



PROPERTY HIGHLIGHTS

- 5,512 ± SF office/flex unit
- Recent upgrades to office space
- Suitable for a wide range of uses
- High visibility along Crosby Road
- Conveniently located close to Route 16 and the surrounding seacoast area
- Lease Rate: \$8.50/SF NNN



FOR LEASE | OFFICE/FLEX SPACE

12 - 14 CROSBY ROAD, DOVER, NH 03820



PROPERTY DETAILS

TOTAL SIZE 5,512 ± SF

SPACE BREAKDOWN Office: 4,940 ± SF
Warehouse: 572 ± SF

YEAR BUILT 2004

ZONING I-2

PARKING Ample

LOADING DOORS One (1): 10' x 12'
One (1): 8' x 8'

HEAT (WAREHOUSE) FHA by gas, modine

ELECTRICAL 225A/208Y/120V 3 Phase

HOT WATER Electric

WATER & SEWER Municipal

EXTERIOR Metal

ROOF Metal (2004)

FOUNDATION Slab

LEASE RATE \$8.50/SF NNN

ESTIMATED NNN EXPENSES Estimated NNN expense for Unit 12-14 is \$1.42/SF. (includes trash, landscaping, plowing, fire alarm, common area lighting, taxes, and building insurance)

CONTACT US



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