



For Lease

Modern Warehouse

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22 Dartmouth Drive Unit 3-6, Auburn, NH

Property Highlights

- 4,752± SF of pristine commercial warehouse is available for lease
- Space features four (12' x 14') drive-in doors, dedicated office area, private restroom, and a storage closet
- Well-suited for a range of light industrial, warehouse, or service-oriented users
- Building is equipped with high-efficiency modine gas heaters, dual 200-amp, and 3 phase electric services (with capacity to add two additional services)
- Built in 2023, this modern facility combines functionality with convenience located just off Exit 1, Route 101
- Auto repair is not a permitted use and unit is not demisable
- Tenant pays utilities; owner pays plowing, maintenance, cameras, and outside lighting

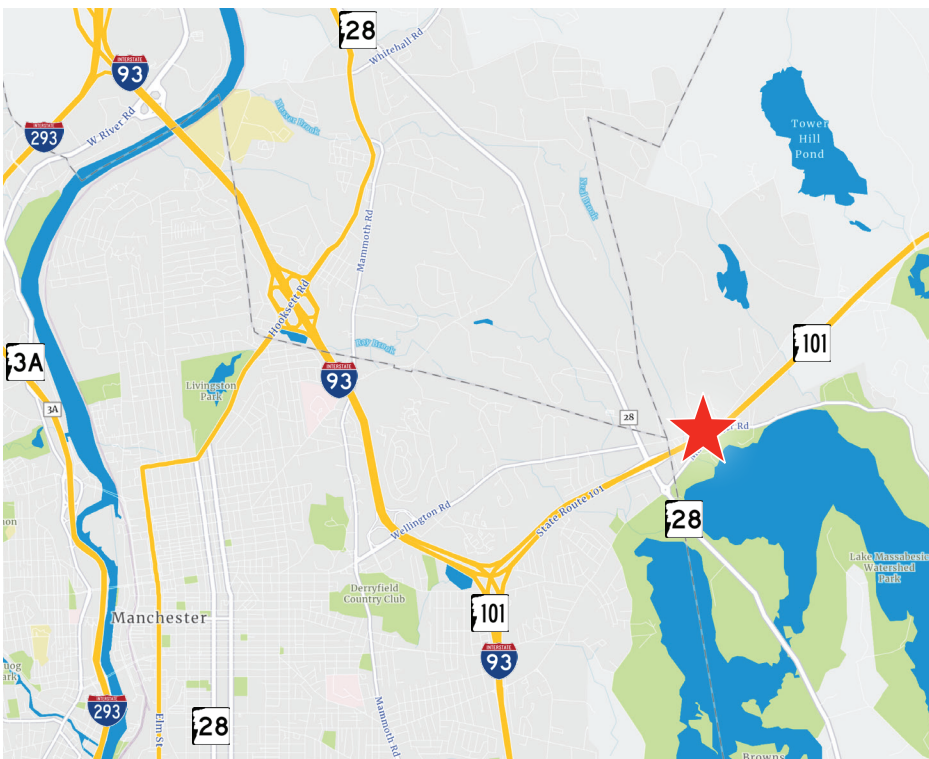
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Specifications

Address:	22 Dartmouth Drive
Location:	Auburn, NH 03032
Building Type:	Warehouse
Year Built:	2023
Total Building SF:	22,680±
Available SF:	Unit 3-6: 4,752±
Floors:	1
Utilities:	Municipal water & private septic Natural gas; modine gas heaters
Zoning:	IND
Clear Height:	18'±
Ceiling Height:	20'±
Drive-in Doors:	4 (12'± x 14'±)
Power:	200A; 3 phase
Lease Rate:	\$7,260/month modified gross
Availability:	January 1, 2026

Locator Map



Contact us:

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