

FOR LEASE > INDUSTRIAL/MANUFACTURING

# Clean, High Bay Flex Space

27 PRODUCTION DRIVE, DOVER, NH 03820

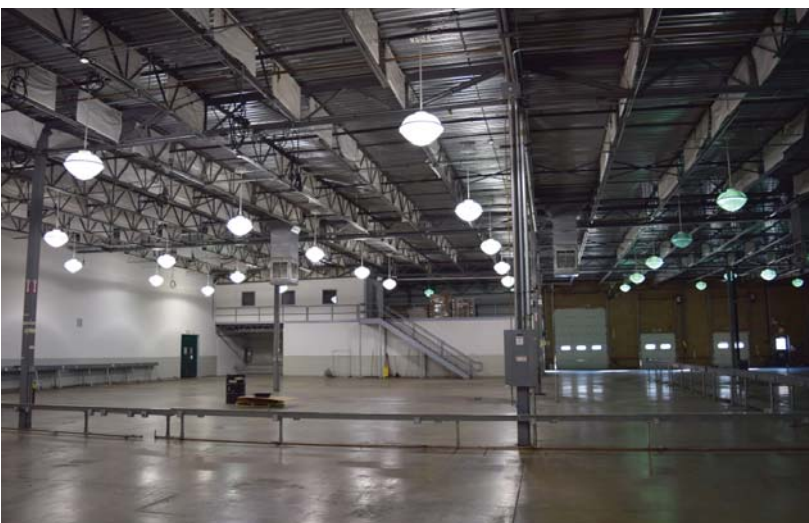


**\$3.50 NNN FOR 1ST YEAR!\***



Colliers International is pleased to present the availability of this high bay, very clean warehouse/manufacturing space that is part of a larger building being occupied by MF Blouin Merchandising Solution. Available areas include mezzanine space with offices, lab area with water, and an open warehouse/manufacturing area. The building features 19' clear height, a wet sprinkler system, partial AC in warehouse, access to two loading docks and an oversized drive-in door.

27 Production Drive is easily accessible from the Spaulding Turnpike (Route 16) via Exit 9 and located in the City of Dover's Enterprise Park. Enterprise Park is in an Economic Revitalization Zone which can provide tax incentives to companies locating there.

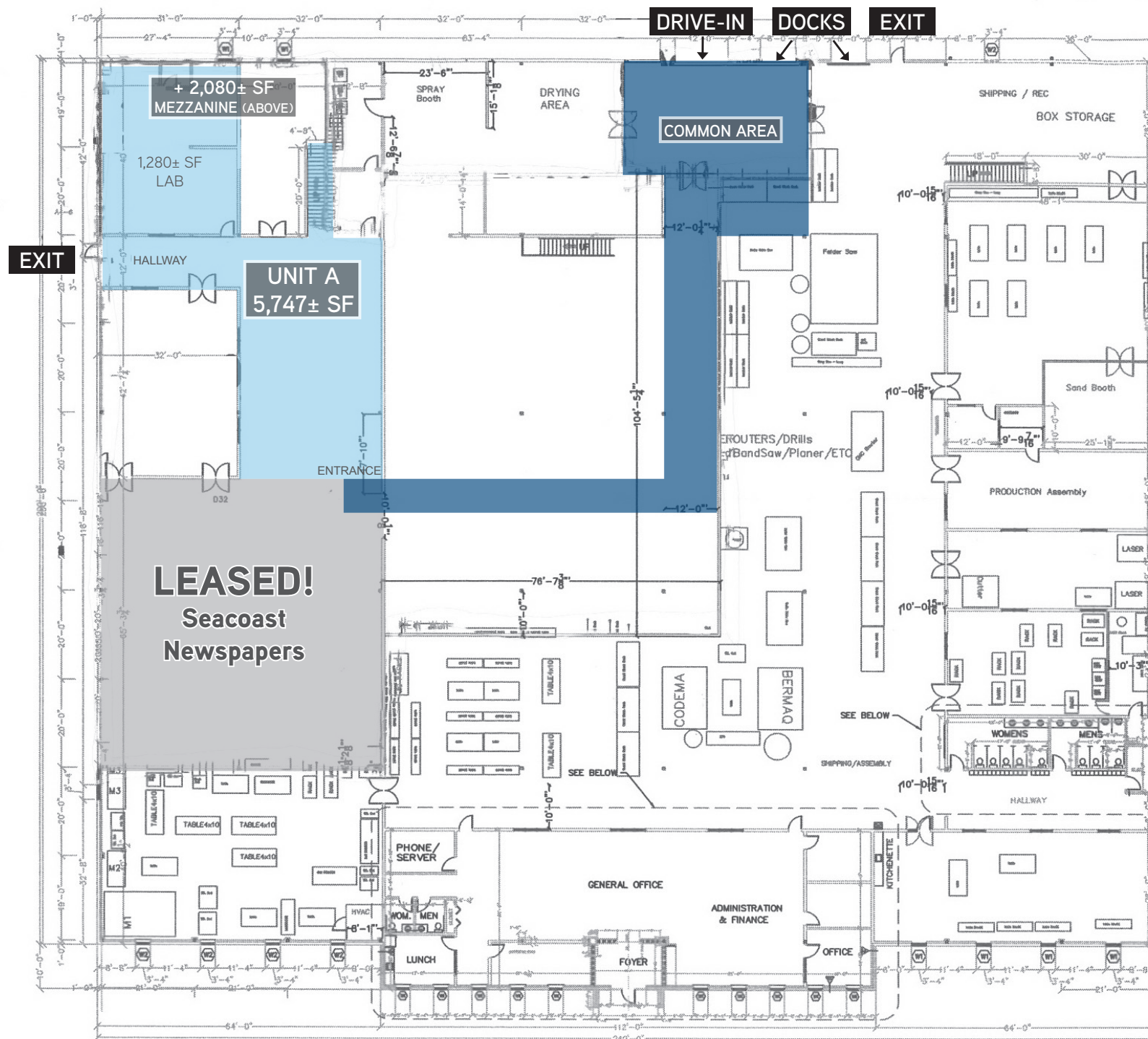


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**KEY | UNIT A: 5,747± SF**

1ST FLOOR	3,392±
MEZZANINE	2,080±
COMMON AREA	275±

SITE DATA	
Zoning	Industrial (I-4)
Traffic Count	Minimal
Visibility	Minimal
Road Frontage	164'±
Neighborhood	Industrial Park
Landscaping	Complete
Curb Cuts	1
Sidewalks	None
Parking	Ample
Site Status	Complete
SERVICES DATA	
Warehouse Heat/AC	Natural gas; partial AC
Office HVAC	Natural gas
Power	
Phase	3
Amps	1,200
Volts	480/277/108
Back-up Generator	None
Internet Provider/Connection	Comcast/Cable
Hot Water	Natural gas
Water	Municipal
Sewer	Municipal
Gas	Natural
Sprinklers	Wet
Security System	Yes
Elevator	None
TAX DATA	
Tax Amount	\$51,658
Year	2016
Tax Map & Lot Number	D13-3-0
2016 Tax Rate per 1,000	\$26.29
2016 Assessment	
Land	\$179,900
Building/Yard Items	\$1,785,000
Total Assessed Value	\$1,964,900
2016 EQ Ratio	92.6%
OTHER DATA	
Deed Reference	Book 4349/Page 640
Easement Reference	Book 1955/Page 0733
Covenant Reference	Book 1654/Page 0151

PROPERTY DATA	
Lot Size	13.33± acres
Total Building SF	52,224±
Number of Buildings	1
Floors per Building	1 plus mezzanine
Available Number of Units	1
Available SF	5,747±
Building Dimensions	200' x 240'
Total Breakdown of Available SF	
1st Floor	3,392±
Mezzanine	2,080±
Common Area	275±
CONSTRUCTION DATA	
Year Built	1997
Shared Loading Docks	2 (8' x 8'); 1 with leveler
Shared Drive-in Door	1 (12' x 14')
Restrooms	To be constructed
Exterior	Block
Roof	Rubber (1997)
Foundation	Concrete
Concrete Slab Thickness	4" & 6"
Insulation	Complete
Exterior Doors	Metal
Interior Walls	Sheetrock
Column Spacing	32' x 40'
Warehouse Ceiling Height	19'±
Warehouse Clear Height	19'±
Lighting	Metal halide
Floors	Tile/concrete/carpet
Windows	Metal
Handicapped Access	Yes
LAND DATA	
Survey	Available
Site Plan	Available
Subdivided	Yes
<i>Comments:</i>	See broker for plans
Easement	Utility
Restrictive Covenants	Yes – Enterprise Park
Wooded	Yes
Topography	Flat
Wetlands	Yes (3.33± acres)

**Lease Rate: \$3.50 NNN\***

2016 NNN Expenses: \$1.75 PSF (Taxes: \$0.99 & CAM: \$0.76)

\*For the 1st year then rent increases to \$6.00 NNN for the 2nd year.





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