



For Lease

Industrial Unit

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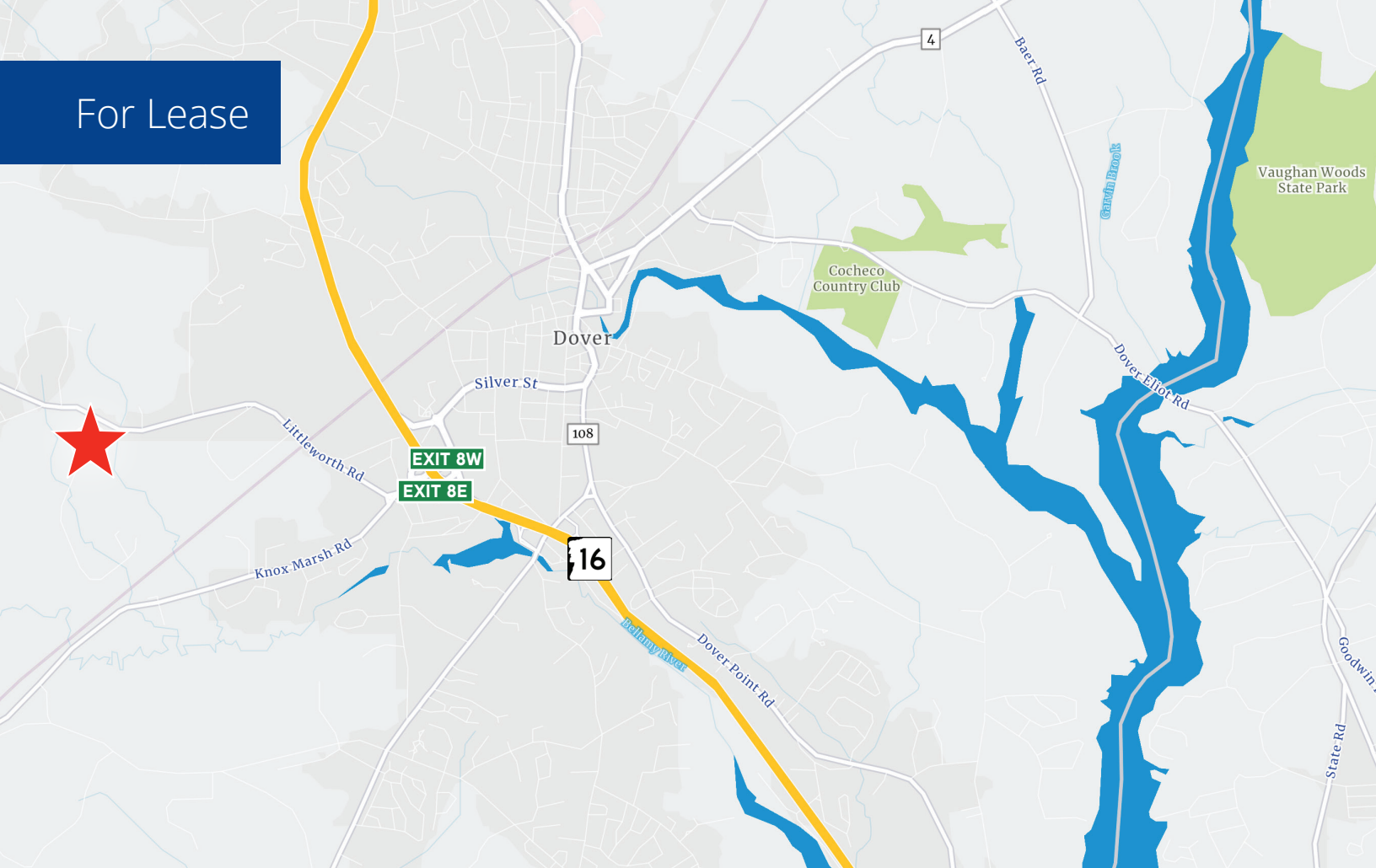
30-32 Crosby Road Dover, NH

Property Highlights

- One industrial unit is available for lease within the Jewett Commercial Park in Dover, NH
- Unit 1 is 1,250± SF and consists of warehouse space with 1 drive-in door and a handicap restroom
- Allowed uses include warehouse, distribution, wholesale, and light manufacturing
- This unit features 3 parking spaces, wet sprinkler system, and 14' clear height
- Jewett Commercial Park is located just a short distance from the Spaulding Turnpike, Exit 8 West and is just 10 minutes from thriving downtown Dover, NH
- Available October 1, 2026

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Specifications

Address:	30-32 Crosby Road
Location:	Dover, NH 03820
Building Type:	Industrial/flex
Year Built:	2007/2008
Available SF:	Unit 1: 1,250±
Utilities:	Municipal water & sewer Natural gas
Zoning:	I-2
Parking:	3 spaces per unit
Clear Height:	14'±
Drive-in Door:	1 (12' x 14')
Sprinklers:	Wet system
Handicap Access:	Yes
Power:	200A; 208V; 3 phase
Lease Rate:	\$16.00 PSF + utilities
Available:	October 1, 2026

Contact us:

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Property Information

Property Data	
Acreage	5.01±
Number of Buildings	2
Floors per Building	1
Unit Dimensions	Irregular
Available Unit Data	
Loading Dock	None
Drive-in Door	1 (12' x 14')
Restrooms	1 (handicap)
Construction Data	
Year Built	2007/2008
Exterior	Block
Roof (type & age)	Rubber membrane (2007)
Foundation	Slab
Insulation	Sound insulation between units; 4" baffles in roof
Exterior Doors	Metal
Interior Walls	Steel stud & dry wall
Lighting	Fluorescent
Ceiling Height	14'± (warehouse)
Floors	Cement; vinyl composite tile in office area
Windows	Metal (3' x 3')
Handicapped Access	Yes
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Easements	Utility
Restrictive Covenants	None
Wooded	No
Topography	Flat
Wetlands	Abutting

Site Data	
Zoning	Industrial 2 (I-2)
Traffic Count	Light
Visibility	Limited
Road Frontage	390'±
Neighborhood	Industrial Park
Landscaping	Completed
Curb Cuts	1
Parking	80± total spaces
Site Status	Built-out
Services Data	
Warehouse Heat	FHA by gas
Office HVAC	Electric
Power	
3 Phase	Yes
Amps	200
Volts	208
# of Services	1 per unit
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural
Sprinkler (type)	Wet
Security System	No
Elevator	No
Tax Data	
2025 Tax Amount	\$49,101.60
Tax Map & Lot Number	G0031-003000
2025 Tax Rate per 1,000	\$19.68
2025 Assessment	
Land	\$338,500
Building/Yard Items	\$2,156,500
Total Assessed Value	\$2,495,000
2025 EQ Ratio	89-90%
Other Data	
Deed Reference(s)	3060/785
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed