



Colliers



92 Old Turnpike Road & 19-27 Terrill Park Drive, Concord, NH

Industrial/Flex Space for Sale or Lease at **Capitol Crossing**

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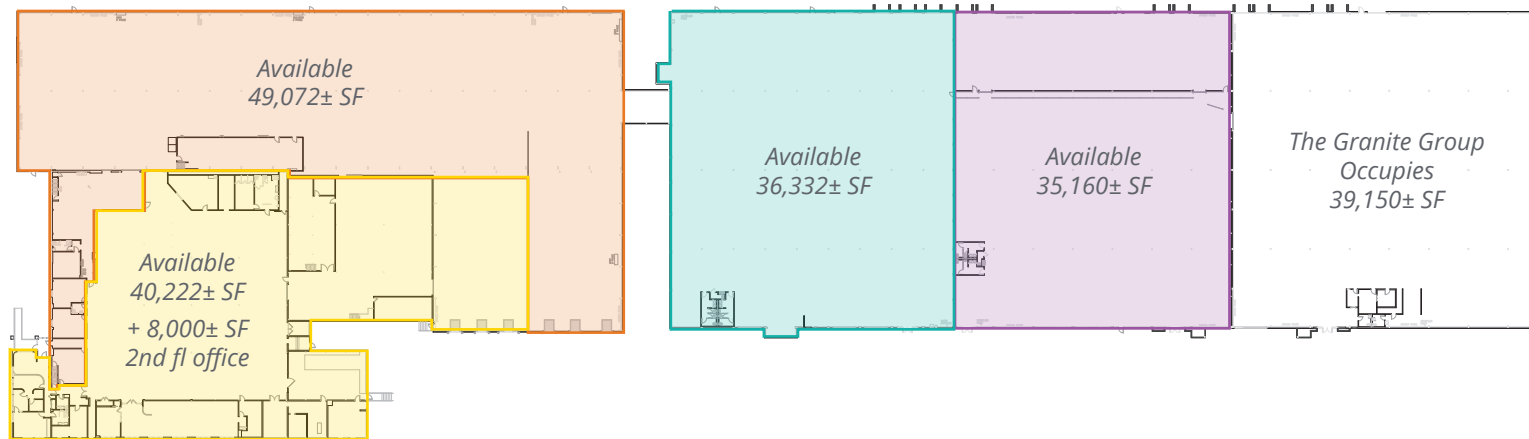
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Accelerating success.

Specifications

Floor Plan



Demographics

3 miles



Population
29,538



of Businesses
3,257



Avg HH Income
\$101,191



of Employees
46,702

5 miles



Population
40,650



of Businesses
3,781



Avg HH Income
\$111,416



of Employees
54,312

10 miles



Population
91,680



of Businesses
5,285

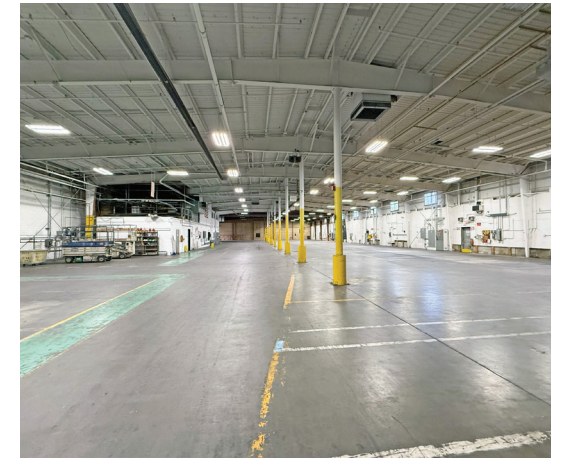


Avg HH Income
\$120,790



of Employees
67,350

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.



Quick access
to & from I-93,
I-393 & I-89



Robust
power



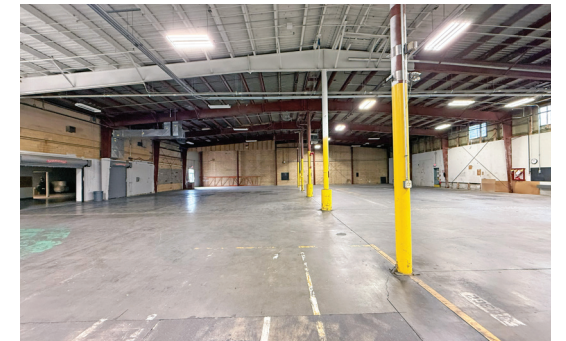
6 drive-in
doors & 20
loading docks



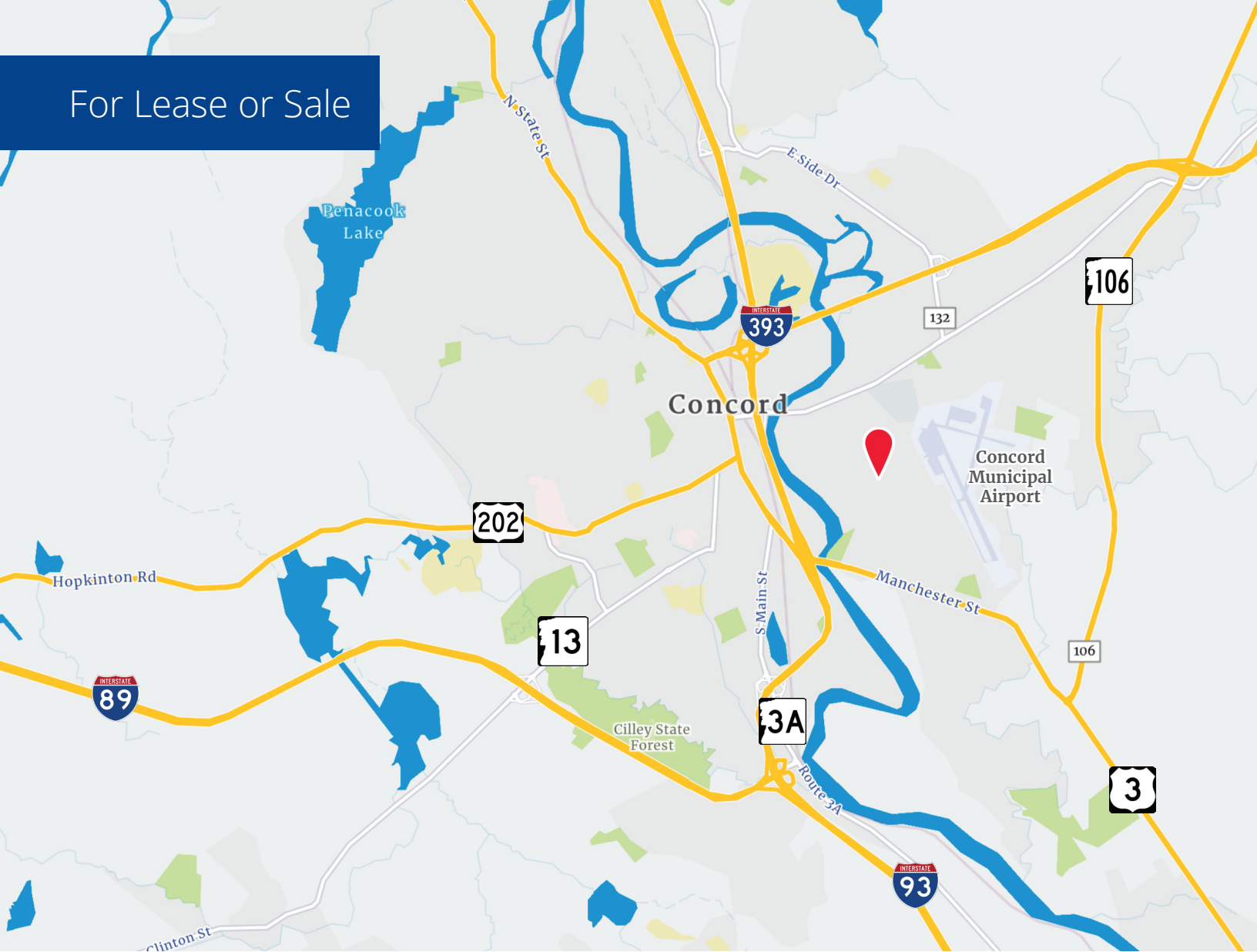
1/2 mile to
Concord
Municipal
Airport

Specifications

Address:	92 Old Turnpike Rd/19-27 Terrill Park Dr
Location:	Concord, NH 03301
Building Type:	Warehouse/manufacturing
Year Built/Renovated:	1958-1984/2020
Total Building SF:	208,487±
Available SF:	35,160± to 168,677±
Floors:	1 (plus 8,000± SF of mezzanine space)
Acreeage:	13.01±
Utilities:	Municipal water & sewer; natural gas
Zoning:	Industrial
Clear Height:	Up to 24'±
Ceiling Height:	Up to 26'±
Drive-in Doors:	7
Loading Docks:	20
Sprinklers:	Wet system
Power:	Old Tpk: 1600/2000A; 480/208V; 3 phase 19 Terrill Prk: 600/800A; 480/277V; 3 phase 23 Terrill Prk: 400/1600A; 480/277V; 3 phase 27 Terrill Prk: 800A; 480/277V; 3 phase
Parking:	245± on-site spaces
2026 Est. NNN Expenses:	\$2.19 PSF
2026 Taxes:	\$213,772
Lease Rate:	\$9.95 to \$11.50 NNN
List Price:	\$23,000,000



For Lease or Sale



Property Highlights

- Capitol Crossing is a 208,487± SF industrial building, constructed in various phases over 1958-1984 to meet the high power and durability needs of a manufacturing company; the building underwent significant renovation in 2020 to include current storage and distribution requirements
- 35,160± to 168,677± SF available for lease in flexible configurations consisting of a mix of open warehouse area, high ceilings, drive-in doors, loading docks, plus 8,000± SF of mezzanine office area
- Improvements include adding multiple loading docks, oversized drive-ins, truck and trailer parking, expanded parking to 245± cars, roof replacement, interior/exterior cosmetic changes, new ADA restrooms, and a significant sprinkler upgrade to an EFSR level over 71,500± SF
- Existing tenant, The Granite Group, occupies 39,150± SF
- Located adjacent to Concord's Municipal Airport with easy access to I-93, I-393, I-89, only 25± minutes to Manchester, NH, 50± minutes to Portsmouth, NH, and 70± minutes to Boston, MA



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