

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.



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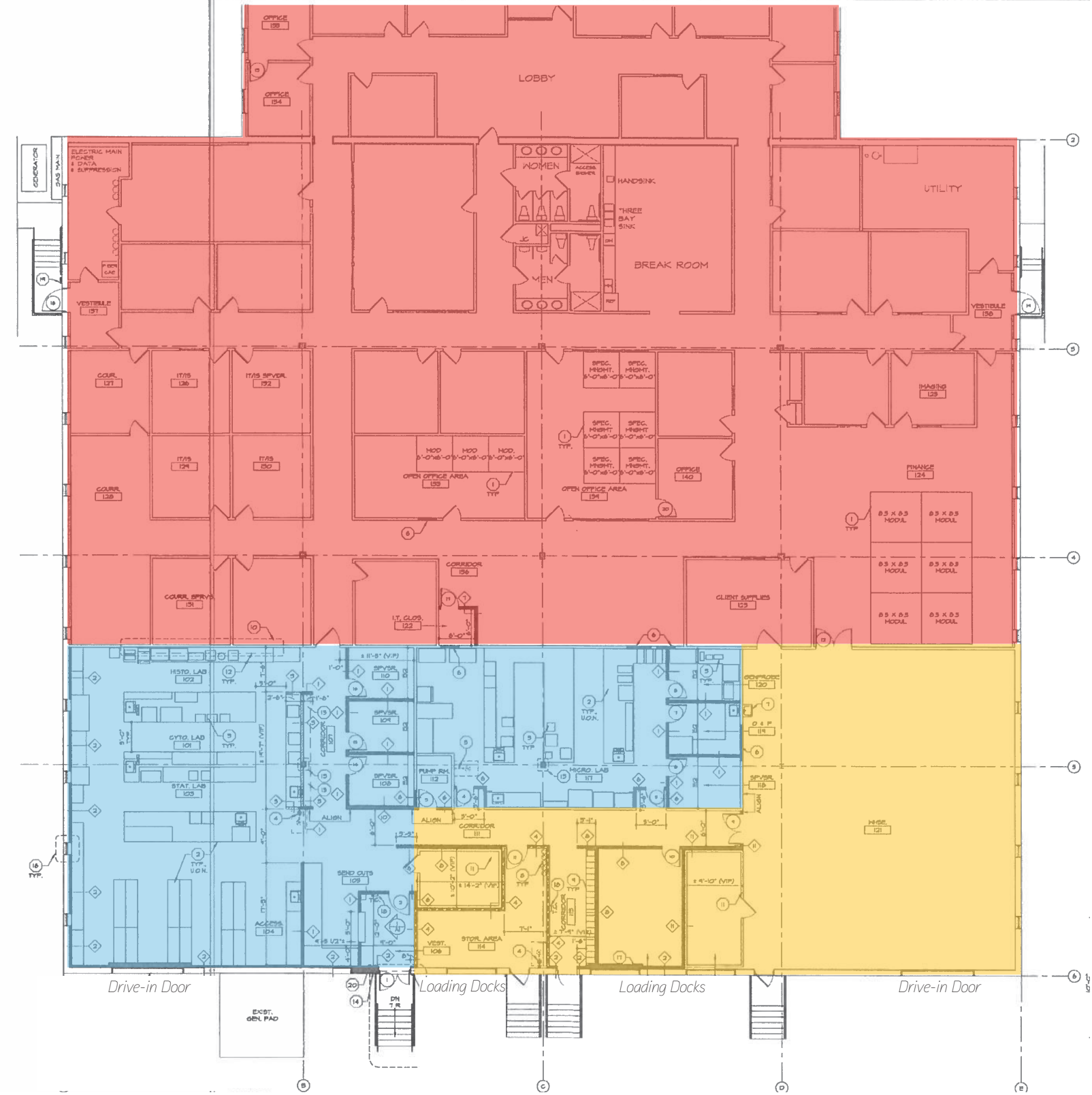
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Property Highlights

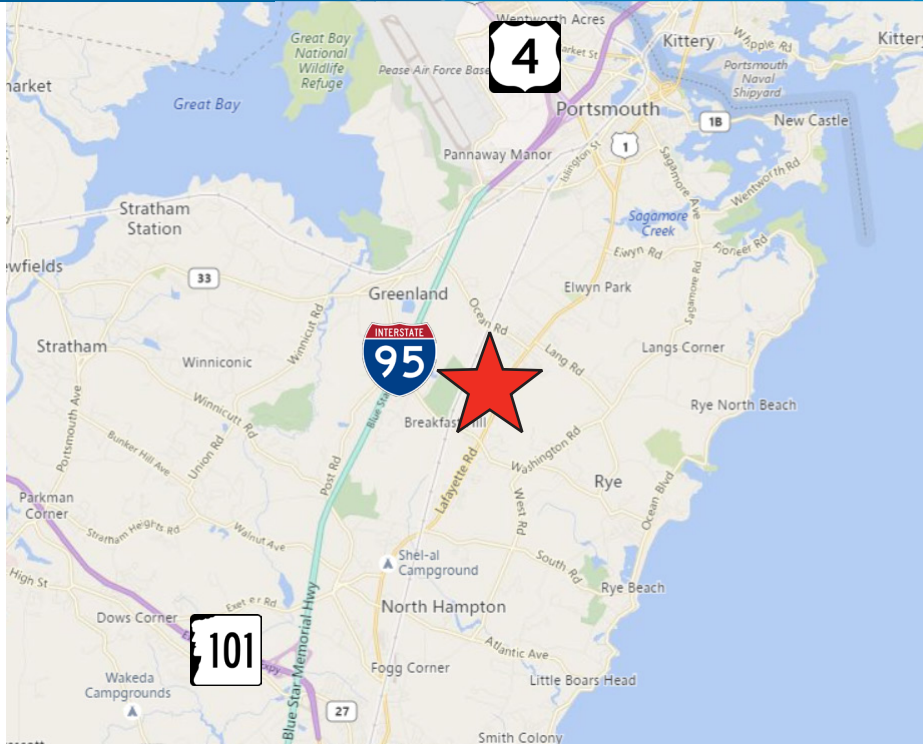
SITE DATA	
Zoning	Industrial
Traffic Count	2,500 (2013)
Visibility	Excellent
Road Frontage	300'
Neighborhood	Industrial park
Landscaping	Complete
Curb Cuts	2
Sidewalks	None
Parking	72 spaces
Site Status	Complete
SERVICES DATA	
Warehouse Heat	Natural gas
Office HVAC	Natural gas
Power	
Phase	3
Amps	1,200
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 7/31/18 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

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