

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: ±15,748 SF industrial facility on 4.16 acres in Hampton, NH, just off Route 101 and minutes from I-95. The ±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 ±3,148 SF second building includes a service bay with 10'x10' loading door, air compressor system, and mezzanine access. ±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.

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

DAVE GARVEY
Managing Director
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C: 603.491.2854
dave@kwclcg.com
NH #004637

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

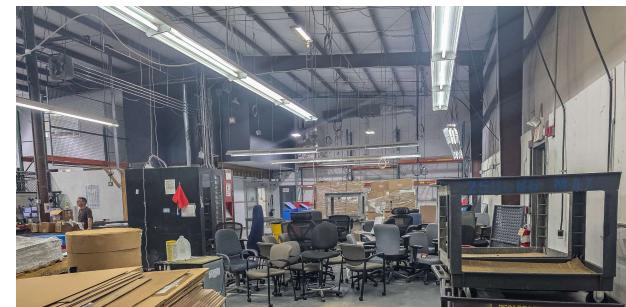
KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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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				



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 646-577-1194


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

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

Space Information

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



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Commercial Location ScorePercentile 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

MSA Percentile

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

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Active / IND / For Lease

\$14 annual

Zoning

8,445 Sq Ft Industrial

Whitaker Rd, Seabrook, NH 03874



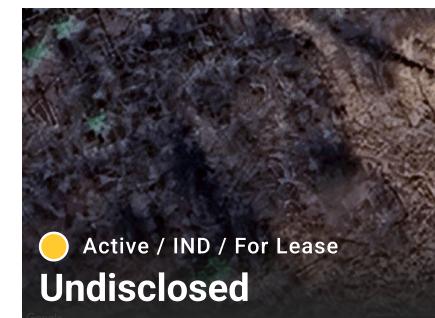
Active / IND / For Lease

\$12 annual

Zoning # Units

11.46 Acres 14 1

8 London Ln, Seabrook, NH 03874



Active / IND / For Lease

Undisclosed

Units

11,277 Sq Ft 12

79 Eagle Dr Unit 216, Winnipeg 00214



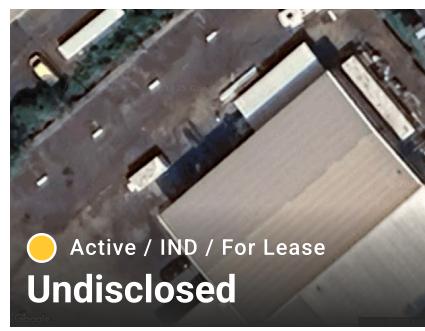
Active / IND / For Lease

Undisclosed

14,000 Sq Ft

34 Lafayette Rd Warehouse, North Ha...

RPR



Active / IND / For Lease

Undisclosed

6,098 Sq Ft

12 Whitaker Way, #14, Seabrook, NH 0...

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7/13/2025