FOR LEASE > WAREHOUSE SPACE

High Bay Warehouse/Distribution Space

1634 GREENLAND ROAD/ROUTE 33, GREENLAND, NH 03840





Colliers International is pleased to present an excellent location for a shipping/receiving, warehouse, or distribution company that needs up to $5,000\pm$ SF. This space offers $22'\pm$ to $30'\pm$ ceiling height, 800A/3 phase electrical service, and shared access to a $14'\times16'$ loading dock with load leveler and a $12'\times14'$ drive-in door.

1634 Greenland is located less than 2 miles to Exit 3, I-95, and near Target and Lowe's.

Special exception or variance may be required for some industrial uses.

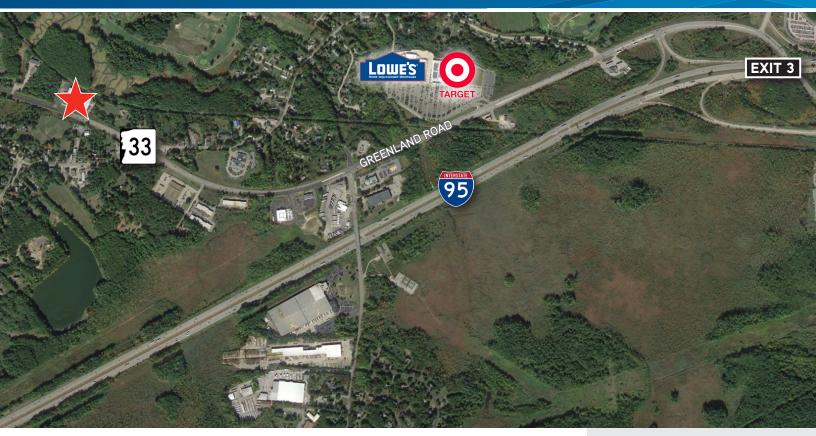




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1634 Greenland Road/Route 33 | Greenland, NH



Snapshot > Warehouse Space

Building Type Warehouse/distribution

Total Building SF 74,400±

Available SF Up to 5,000±

Year Built 1980

Acres 4.53±

Shared Loading Dock 1 (14' x 16' w/ load leveler)

Shared Drive-in Door 1 (12' x 14')

Ceiling Height 22'± to 30'±

Electrical 800A; 3 phase

Utilities Municipal water & private septic

Propane

Sprinkler System Wet system (ESFR)

Zoning Commercial

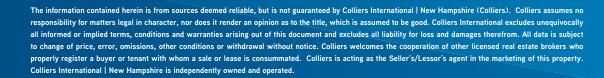
Lease Rate \$6.00 gross

Contact Us

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Property Information



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SITE	DATA	
Zoning	Commercial	
Traffic Count	20,000 (2014)	
Visibility	Excellent	
Road Frontage	656'±	
Neighborhood	Mixed residential and commercial	
Landscaping	Minimal	
Curb Cuts	1	
Sidewalks	None	
Parking	Ample	
Site Status	Developed	
SERVICES DATA		
Warehouse Heat	Minimal (gas hung heaters)	
Power		
Phase	3	
Amps	800	
Volts	480	
# of Services	1	
Back-up Generator	None	
Internet		
Connection Type	Cable	
Provider	Comcast	
Hot Water	Gas	
Water	Municipal	
Sewer	Septic	
Gas	Propane	
Sprinkler	Wet system (ESFR)	
Security System	None	
Elevator	None	
TAX DATA		
Tax Amount	\$41,508	
Year	2017	
Tax Map & Lot Number	R-18/37	
2017 Tax Rate per 1,000	\$16.64	
2017 Assessment		
Land	\$586,500	
Building/Yard Items	\$1,908,000	
Total Assessed Value	\$2494,500	
2017 EQ Ratio	86.6%	

PROPERTY DATA		
Lot Size	4.53±	
Total Building Size	74,400±	
Number of Buildings	1	
Floors per Building	2	
Number of Tenants	5 currently	
Available SF	Up to 5,000±	
Unit Dimensions	Variable	
Total Available SF per Floor		
First	5,000	
CONSTRUCTION DATA		
Year Built	1980	
Loading Dock	Shared 14' x 16' w/ leveler	
Drive-In Door	Shared 12' x 14'	
Restrooms	(2) Shared 1/2 baths	
Exterior	Metal	
Roof	Bituminous membrane (2004)	
Foundation	Concrete	
Concrete Slab Thickness	Unknown	
Insulation	Yes	
Exterior Doors	Metal	
Interior Walls	Exposed insulation	
Lighting	Florescent	
Column Spacing	25' x 50'	
Ceiling Height	22'± to 30'±	
Floors	Concrete	
Windows	Yes	
Handicapped Access	Yes	
LAND DATA		
Survey	D-1993	
Site Plan	D-1993	
Subdivided	Yes	
Easement(s)	None known	
Restrictive Covenants	None	
Wooded	No	
Topography	Flat	
Wetlands	Yes	
OTHER DATA		
Deed Reference(s)	3211/1897	
Easement Reference(s)	None in deed	

Warehouse Floor Plan



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