

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Warehouse/Distribution Office Space For Lease 1,200 – 8,500 +/- SF

200 Tilton Rd, Northfield, NH 03276

Exclusively Represented By:

Michelle Sousa

Commercial Advisor

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OFFERING MEMORANDUM

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FOR LEASE

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Property Information

Section 1

Executive Summary

FOR LEASE



Offering Summary

Lease Type	Gross
Lease Rate	\$16.00
Zoning	C/I-2 COMM/IND S
Ceiling Height	15
DH/DI/GL Doors	6 / 0 / 6

Property Overview

Discover the perfect warehouse, distribution and office space location at 200 Tilton Road, Northfield, NH. This impressive property offers a sprawling layout, boasting ample square footage ideal for large-scale operations. With versatile floor plans and customizable configurations, the space can easily accommodate a variety of production needs. Featuring modern amenities, high ceilings, and abundant natural light, it provides a comfortable and functional work environment. The property also includes extensive parking, convenient loading docks, and easy access to major transportation routes, ensuring seamless logistics for incoming and outgoing shipments. Elevate your business at this prime location, designed to support productivity and efficiency for your industrial or manufacturing operations. This concentration of retail, industrial, manufacturing, logistics, and service businesses makes the Tilton-Belmont-Northfield corridor one of central New Hampshire's strongest commercial hubs, providing excellent access to employees, customers, suppliers, and transportation via Interstate 93 and NH Routes 3, 11, and 140.

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Property Description

This impressive property offers a sprawling layout, boasting ample square footage ideal for large-scale operations. With versatile floor plans and customizable configurations, the space can easily accommodate a variety of production needs and sizes from up to 8,500 +/- sq ft to 1,200 +/- sq ft. Featuring modern amenities, 15 ft +/- high ceilings, it provides a functional work space. The property also includes extensive parking, multiple high door convenient loading docks, and easy access to major transportation routes, ensuring seamless logistics for incoming and outgoing shipments. Elevate your business at this prime location, designed to support productivity and efficiency for your distribution operations.

Location Description

Strategically located on RT 140 in the town of Northfield, NH, the surrounding area offers an exceptional opportunity for warehouse operations and distribution ventures. With easy access to major transportation routes, including Route I-93 1.3 miles away and close proximity to nearby growing business centers, the location provides an ideal setting for seamless operations with local amenities and dining options available for employees and visitors. Convenient access to Concord, Laconia, The Lakes Region. Minutes away from the Tilton business district-Tanger Outlets, The Home Depot, J.Jill Distribution, Hobby Lobby and Nucor Automotive Group.

Site Description

Elevate your operations and unlock new growth potential in this 45,438± SF steel industrial facility set on 7.53 acres, strategically positioned in Northfield's thriving industrial corridor—minutes from I-93. Site is flat and easy access with one turn off of RT 140.

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Highlights

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Property Highlights

- Modern Amenities And High Ceilings
- Ample Square Footage For Large-Scale Operations
- Versatile Floor Plans And Customizable Configurations, Office Space Available
- 15' +/- Clear High Ceilings And 29.5' Column Spacing
- Extensive Parking And Convenient Loading Docks
- <3 Miles From Interstate 93
- Efficient Layout For Streamlined Logistics
- Functional Space Designed For Productivity
- 4 High Dock Doors 8 X 12, 8 X 10, 4- 4 X 7
- 3 Phase 480V And 208V Power
- Municipal Water/Sewer And 2 Wells
- Natural Gas
- High Speed Internet Available
- 53,215 Square Feet Of Industrial Space Built In 1988
- Located Along Route 140 Within The C/I-2 Zoning District
- Expansive Floorplates Ideal For Manufacturing Or Distribution
- Generous Clear Heights Accommodate Racking And Equipment
- Flexible Interior Layouts Support Varied Tenant Needs
- Efficient Truck Access With Multiple Loading Bays
- Durable Construction Suited For Heavy-Duty Operations
- Ample Employee And Client Parking On Site
- Professional Exterior Presence And Landscaping
- Reliable Infrastructure Systems Ensure Operational

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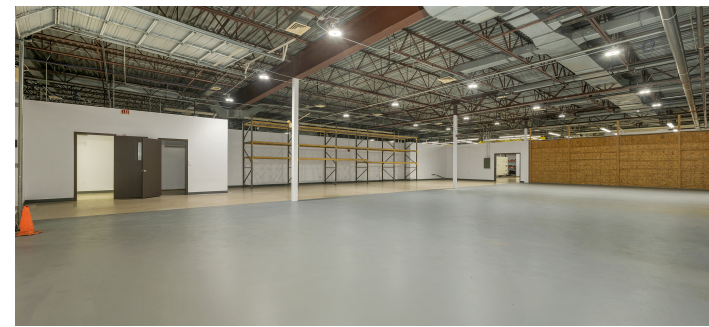
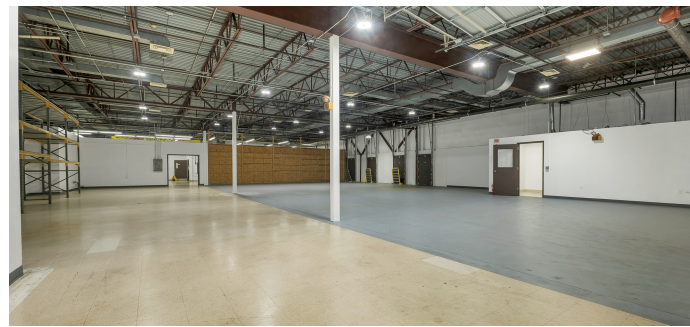
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Additional Photos

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Location Information

Section 2

Regional Map

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Retail Map

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Listing Advisor

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