

# FOR LEASE | INDUSTRIAL/WAREHOUSE SPACE

121 BROADWAY , DOVER, NH 03820



## PROPERTY DETAILS

- Walking distance to downtown Dover.
- Ideal space for warehousing or manufacturing.
- 6 cranes with 38' clear heights.
- Less than 2 miles to the Spaulding Turnpike and 10 miles to I-95.
- On site café serving breakfast and lunch (7:30AM - 2:00PM)
- Professionally managed.





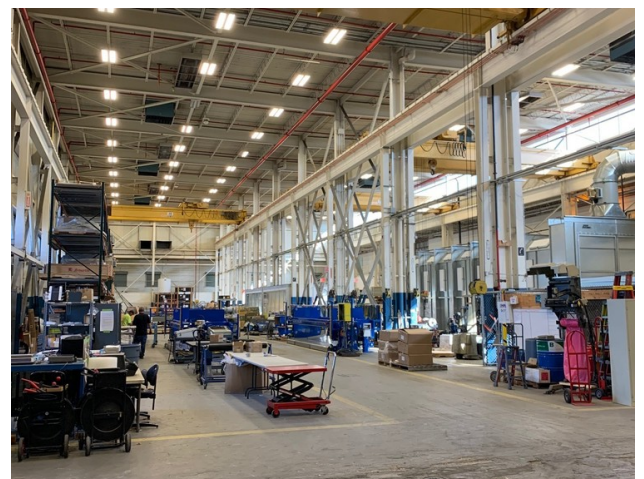
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## PROPERTY DETAILS

AVAILABLE SIZE	28,000± SF
AVAILABLE	May 1, 2021
LOT SIZE	17.16± AC
ZONING	Industrial
CEILING HEIGHT	38'
UTILITIES	Natural gas; Unutil Municipal water and sewer
HVAC	Gas-fired radiant heat
ELECTRICAL	277/480 Volt/3 Phase/2500 Amp
SPRINKLER	Wet System
PARKING	Ample on-site
LOADING DOCKS	2 Loading docs (8' x 10') 1 Overhead drive-through door (16' x 18')
CRANES	Six Cranes (Four 20 Ton /Two 50 Ton)
ROOF	Insulated rubber membrane over reinforced metal roof deck
UTILITY EXPENSES	Tenant responsible for electric and gas.
NNN EXPENSES (EST.)	Taxes: \$0.78/SF CAM: \$2.18/SF Total: \$2.96/SF
LEASE RATE	\$7.50/SF NNN

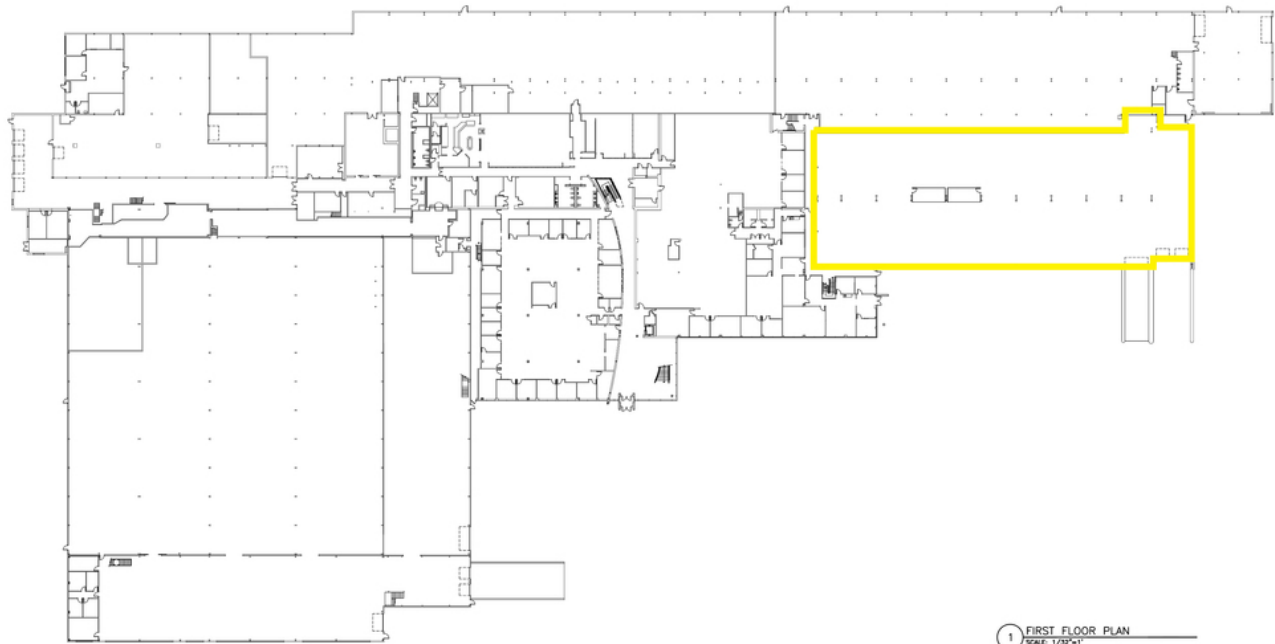


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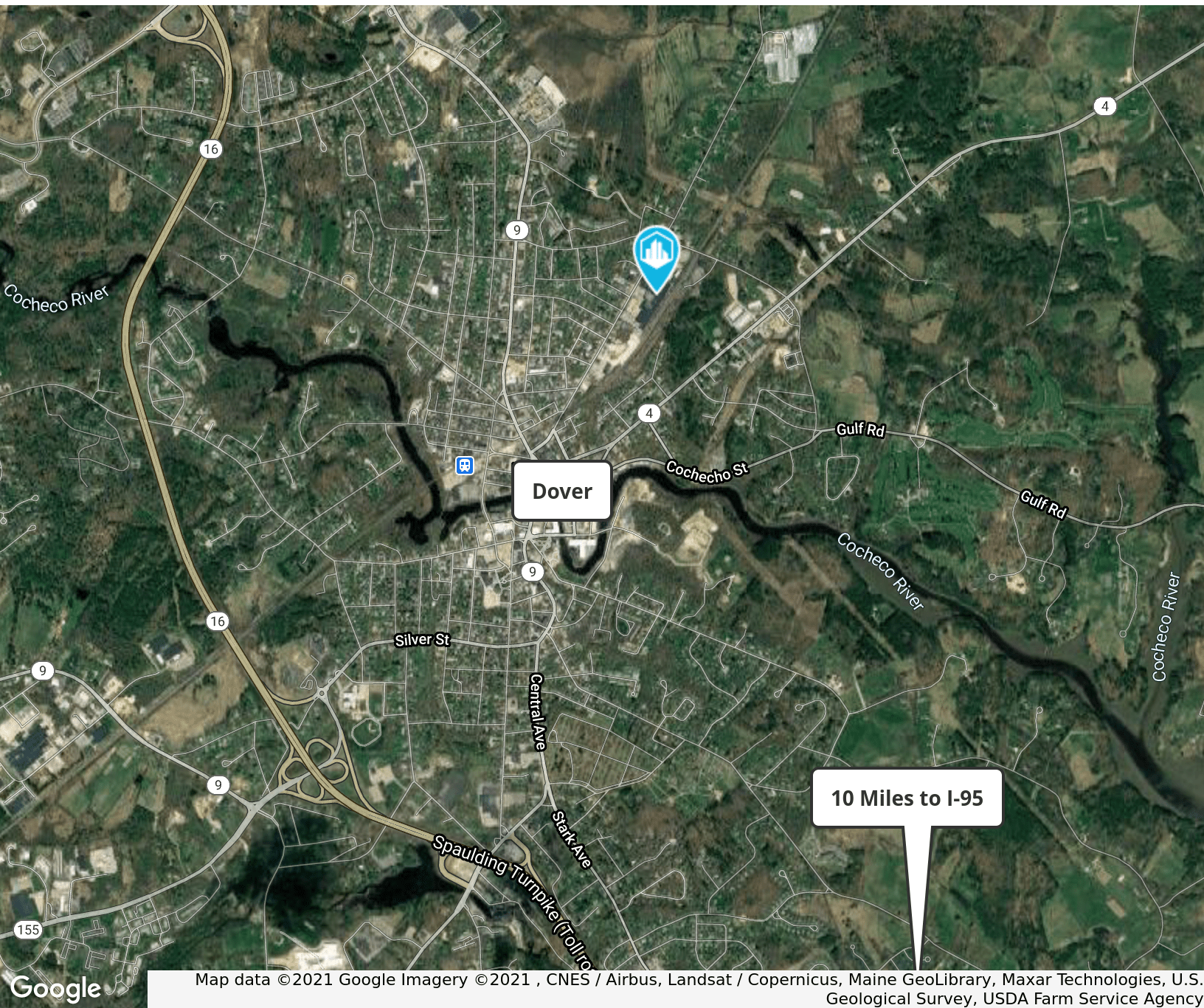
## AERIAL & FLOOR PLAN





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## CONTACT US



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