



For Lease

Brand New Warehouse Space

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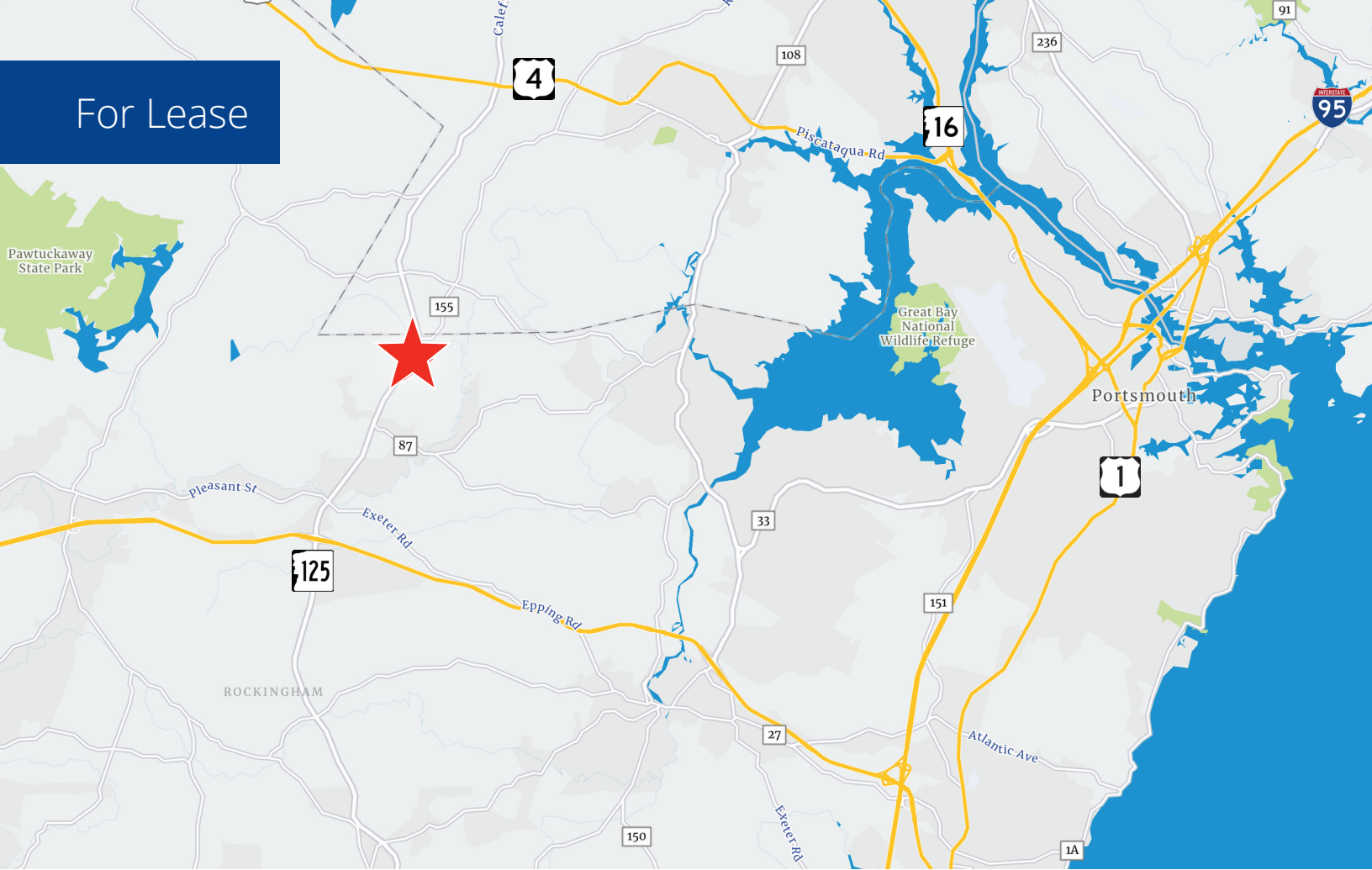
581 Calef Highway Epping, NH

Property Highlights

- Up to 7,200± SF available for lease at a newly constructed warehouse located in Epping, NH
- 5,600± SF warehouse space features 32' clear height, wet sprinkler system, and shared access to a 14' x 14' drive-in door and two 12' x 12' loading docks
- 1,600± SF of upper level office space can be leased with or without the warehouse unit
- Ample on-site parking
- Located off of busy Route 125/Calef Highway and just 5 minutes from Route 101
- Available Spring 2026

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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Specifications

Address:	581 Calef Highway
Location:	Epping, NH 03042
Building Type:	Industrial/warehouse/manufacturing/distribution
Year Built:	2024/2025
Total Building SF:	15,000±
Available SF:	Warehouse: 5,600± (70' x 80') Office: 1,600±
Floors:	3
Utilities:	Well water & septic Propane gas
Zoning:	Residential Commercial
Parking:	23 shared on-site spaces
Clear Height:	32'±
Ceiling Height:	35'±
Drive-in Door:	(1) 14' x 14' (shared access)
Loading Docks:	(2) 12' x 12' (shared access)
Sprinklers:	Wet system
Power:	400A; 120/280V; 3 phase
Lease Rate:	\$14.00 modified gross

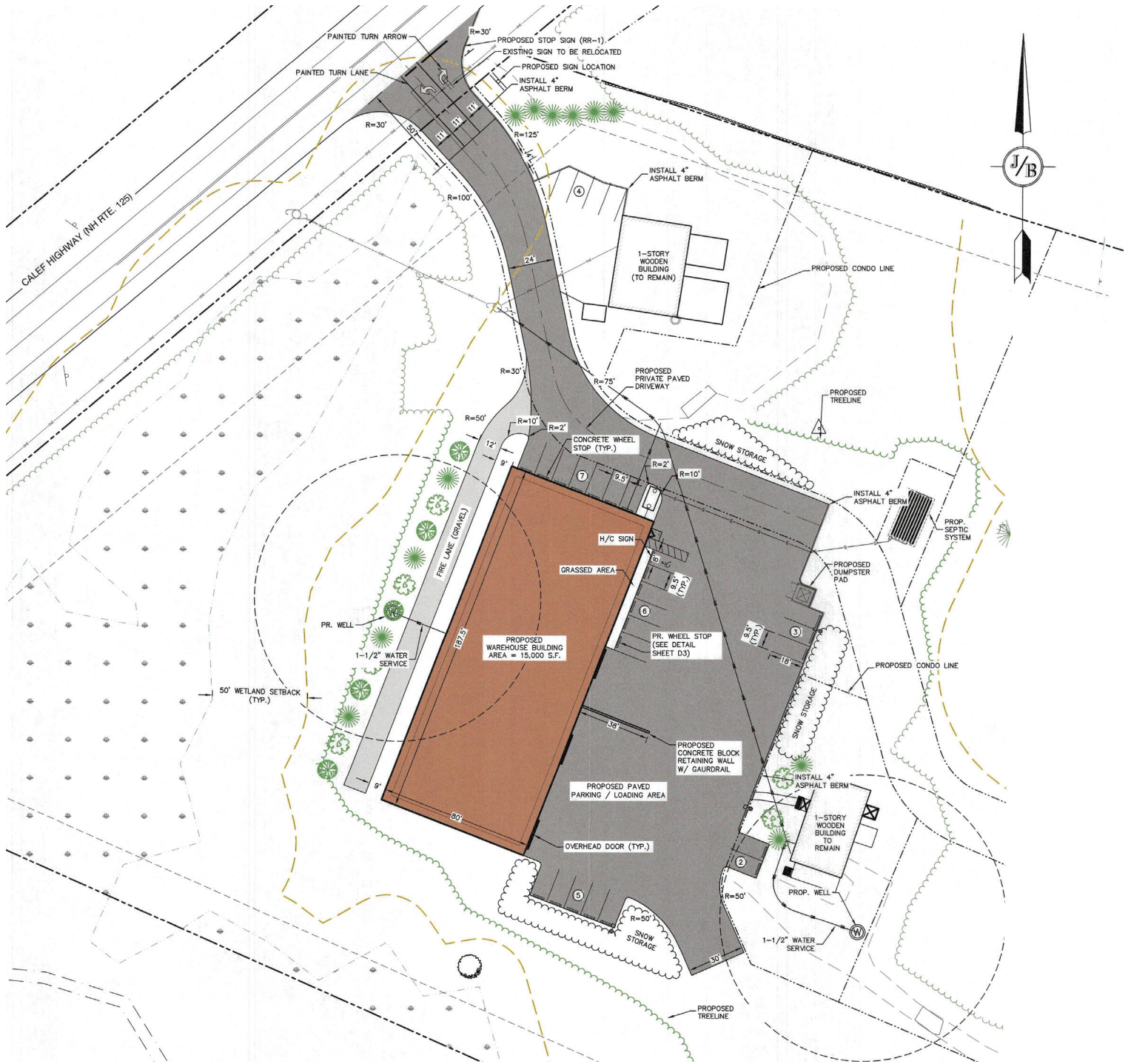


Contact us:

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Site Plan



Design: BWG Draft: CFP Date: 08/21/2023
 Checked: BWG Scale: AS SHOWN Project No.: 22098
 Drawing Name: 22098-PLAN.dwg
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REV.	DATE	REVISION	BY
2	08/03/23	REVISED PER CONDITIONS OF APPROVAL	BWG
1	12/14/22	REVISED PER ENGINEERING REVIEW COMMENTS	BWG
0	9/22/22	ISSUED FOR REVIEW	BWG

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. 603-772-4746
 PO Box 218 FAX: 603-772-5827
 Stratham, NH 03885 E-MAIL: JBEG@JONESANDBEACH.COM

Plan Name: **SITE PLAN**
 Project: **"WAREHOUSE BUILDING ADDITION" 581 CALEF HIGHWAY, EPPING, NH 03042**
 Owner of Record: 470 CHURCH STREET LLC
 470 STRATHAM HEIGHTS RD., STRATHAM, NH 03885 BK 6415 PG 0058

Drawing No.: **C2A**
 SHEET 4 OF 2
 JBE PROJECT NO. 22098