

16

Swamscott St
Newfields, NH



FLEXIBLE INDUSTRIAL BUILDING FOR LEASE

116,000 SF | 6.5 ACRES | CSX RAIL ACCESS | EXCEPTIONAL LOGISTICS

16 SWAMSCOTT STREET, NEWFIELDS, NH

PROPERTY DESCRIPTION & OPERATIONAL HIGHLIGHTS

PROPERTY OVERVIEW

Discover the perfect space and flexibility for your operations at 16 Swamscott Street. This industrial facility offers 116,000 SF of warehouse space, with 13'6" clear height, 60' clear span, and robust infrastructure designed to support modern distribution and manufacturing users.

The site's 6.52 acres provide ample space for auto and trailer parking, or industrial outdoor storage, allowing the flexibility for future operational needs. With direct CSX rail access, heavy-duty electrical service, and proximity to I-95 and Route 101, 16 Swamscott blends efficient logistics with unmatched regional connectivity.

Position your business at the heart of southern New Hampshire's fastest-growing industrial corridor, with low vacancy, a skilled local workforce, and a business-friendly, tax-advantaged environment.



116,000 SF clean span warehouse



5 loading docks with levelers



2 drive-in doors



CSX rail access



2,000A, 480V heavy power



13'6" clear height



95+ auto spaces



IOS opportunity

BUILDING SPECIFICATIONS

Address	16 Swamscott Street	HVAC	Ceiling units for heat
Building Size	116,000 SF	Fire Suppression	Wet system
Available SF	116,000 SF	Year Built/Renovated	1967/2009
Floors	Single-story	Construction	Metal & vinyl
Lot Size	6.52 acres	Roof	Barrel shell
Loading	5 tailboard docks, 2 drive-in doors	Floor	Concrete slab
Parking	95 spaces	Rail Access	CSX rail, formally used on-site
Ceiling Height	13'6"	Utilities	• Gas • Water/Sewer Municipal Municipal
Column Spacing	20' x 60'		
Power	2,000 amps, 480/277 volts, 3-phase heavy		

SITE PLAN



6.52-acre lot for yard flexibility



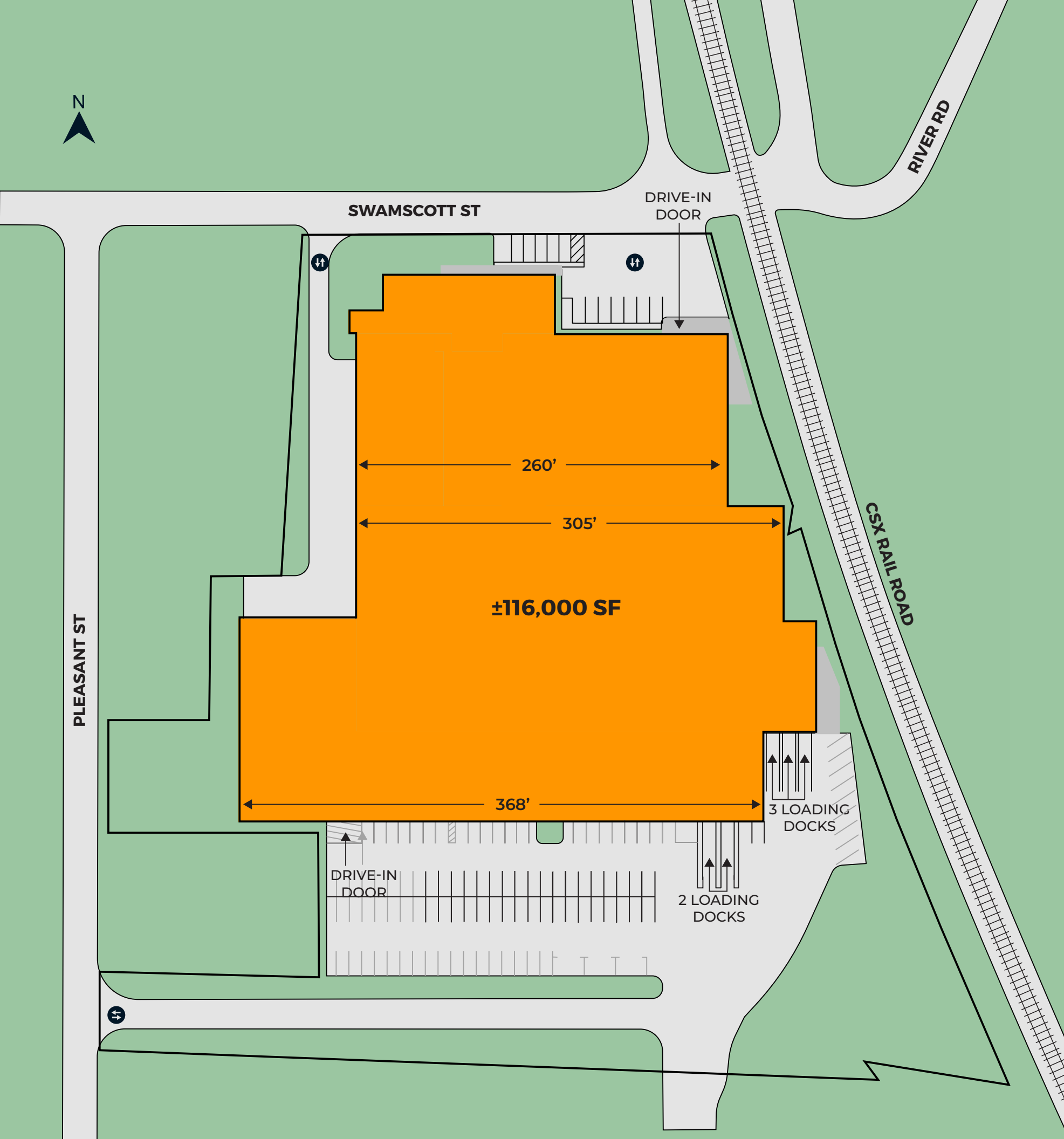
Dedicated truck circulation paths



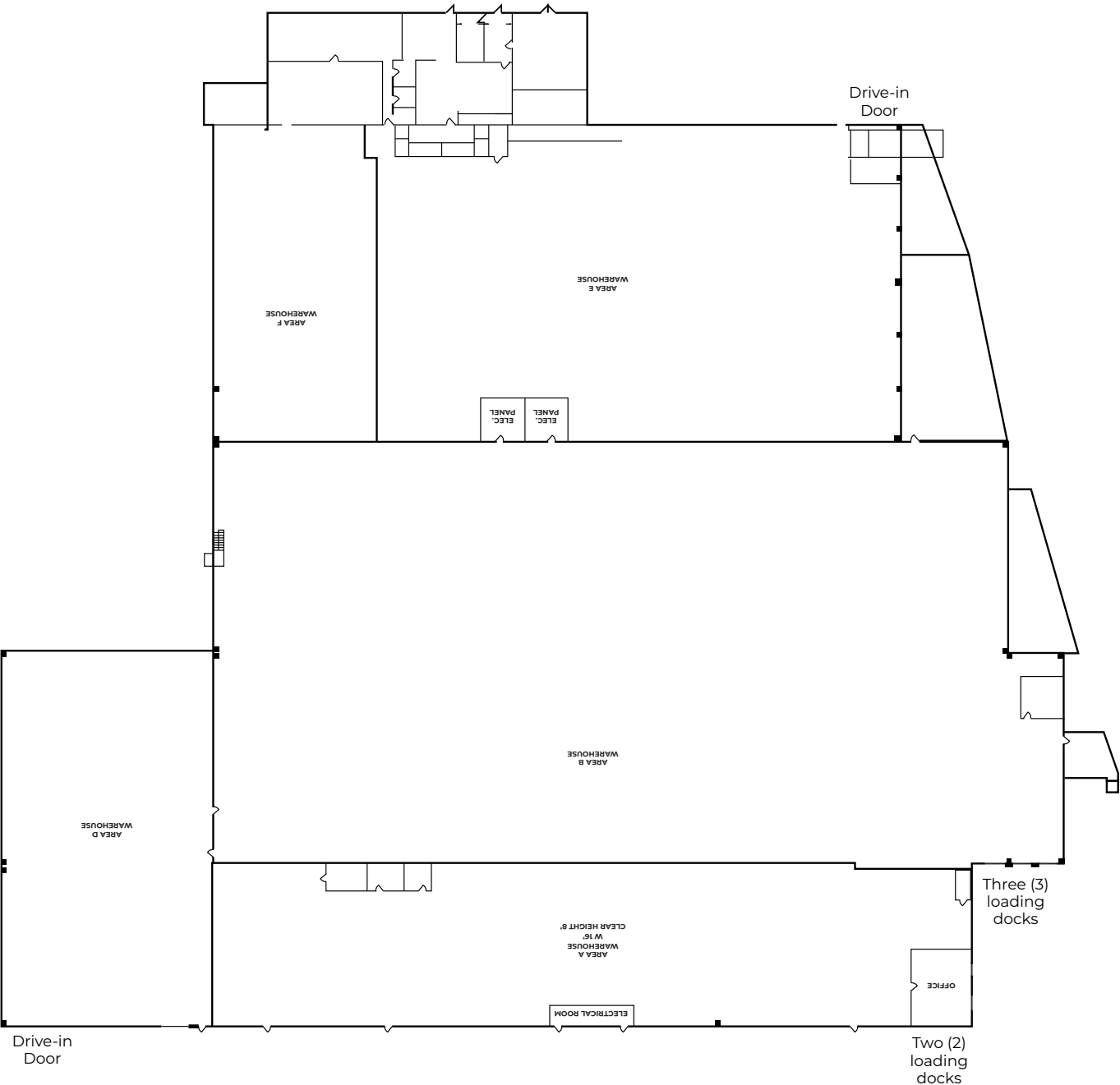
Security, lighting, and ease of access



Ability to accommodate fleet and logistics vehicles



FLOOR PLAN



16 Swamscott offers a **flexible floorplan** that easily adapts to a variety of operational layouts, from high-volume distribution centers to assembly or light manufacturing. Generous column spacing (20' x 60') and the open warehouse layout make optimizing your workspace simple and cost-effective.



OPERATIONAL ADVANTAGES & AMENITIES



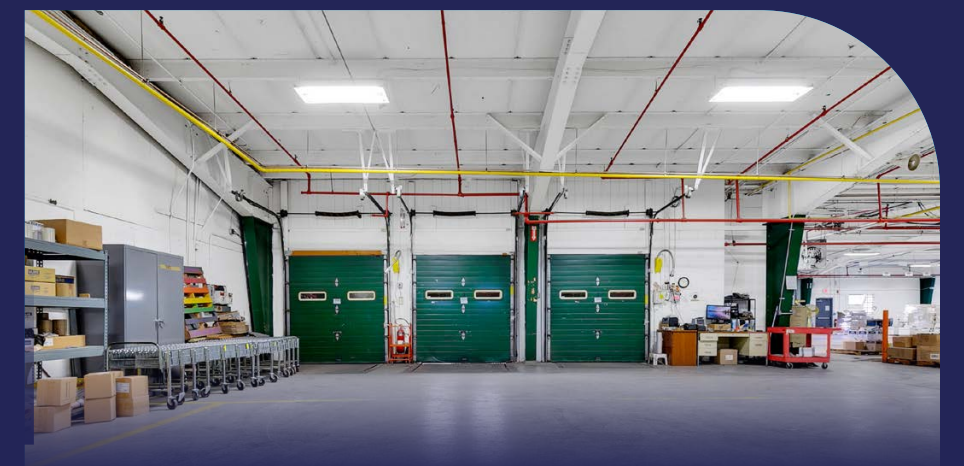
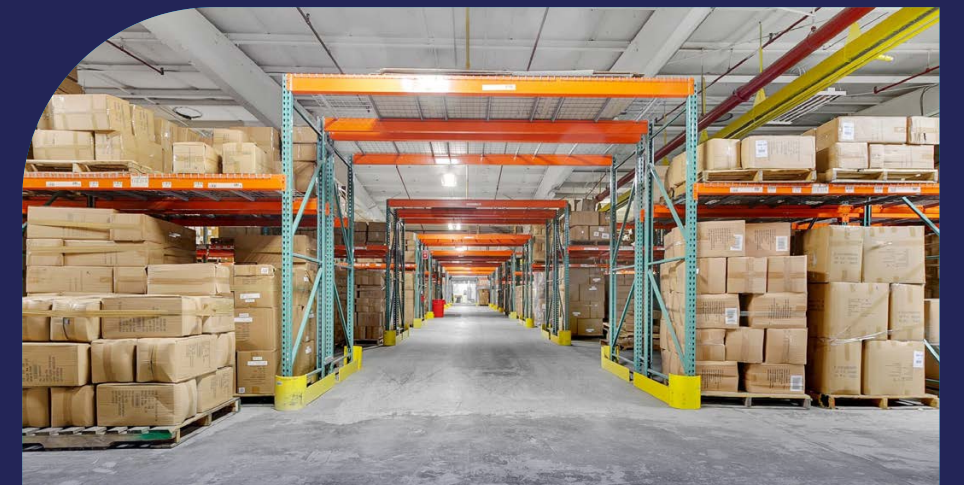
Steel frame and concrete slab support heavy-duty operations

Efficient site configuration allows quick access for trucks and deliveries

Specialized power for advanced machinery or automation

Well-maintained, modern systems for fire suppression, HVAC, and utilities

Flexible entry points and parking



LOCATION, ACCESS MAP & BUSINESS BENEFITS



BUSINESS ADVANTAGES

- Enjoy immediate regional access – just five minutes off Route 101 and near I-95 via Exit 5
- Direct CSX rail connectivity to minimize transportation costs and maximize speed
- Newfields is positioned for growth, offering tax incentives and direct access to Massachusetts, Maine, and beyond
- Robust local workforce and business services to meet tenant needs efficiently

DEMOGRAPHICS:

- 146,000 – population within 10 miles
- 293,000 – population within 15 miles
- 1% - industrial vacancy rate

DRIVE DISTANCES:

- | | |
|-----------------------------|-----------------------------|
| • 12 Miles – Maine border | • 55 Miles – Boston, MA |
| • 30 Miles – Manchester, NH | • 85 Miles – Worcester, MA |
| • 40 Miles – Concord, NH | • 250 Miles – New York City |

16 SWAMSCOTT STREET NEWFIELDS, NH



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