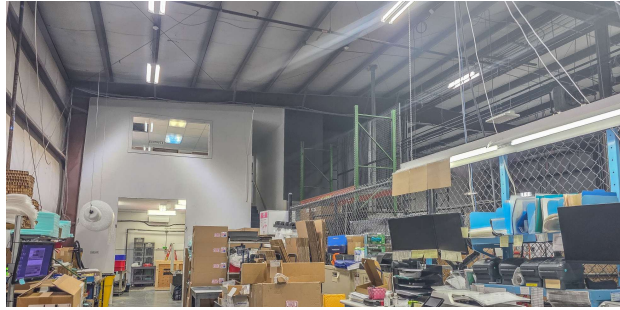
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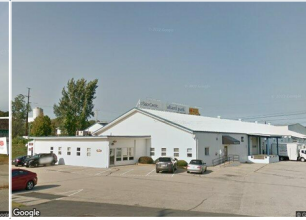
### 130 International Dr

130 international dr  
Portsmouth, NH 03801



### 4 Cutts Street, Unit

4 cutts street  
Portsmouth, NH 03801



### Allard Park

40 old dover road  
Newington, NH 03801



### 41 Industrial Dr

41 industrial drive  
Exeter, NH 03833

County	Rockingham	Rockingham	Rockingham	Rockingham
Submarket				
Property Type	Industrial	Industrial	Industrial	Industrial
Property Subtype	Warehouse/Distribution	Mixed Use	Warehouse/Distribution	Warehouse/Distribution
Zoning	PI - PEASE INDUSTRIAL	B1 - BUSINESS CENTRAL COMMERCIAL	OFFICE	INDUSTRIAL
Building Status	Existing	Existing	Existing	Existing
Class				
Year Built		1950	2002	1988
Building SF			74,629 SF	24,224 SF
Land Size	0 Acres	0 Acres	5.24 Acres	7.72 Acres
Occupancy Type	Single-Tenant	Single-Tenant	Multi-Tenant	Multi-Tenant
Construction				
Elevators				
Floors			1	2
Parking Total/Ratio	/	/	/	/
Tax ID/APN	0306-0006-0000	0142-0037-0000	adhoc-6306dae0e207a5	055-060-0000
Owner				

## Space Information

Type / Status	Flex/R&D Leased	Flex/R&D Leased	Industrial Leased	Flex/R&D Leased
Floor / Suite	Two floors, Suite 100	Floor 1st, Unit 4	Floor 1, Suite 26	Floor 1, Available
Primary Use				
Available Date				
Lease/Sale Date				
List Price	\$11.95 - \$14.00 Annual/SF	\$8.41 Annual/SF	\$10.00 Annual/SF	\$14.00 Annual/SF
Lease/Sale Price	\$1.00 Annual/SF	\$1.00 Annual/SF	\$10.00 Annual/SF	\$14.00 Annual/SF
Lease Type	NNN	NNN	NNN	Modified Gross
Expenses			\$3.49	
Available SF	50,687 SF	16,500 SF	8,412 SF	17,400 SF
Divisible SF	9,929 SF			
Office SF / #:				
Doors	4 Dock High, 0 Grade	2 Dock High, 0 Grade	2 Dock High, 2 Grade	5 Dock High, 0 Grade
Clear Height			28 Feet	
Electrical				




**10 Forbes Rd.**

10 Forbes Rd  
Newmarket, NH 03857


**1 Lafayette Road, Un**

1 Lafayette Road  
Hampton, NH 03842


**1 Lafayette Road, Bu**

1 Lafayette buildi  
Hampton, NH 03842


**300 Heritage Ave.**

300 Heritage Ave  
Portsmouth, NH 03801

<b>County</b>	Rockingham	Rockingham	Rockingham	Rockingham
<b>Submarket</b>				
<b>Property Type</b>	Industrial	Industrial	Industrial	Industrial
<b>Property Subtype</b>	Warehouse/Office	Warehouse/Distribution	Mixed Use	Warehouse/Office
<b>Zoning</b>	B2	GENERAL	GENERAL	I
<b>Building Status</b>	Existing	Existing	Existing	Existing
<b>Class</b>				
<b>Year Built</b>	1988	1978	1978	1996
<b>Building SF</b>	36,800 SF	12,960 SF		18,905 SF
<b>Land Size</b>	5.47 Acres	0 Acres	0 Acres	2.61 Acres
<b>Occupancy Type</b>	Single-Tenant	Single-Tenant	Multi-Tenant	Single-Tenant
<b>Construction</b>	Framed			STEEL
<b>Elevators</b>				
<b>Floors</b>	1	2		1
<b>Parking Total/Ratio</b>	0/	21/	21/	/
<b>Tax ID/APN</b>	R3-9-5	08093-236-007-000	236-007-000	0275-006B-0000
<b>Owner</b>				Brett Tonks

**Space Information**

<b>Type / Status</b>	Industrial Leased	Flex/R&D Leased	Flex/R&D Leased	Industrial Leased
<b>Floor / Suite</b>	Floor 1, Suite NA	Floor 1, Suite 1	Floor 1, Suite NA	Floor First, Suite 1
<b>Primary Use</b>				
<b>Available Date</b>				
<b>Lease/Sale Date</b>	11/01/2024			03/01/2025
<b>List Price</b>	\$9.00 Annual/SF	\$7.50 Annual/SF	\$8.50 Annual/SF	\$14.00 Annual/SF
<b>Lease/Sale Price</b>	\$9.50 Annual/SF	\$7.50 Annual/SF	\$7.90 Annual/SF	\$14.00 Annual/SF
<b>Lease Type</b>	Gross Lease	NNN	NNN	NNN
<b>Expenses</b>		\$2.67		\$2.61
<b>Available SF</b>	9,600 SF	10,010 SF	10,010 SF	9,000 SF
<b>Divisible SF</b>	6,400 SF			
<b>Office SF / #:</b>				TBD / 3
<b>Doors</b>	2 Dock High, 0 Grade	1 Dock High, 1 Grade	1 Dock High, 0 Grade	1 Dock High, 1 Grade
<b>Clear Height</b>	20 Feet	16 Feet		18 Feet
<b>Electrical</b>	250 Amps, 277/480 Volts, 3 Phase			250 Amps, 480 Volts, 3 Phase



86 Tide Mill Rd.

Industrial: Warehouse/Office

86 Tide Mill Rd, Hampton, NH 03842



Details

Tenants

Contacts

Location

Performance

Loans

Commercial Location Score

Percentile Class: MSA

Asset Class: Industrial

Overall

Score

808

Very High

787-1000

MSA Percentile

48%

Very Low

40%-68%

Business Vitality

Score

865

Very High

783-1000

MSA Percentile

66%

Very Low

40%-68%

Economic Prosperity

Score

779

Medium

754-795

MSA Percentile

25%

Very Low

40%-68%

Safety

Score

833

High

826-943

MSA Percentile

58%

Very Low

40%-61%

Spatial Demand

Score

807

Very High

729-1000

MSA Percentile

82%

Very High

72%-100%

Transportation

Score

733

Medium

714-773

MSA Percentile

17%

Very Low

40%-58%

Local Amenities

Score

--

Very Low

400-621

MSA Percentile

--

Very Low

40%-62%

Asset Class selection recalibrates the overall Commercial Location Score and not the components.

Add to List


Edit

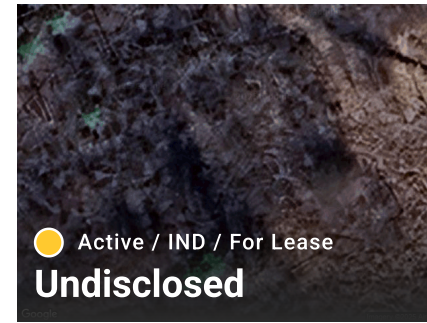
Reports




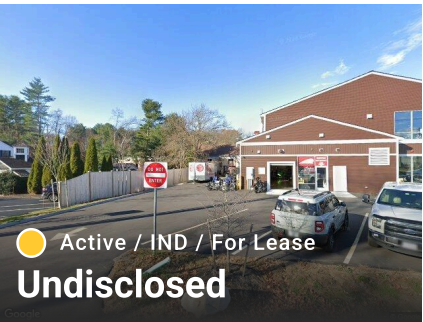
 Zoning  
8,445 Sq Ft Industrial  
Whitaker Rd, Seabrook, NH 03874



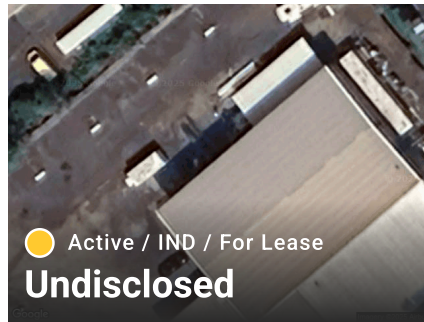
 Zoning # Units  
11.46 Acres I4 1  
8 London Ln, Seabrook, NH 03874




 # Units  
11,277 Sq Ft 12  
79 Eagle Dr Unit 216, Winnipeg 00214



 14,000 Sq Ft  
34 Lafayette Rd Warehouse, North Ha...



 6,098 Sq Ft  
12 Whitaker Way, #14, Seabrook, NH 0...