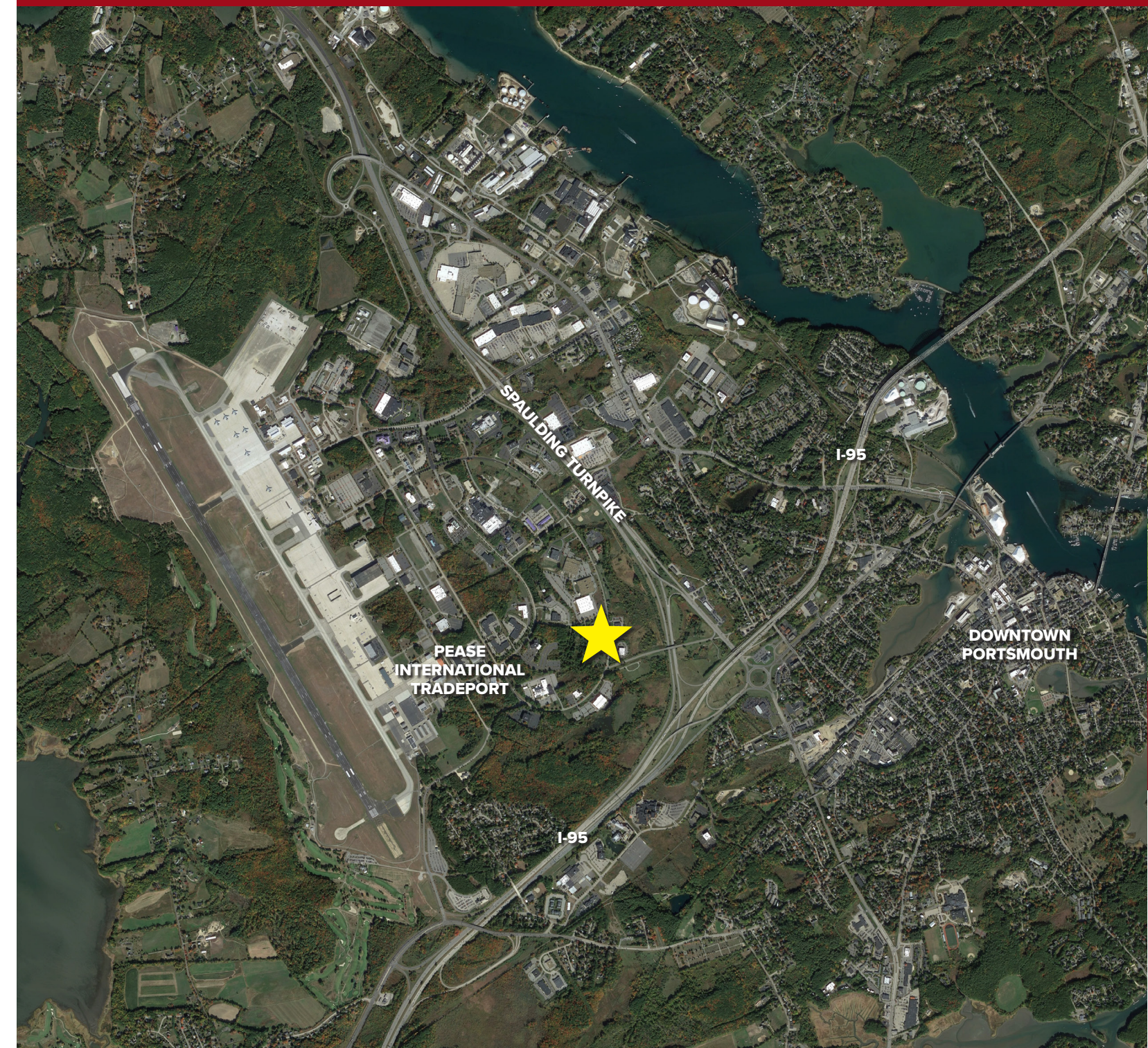


230 Corporate Drive | Pease | Portsmouth, NH

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Available For LEASE

20,167± RSF Warehouse/Flex Space

Located right off I-95 at Exit 3 at the Pease International Tradeport, this 20,167± SF industrial building is now available for lease. Incredible opportunity for a manufacturer or warehouse user to take advantage of this convenient location. This property is in the Pease Industrial zone and allows for light industrial, warehousing, professional office uses, etc. Space features two loading docks, small office area, break room. Warehouse is very clean and is fully air-conditioned.

bow street, LLC
9 Emery Lane, Greenland, NH 03840

Margaret O'Brien
M: 603.828.7245
O: 603.427.0700

margaret@bowstcommercial.com
www.bowstcommercial.com

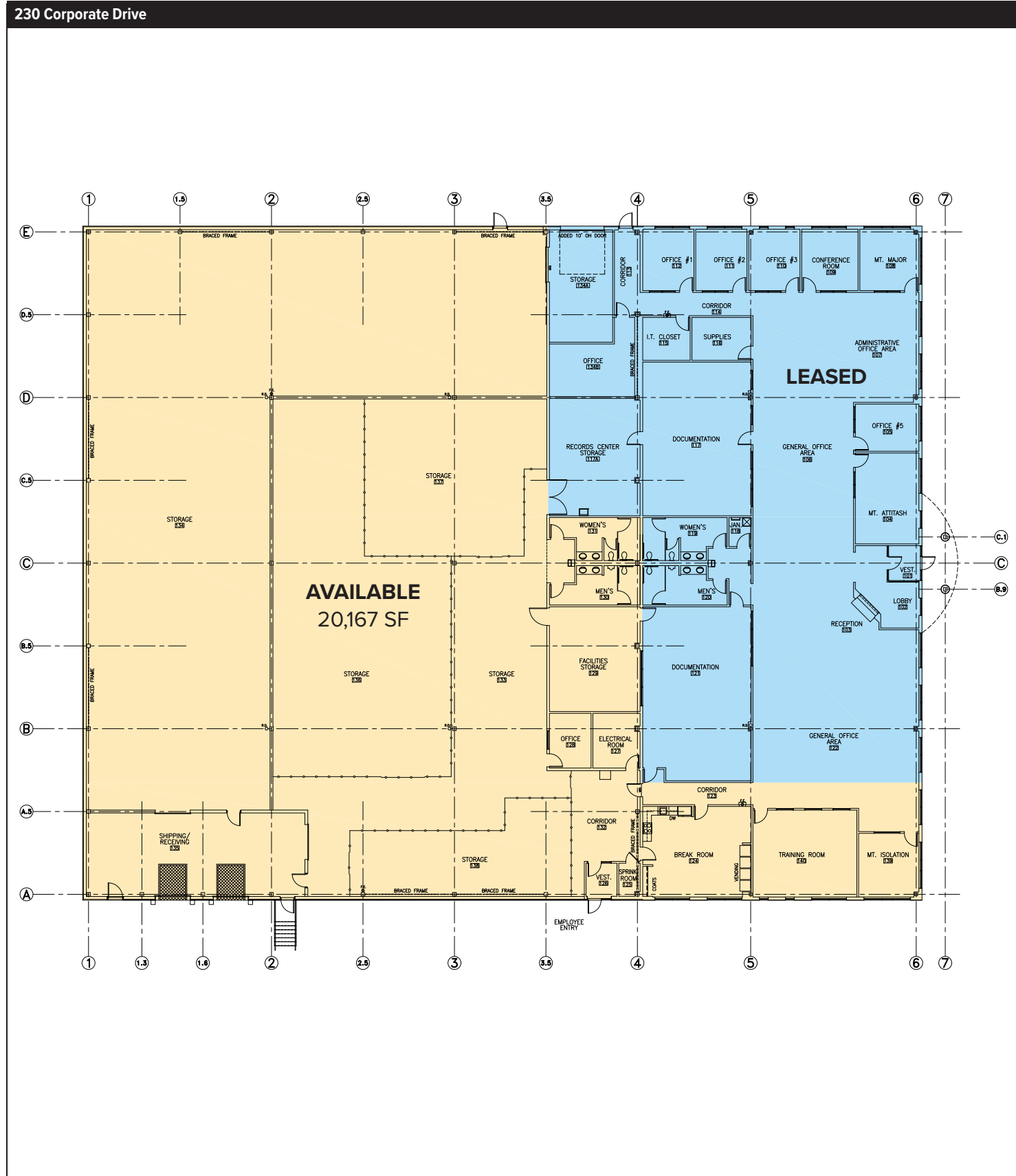
For further information call
Margaret O'Brien at 603.828.7245

9 Emery Lane, Greenland, NH 03840 | 603.427.0700 | www.bowstcommercial.com

2022 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



230 Corporate Drive | Pease | Portsmouth, NH



Property Specifications

Total Building Size:	30,000± RSF
Available Space:	20,167± RSF Warehouse space
Land:	6.64 Acres
Year Built:	2002
Water/Sewer:	Municipal water and sewer
Loading Docks:	2 loading, 1 garbage
Data Lines:	T-1
Ceiling Heights:	Clear 21.5' to the deck
Column Spacing:	23'10"
Sprinkler:	100% sprinklered
HVAC:	Multiple Trane Tracker, gas fired, roof mounted
Parking:	90 free on-site parking spaces
Zoning:	PI – Pease Industrial
Utilities:	Electricity and gas metered for Tenant's use
Power:	600 amp 480 volts
Availability:	Immediate
Asking Lease Rate:	\$11.95/RSF NNN
NNN Expenses:	CAM (est. for 2025): \$2.86 RSF Real Estate Taxes: \$1.57 RSF Land Lease: \$3.15 RSF \$7.58 RSF

