



For Lease

High Bay Warehouse

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50 Commerce Way Barrington, NH

Property Highlights

- 10,698± SF warehouse and office space available for lease in a manufacturing building in Barrington, NH
- Space consists of 8,748± SF of high bay warehouse and 1,950± SF of second floor office space
- Warehouse features up to 27'9" clear height and a 12' x 12' drive-in door
- New sprinkler system and LED lighting
- Plenty of on-site parking and some outside storage space is available
- Right off Route 125, the location offers easy access to Rochester and Dover (north and east) and to Epping and Route 101 (south)

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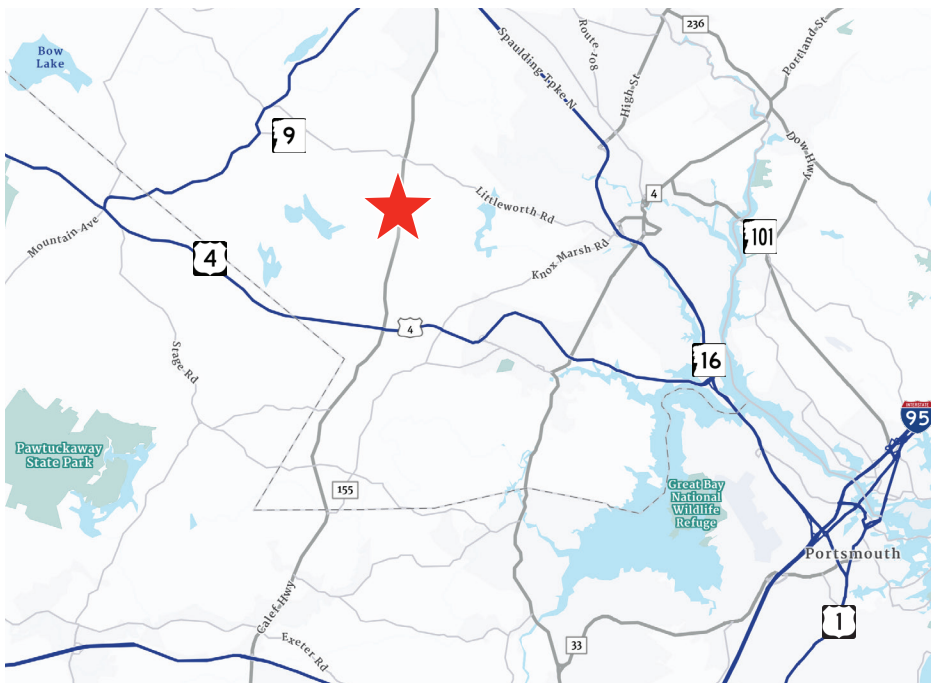
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Specifications

Address:	50 Commerce Way
Location:	Barrington, NH 03825
Building Type:	Manufacturing/warehouse
Year Built/Renovated:	1992/2025-26
Total Building SF:	40,069±
Available SF:	10,698±
Utilities:	Private well & septic; propane gas
Zoning:	Commercial 1-125
Clear Height:	15'10"± to 27'9"±
Ceiling Height:	17'5"± to 29'7"±
Drive-in Door:	1 (12' x 12')
Sprinklers:	Wet system
Power:	400A; 480/208V; 3 phase
2025 NNN Expenses:	\$2.50 PSF • CAM: \$1.35 • Taxes: \$1.15
Lease Rate:	\$8.00 NNN
Availability:	Q1 2026



Locator Map



Contact us:

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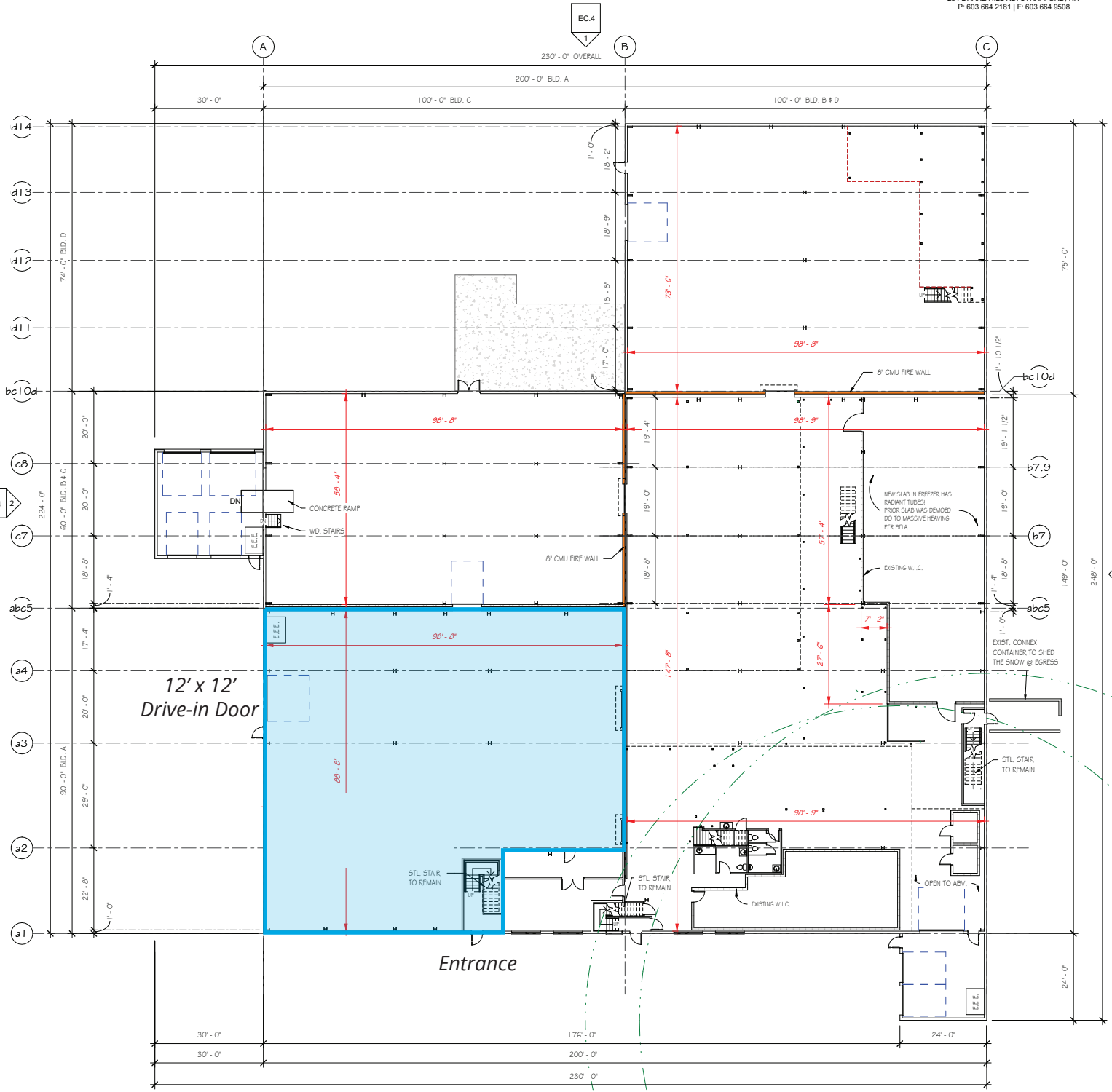
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Property Information

Property Data	
Acreage	4.36±
Total Building SF	40,069±
Number of Buildings	1
Floors per Building	2
Building Dimensions	Irregular
Loading Docks	6
Drive-in Doors	2
Restrooms	6
Available Unit Data	
Total Available SF	10,698±
Total Available SF Breakdown	
Office	1,950±
Warehouse	8,748±
Loading Dock	None
Drive-in Door	1 (12' x 12')
Restrooms	2
Construction Data	
Year Built	1992
Year Renovated	2025-26
Exterior	Metal
Roof (type)	Metal
Foundation	Concrete
Insulation	Yes
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	LED
Column Spacing	20'± x 33'±
Ceiling Height	17'5"± to 29'7"±
Clear Height	15'10"± to 27'9"±
Floors	Concrete/carpet
Windows	Metal
Handicapped Access	Warehouse only
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Wooded	Partially
Topography	Flat
Wetlands	None observed

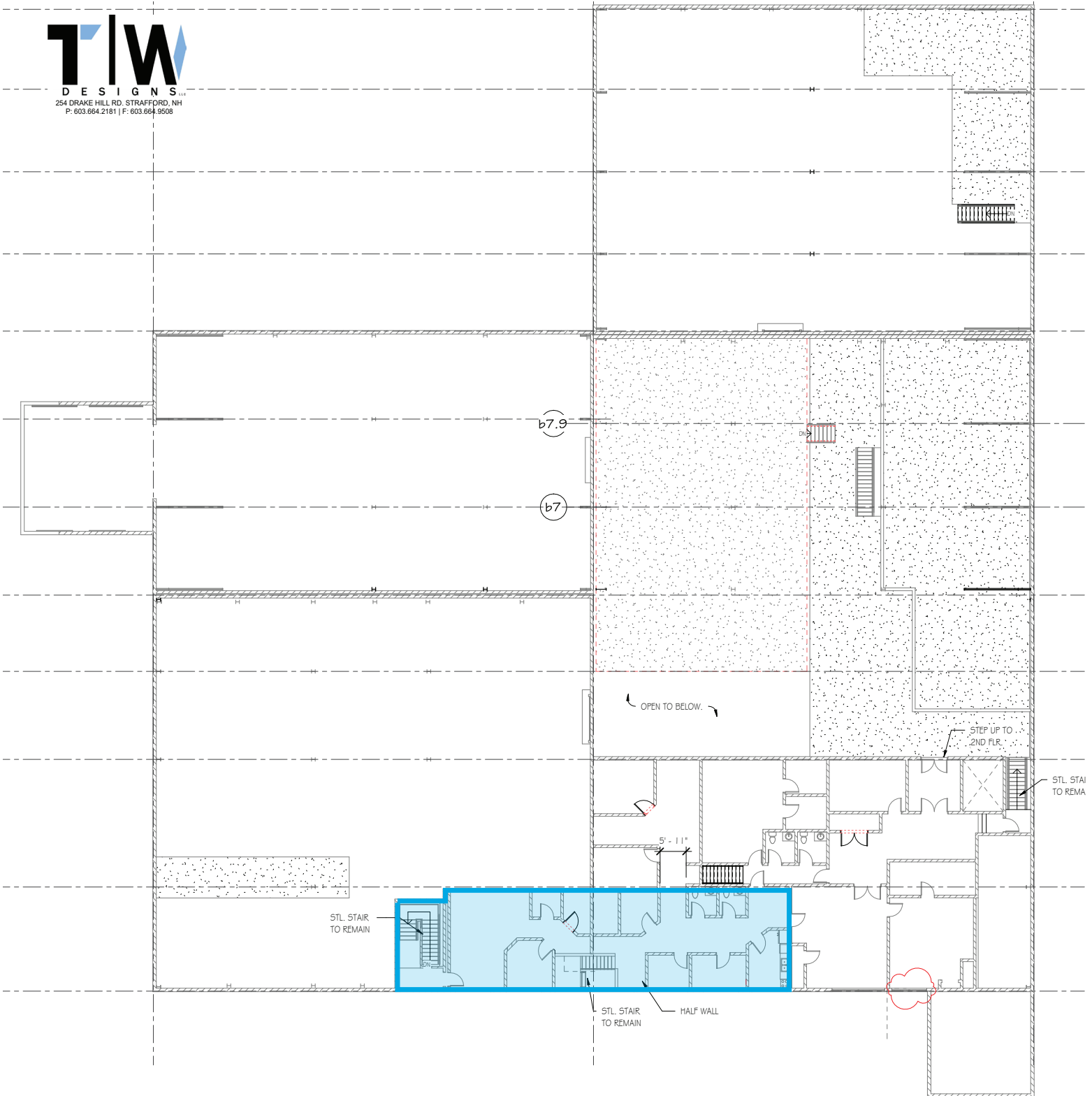
Site Data	
Zoning	Commercial 1-125
Visibility	Limited
Road Frontage	234± on Commerce Way
Neighborhood	Commercial
Landscaping	Minimal
Curb Cut	1
Sidewalks	None
Parking	Ample
Site Status	Under renovation
Services Data	
Warehouse Heat	Propane gas
Office HVAC	Propane gas
Power	
3 Phase	Yes
Amps	400
Volts	480/208
# of Services	1
Back-up Generator	No
Internet Connection Type	Fiber
Internet Provider	Breezeline
Hot Water	Electric
Water	Well
Sewer	Septic
Gas (type)	Propane
Sprinkler (type)	Wet
Security System	None
Elevator	None
Tax Data	
2025 Tax Amount	\$45,966.19
Tax Map & Lot Number	250-79
2024 Tax Rate per 1,000	\$17.59
2025 Assessment	
Land	\$196,500
Building/Yard Items	\$2,417,100
Total Assessed Value	\$2,613,600
2023 EQ Ratio	87%
Other Data	
Deed Reference(s)	5285/767
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

Warehouse Floor Plan



Available Space

2nd Floor Office Plan



 Available Space