

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± SF. This space offers 22'± to 30'± ceiling height, 800A/3 phase electrical service, and shared access to a 14' x 16' loading dock with load leveler and a 12' x 14' 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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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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SHARED
DRIVE-IN

COMMON
AREA

LEASED

LEASED



SHARED
LOADING DOCK

COMMON
AREA

AVAILABLE
5,000± SF

LEASED

LEASED

BATHROOMS →

LOADING DOCK

Floor plan is not to scale and
is a conceptual warehouse
floor plan layout only.