

FOR LEASE > WAREHOUSE/SHOWROOM

Commercial Flex Space

45 ALLEN STREET, UNIT 9, ROCHESTER, NH 03867



Colliers International is pleased to introduce the availability of a flex space unit which is suitable for service providers or retailers who need warehouse or showroom floor space. This unit offers office space and high bay warehouse space with a drive-in door. Located in the heart of Rochester, the industrial park is also situated in close proximity to Route 125 and Route 16 (Spaulding Turnpike).



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45 Allen Street | Rochester, NH



Specifications > Industrial Space

Building Type	Industrial/retail
Year Built	2003
Addition Built	2006
Available SF	1,500±
Zoning	General Industrial (GI)
Parking	39 shared spaces (2 overnight spaces behind unit)
Drive-in Door	10' x 12'
Clear Height	16'±
Utilities	Municipal water and sewer Natural gas
2017 NNN Expense PSF	\$2.50
Lease Rate	\$7.25 NNN

Contact Us

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Property Information

45 ALLEN STREET, UNIT 9, ROCHESTER, NH 03867



SITE DATA	
Zoning	General Industrial (GI)
Traffic Count	Light
Visibility	Limited
Road Frontage	460'±
Neighborhood	Industrial park
Landscaping	Mature
Curb Cuts	2
Sidewalks	In front of the building
Parking	39 shared spaces
Site Status	Existing
SERVICES DATA	
Warehouse Heat	Gas hung
Office HVAC	Gas FHA
Power	
Phase	3
Amps	100
Volts	120/208
# of Services	1 per unit
Back-up Generator	None
Internet	
Connection Type	Cable
Provider	Metrocast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas	Natural
Sprinkler	Wet
Security System	None
Elevator	None
TAX DATA	
Tax Amount	\$16,354
Year	2017
Tax Map & Lot Number	Map 17/Lot 5
2017 Tax Rate per 1,000	\$26.33
2017 Assessment	
Land	\$114,800
Building/Yard Items	\$506,300
Total Assessed Value	\$621,100
2017 EQ Ratio	95.0
OTHER DATA	
Deed Reference	3774/539
Easement Reference	None
Covenants Reference	None

PROPERTY DATA	
Lot Size	1.6± acres
Total Building SF	14,080±
Number of Buildings	1 (5 attached sections)
Floors per Building	2
Number of Available Units	1
Available SF	1,500±
Building/Unit Dimensions	50' x 30'
Total Available SF Breakdown	
Office/warehouse	1,500±
Mezzanine	0±
Total Available SF per Floor	
First	1,500±
CONSTRUCTION DATA	
Year Built	2003
Year Renovated	2006
Drive-In Door	1 per unit
Restrooms	1 per unit
Exterior	Block & metal
Roof	Metal (2003)
Foundation	Concrete
Concrete Slab Thickness	4"
Insulation	Fully insulated
Exterior Doors	Glass & steel
Interior Walls	Office - sheetrock Warehouse - steel
Lighting	Fluorescent
Column Spacing	No columns
Ceiling Height	18'±
Clear Height	16'±
Floors	Concrete & tile
Windows	Metal frame
Handicapped Access	Yes
LAND DATA	
Survey	Available
Site Plan	Available
Subdivided	Yes
Easement	None
Restrictive Covenant	None
Wooded	No
Topography	Flat
Wetlands	None