

NEW ENGLAND COMMERCIAL ADVISORS

113 LAFAYETTE RD HAMPTON FALLS NH

INDUSTRIAL SPACE FOR LEASE



FOR LEASE

NEW ENGLAND COMMERCIAL ADVISORS
500 Cummings Center # 1550
Beverly, MA 01915



OUR TEAM:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

113 LAFAYETTE RD HAMPTON FALLS NH



Property Summary

Lease Rate:	\$17/SF
Lease Term:	Negotiable
Available SF:	9552
Warehouse SF:	5800 SF
Clear Height:	15 Ft
Drive Ins:	3
Power:	3 P
Parking:	20
Year Built:	1986

Property Overview

Strategically located on the high-traffic Lafayette Road (Route 1) corridor, 113 Lafayette Rd offers a versatile 9,500 SF commercial flagship opportunity in the heart of Hampton Falls. This property is anchored by an impressive 6,000 SF industrial wing that is fully climate-controlled, making it ideal for specialized manufacturing, sensitive inventory, or high-end service operations. Complementing the industrial space is approximately 2,800 SF of professionally built-out office space, providing a turnkey environment for administrative operations, client meetings, or a corporate headquarters.

Accessibility is a primary feature of the facility, which boasts three 12' drive-in doors designed for seamless equipment loading and efficient fleet management. Situated on a generous 3.43-acre lot, the property provides rare outdoor storage capabilities and abundant parking, ensuring ample room for expansion or heavy-duty logistical needs. Its prominent roadside presence captures steady commuter traffic just minutes from I-95 and the Massachusetts border, serving the affluent Seacoast community with ease. Under the flexible Business Zoning district, this layout is perfectly suited for contractor showrooms, wholesale distribution, or any service-based business seeking a high-visibility, multi-functional footprint in a premier New Hampshire submarket.

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PROPERTY PHOTOS

113 LAFAYETTE RD, HAMPTON FALLS, NH 03844



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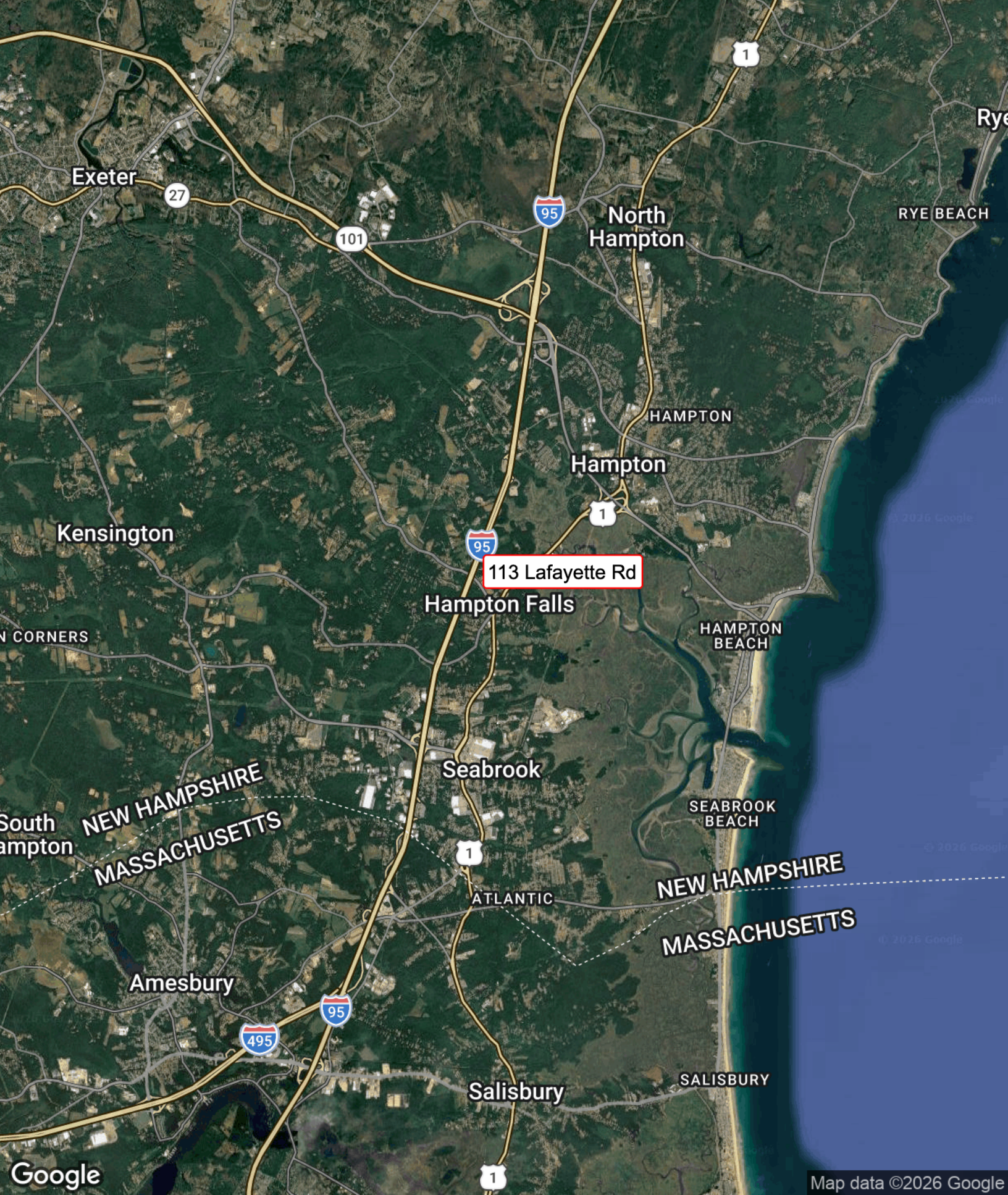
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MAP - HAMPTON FALLS

113 LAFAYETTE RD HAMPTON FALLS NH



PROFESSIONAL BIO

NEW ENGLAND COMMERCIAL ADVISORS



STEVE CAVANAUGH

Commercial Advisor



Steve is a commercial agent licensed in MA & NH helping business owners and investors build wealth through commercial real estate. Steve works with buyers, sellers, landlords & tenants. Steve has been an entrepreneur involved in startups his entire life, with roles that have included marketing, sales, business development, community relations, operations management, and finance. Steve's core competency is the ability to maintain and grow personal and professional relationships, making him a trusted effective partner and advisor throughout the real estate transaction. Steve is based in Newburyport, MA where he has resided for the past ~ 20+ years.

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