

FOR LEASE > LARGE FLEX BUILDING

Flex/Industrial Building

175 HERITAGE AVENUE, PORTSMOUTH, NH 03801



Colliers International is pleased to introduce the availability of a flex/industrial building in Portsmouth, NH. The entire 25,400± building is available for lease. The building is made up of 33 offices, a conference room, computer room with separate cooling and fire suppression system, a large breakroom, 2 bathrooms with showers, state-of-the-art lab space, and a warehouse area. The building features an emergency gas generator for part of the building, plumbing and A/C in the warehouse area, a wet sprinkler system, 16'± clear height, 1 drive-in door, and 4 loading docks.

Although this building is currently fit-up as office and lab space, the owner will consider converting it for other industrial uses for a long-term lease and a credit tenant.

This location is easily accessible by both Interstate 95 and Route 1 to points in both Maine and Massachusetts.



DAVID F. CHOATE, III
PORTSMOUTH, NH
david.choate@colliers.com

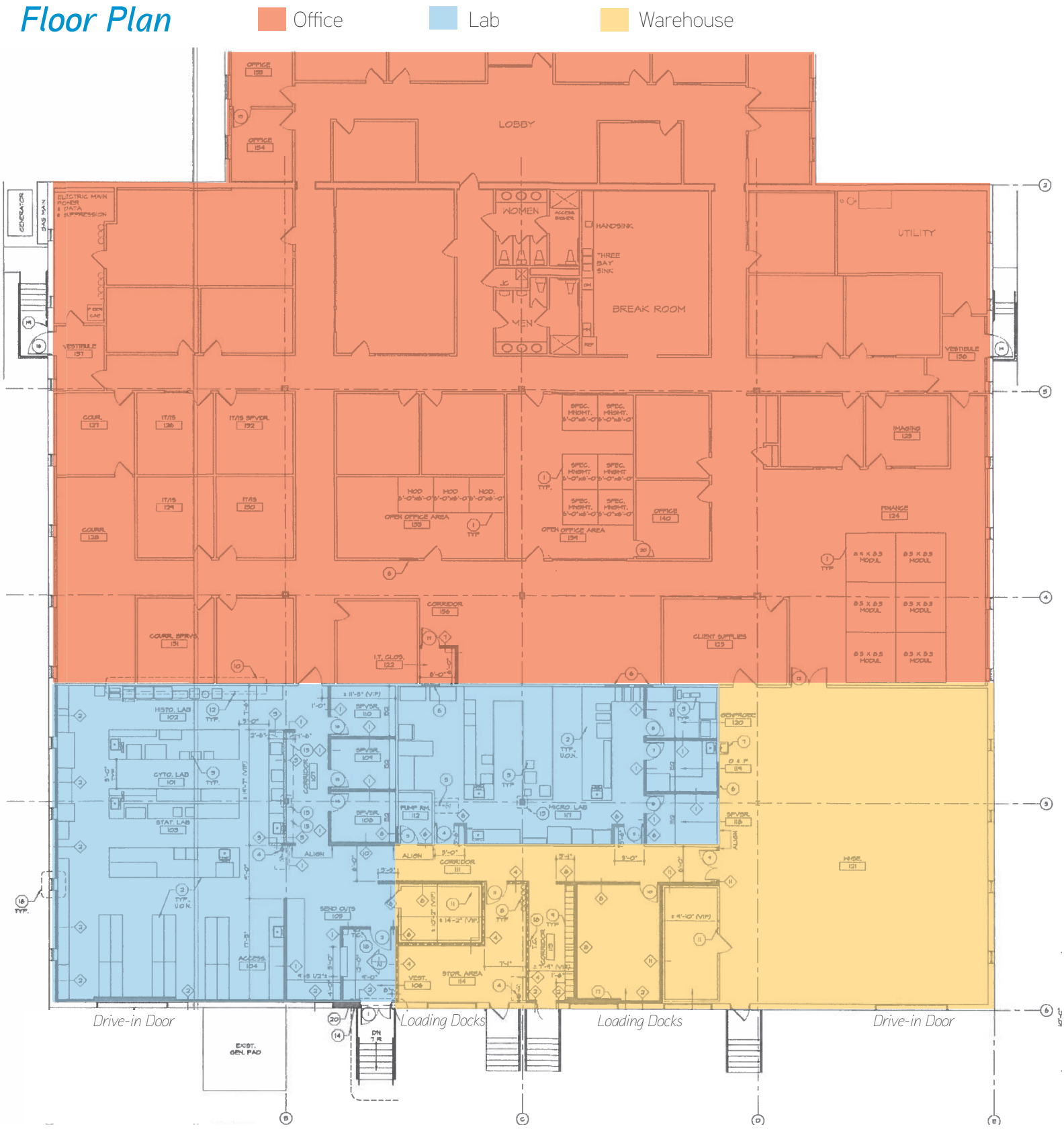
COLLIERS INTERNATIONAL
500 Market Street, Suite 9
Portsmouth, NH 03801
MAIN +1 603 433 7100
www.colliers.com

Property Highlights

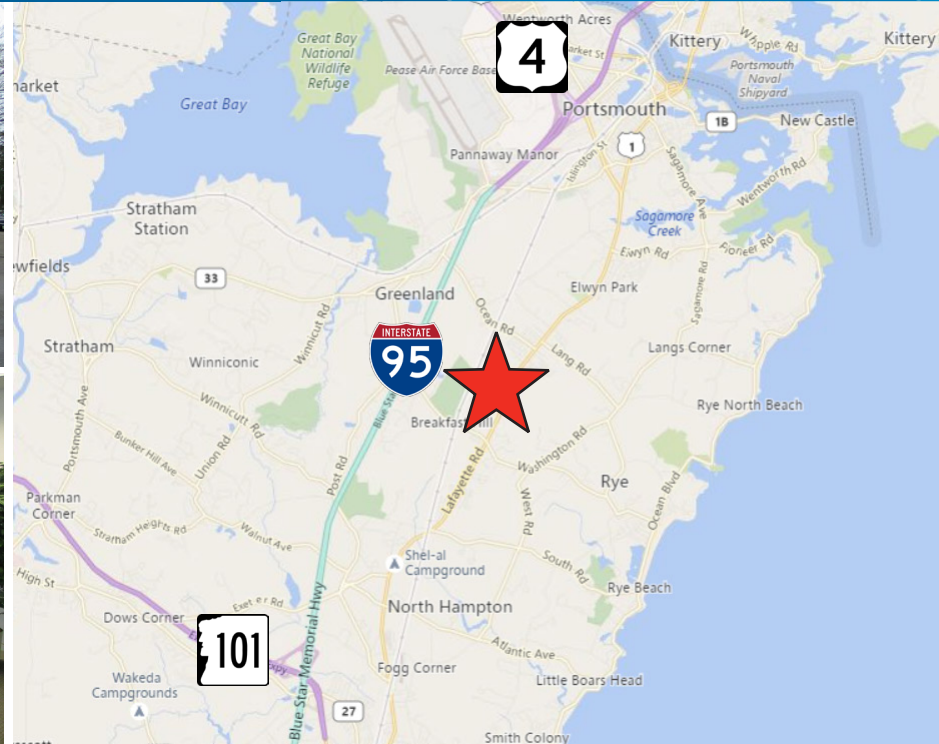
SITE DATA	
Zoning	Industrial
Traffic Count	2,500 (2013)
Visibility	Excellent
Road Frontage	300'
Neighborhood	Industrial park
Landscaping	Complete
Curb Cuts	2
Sidewalks	None
Parking	72 spaces
Site Status	Complete
SERVICES DATA	
Warehouse Heat	Natural gas
Office HVAC	Natural gas
Power	
Phase	3
Amps	1,200
Volts	208
# of Services	1
Back-up Generator	Gas
Internet	
Connection Type	Cable
Provider	Comcast
Hot Water	Natural
Water	Municipal
Sewer	Municipal
Gas	Natural
Sprinkler	Wet
Security System	Yes
Elevator	None
TAX DATA	
Tax Amount	\$30,942
Year	2017
Tax Map & Lot Number	285 / 8 / 0
2017 Tax Rate per 1,000	\$15.38
2017 Assessment	
Land	\$593,500
Building/Yard Items	\$1,421,500
Total Assessed Value	\$2,015,000
2016 EQ Ratio	86.6%
OTHER DATA	
Deed Reference	Book 3400/ Page 0383
Easement Reference	None
Covenants Reference	None

PROPERTY DATA	
Lot Size	2.75± acres
Total Building Size	25,400± SF
Number of Buildings	1
Floors per Building	1
Number of Units	1
Available SF	25,400±
Building/Unit Dimensions	140' x 160' (rear) 30' x 100' (front)
Total Available SF Breakdown	
Office	16,700±
Warehouse/Lab	8,700±
CONSTRUCTION DATA	
Year Built	1985
Year Renovated	2005
Loading Dock(s)	4
Drive-In Door(s)	1
Restrooms	2 with showers
Exterior	Concrete/metal
Roof	Rubber/flat (2003)
Foundation	Concrete
Concrete Slab Thickness	Unknown
Insulation	Complete
Exterior Doors	Concrete/metal
Interior Walls	Sheetrock
Lighting	Fluorescent
Column Spacing	35' x 40'
Ceiling Height	18'
Clear Height	16'
Floors	Tile/concrete/carpet
Windows	Metal
Handicapped Access	Yes
LAND DATA	
Survey	No
Site Plan	Yes; call for details
Subdivided	No
Easement	No
Restrictive Covenants	No
Wooded	Yes
Topography	Flat
Wetlands	None

Floor Plan



175 Heritage Avenue | Portsmouth, NH



Specifications > Flex/Industrial Space

Building Type	Flex
Year Built	1985
Total Building SF	25,400±
Available SF	25,400± (Available after 9/1/18 with 45 days notice)
Zoning	Industrial
Parking	72±
Loading Docks	4 (2 are not currently utilized)
Drive-in Door	1
Clear Height	16'±
Ceiling Height	18'±
Utilities	Municipal water & sewer Natural gas
Electrical	1,200A / 208V / 3 phase
Sprinklers	Wet system
Security System	Yes
2017 NNN Expenses PSF	\$2.22± > Taxes: \$1.22 > CAM: \$1.00±

Lease Rate **\$10.00 NNN**

Contact Us

DAVID F. CHOATE, III
PORTSMOUTH, NH
david.choate@colliers.com

COLLIERS INTERNATIONAL
500 Market Street, Suite 9
Portsmouth, NH 03801
MAIN +1 603 433 7100
www.colliers.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Colliers International | New Hampshire (Colliers). Colliers assumes no responsibility for matters legal in character, nor does it render an opinion as to the title, which is assumed to be good. Colliers International excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Colliers welcomes the cooperation of other licensed real estate brokers who properly register a buyer or tenant with whom a sale or lease is consummated. Colliers is acting as the Seller's/Lessor's agent in the marketing of this property. Colliers International | New Hampshire is independently owned and operated.

