



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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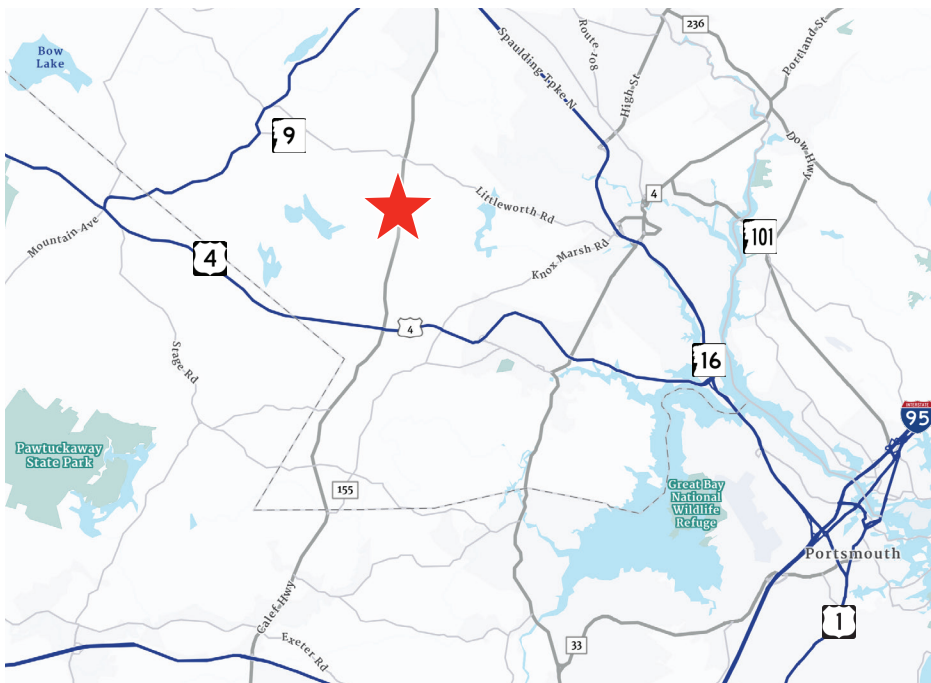
For Lease

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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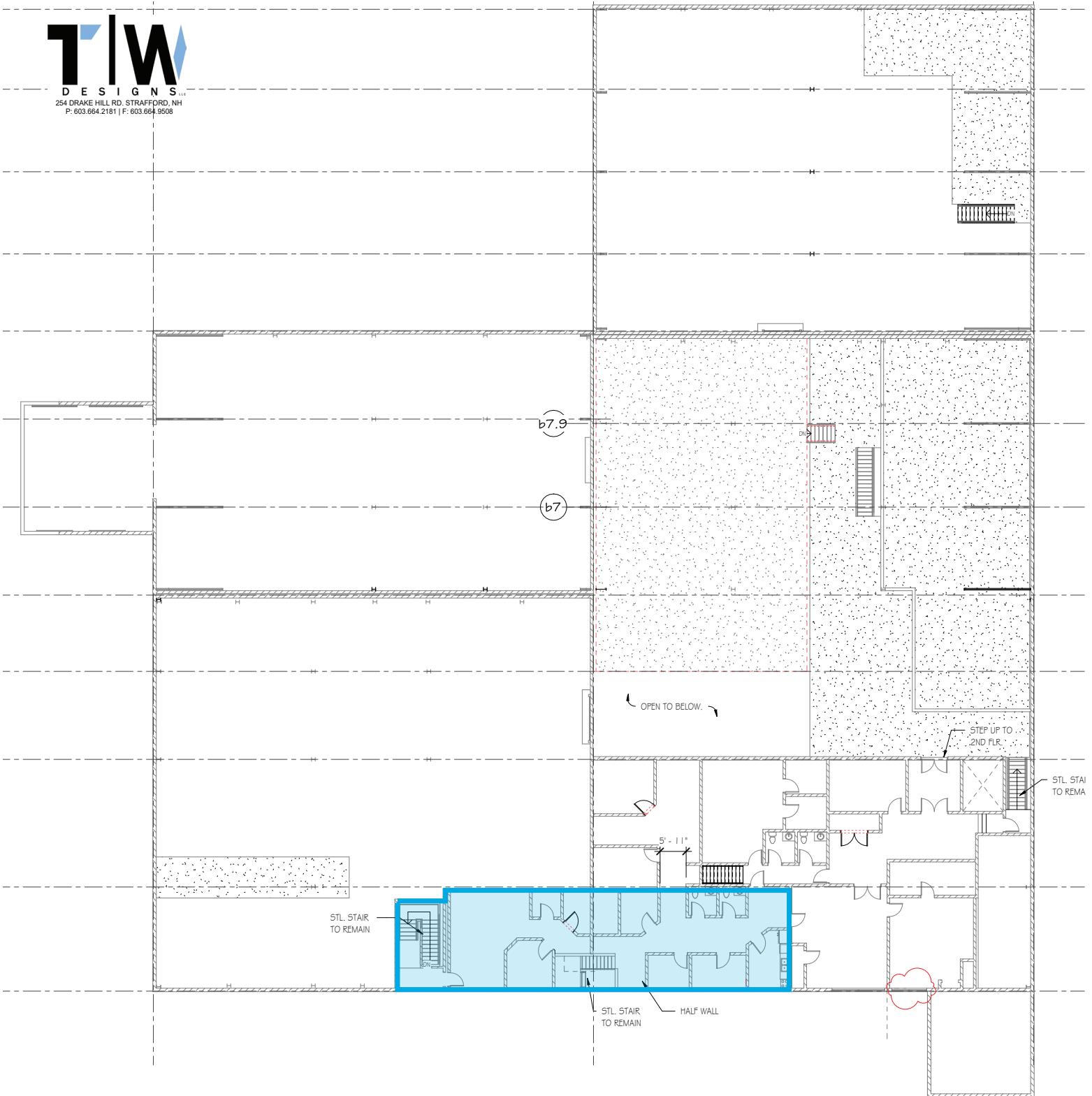
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Property Information

| 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 |

2nd Floor Office Plan



 Available Space