

FOR SUBLEASE > INDUSTRIAL SPACE

Manufacturing/Warehouse Space

131 BROADWAY, DOVER, NH 03820



Colliers International is pleased to introduce the availability of a 14,000± SF of warehouse/manufacturing and office space for sublease. The space consists of 2,000± SF of office area with 3 private offices, a conference room, and an open work area, as well as 12,000± SF of warehouse with 2 common loading docks, a common drive-in door, a small industrial waste trash compactor, and A/C. A dust collection system, spray booth, and compressed air system area are available and negotiable with the lease of the space.



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131 Broadway | Dover, NH



Specifications > Industrial Space

Building Type	Manufacturing/warehouse/office
Year Built	1889
Year Renovated	2011
Total Building SF	269,151±
Available SF	14,000±
Acreage	15.46±
Zoning	Central Business District
Parking	6 reserved spaces & additional spaces in large parking lot
Common Loading Docks	2
Common Drive-in Door	1
Clear Height	12'± to 20'±
Ceiling Height	14'± to 25'±
Utilities	Municipal water & sewer Natural gas
Electrical	650A /480V / 3 phase
Sprinklers	Wet system
2016 Avg Utility Expenses	Electric: \$1,314/month Natural gas: \$680/month
2017 NNN Expenses PSF	\$2.54 > Taxes: \$0.70 > CAM: \$1.84
Sublease Term	Through 12/31/2024
Lease Rate	\$5.00 NNN

Contact Us

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Property Information

131 BROADWAY, DOVER, NH 03820

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SITE DATA	
Zoning	Central Business District
Traffic Count	5,200 VPD (NHDOT 2015)
Visibility	Limited
Road Frontage	1,625' on Broadway & Oak St
Neighborhood	Industrial/Residential
Landscaping	Complete
Curb Cuts	2
Sidewalks	Yes
Parking	Ample; 6 reserved spaces
Site Status	Complete
SERVICES DATA	
Warehouse Heat	Radiant by natural gas
Warehouse AC	Natural gas
Office Heat	Natural gas
Power	
Phase	3
Amps	650
Volts	480/277
# of Services	1
Back-up Generator	Yes
Internet	
Connection Type	DSL
Provider	First Light
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas	Natural
Sprinkler	Wet
Security System	None
Overhead Crane	5 ton (may not be functional)
Trash Compactor	Yes
Compressed Air System	Yes; negotiable
Dust Collection System	Yes; negotiable
Spray Booth	Yes; negotiable
Elevator	None
TAX DATA	
Tax Amount	\$207,286
Year	2016
Tax Map & Lot Number	26
2016 Tax Rate per 1,000	\$26.29
2016 Assessment	
Land	\$594,700
Building/Yard Items	\$7,708,600
Total Assessed Value	\$8,303,300
2016 EQ Ratio	92.6%

PROPERTY DATA	
Lot Size	15.46± acres
Total Building Size	269,151± SF
Number of Buildings	1
Floors per Building	1-2
Available SF	14,000±
Building/Unit Dimensions	Variable
Total Available SF Breakdown	
Office	2,000±
Warehouse	12,000±
CONSTRUCTION DATA	
Year Built	1889
Year Renovated	2011
Common Loading Docks	2
Common Drive-In Door	1
Restrooms	1 private with a shower & 2 common bathrooms
Exterior	Brick
Roofs	Pitched & flat
Foundation	Concrete
Concrete Slab Thickness	Unknown
Insulation	Variable
Exterior Doors	Metal
Interior Walls	Brick & sheetrock
Warehouse Lighting	Fluorescent & LED
Column Spacing	20' x 24'
Ceiling Height	14'5" to 25'8"
Clear Height	12'9" to 20'
Floors	Wood & concrete
Windows	Metal
Handicapped Access	Yes
LAND DATA	
Survey	Available; contact broker
Site Plan	Available; contact broker
Subdivided	Yes
Easement(s)	See deed
Restrictive Covenants	Not known
Wooded	No
Topography	Rises to Oak Street
Wetlands	None observed
OTHER DATA	
Deed Reference(s)	3604/891
Easement Reference(s)	See deed
Covenants Reference(s)	None known

Floor Plan | 14,000± SF

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