

FOR LEASE > OFFICE/WAREHOUSE UNITS

# Flex Space

170 WEST ROAD, UNITS 9 & 10, PORTSMOUTH, NH 03801



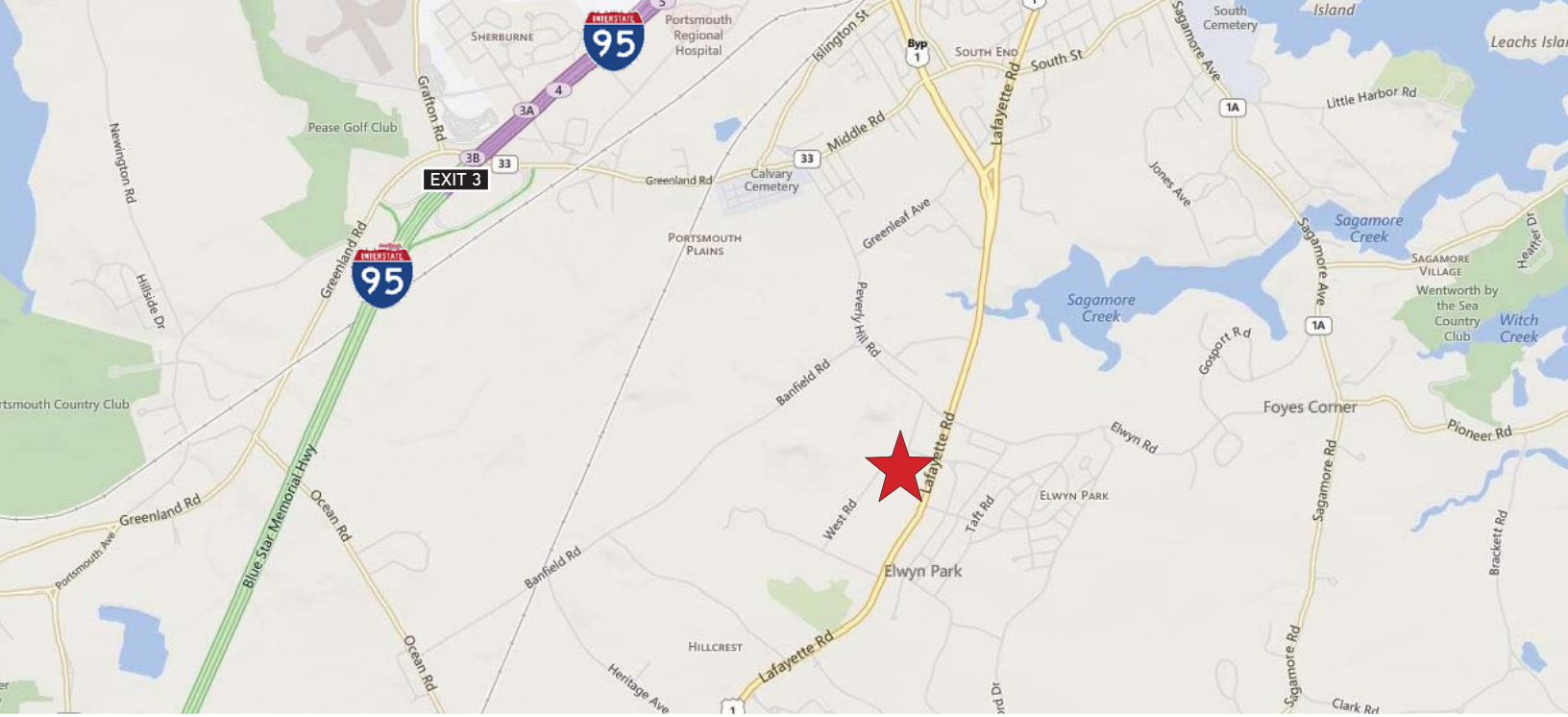
Colliers International is pleased to introduce the availability of up to 9,920± SF of contiguous flex space at 170 West Road in Portsmouth, New Hampshire. These 2 units feature high bay warehouse, distribution or manufacturing space in 2 functional layouts with loading docks, 15'± to 19'± ceiling height, AC in the office area and a wet sprinkler system. Ideal location with easy access to I-95, Routes 1 and 16.



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## Specifications > Flex Space

Building Type	Industrial
Year Built	1985
Year Renovated	2012
Total Building SF	58,347±
Available SF	2,863± to 9,920±
Number of Floors	2
Ceiling Height	15'± to 19'±
Loading Docks	Unit 9: 1 (48") Unit 10: 3 (36")
Electrical	Unit 9: 100/125A; 120/208/480V; 3 phase Unit 10: 100/225A; 277/480V; 3 phase
Average Monthly Utilities Cost	Unit 9: \$300.08 (natural gas & electric)
Sprinkler System	Wet
Zoning	Industrial
Road Frontage	400'±
Parking	Ample on-site; unassigned
2016 NNN Expenses PSF	\$3.25 > CAM: \$2.18 > Taxes: \$1.07

**Lease Rate** **\$6.00 NNN**

## Contact Us

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# Property Information

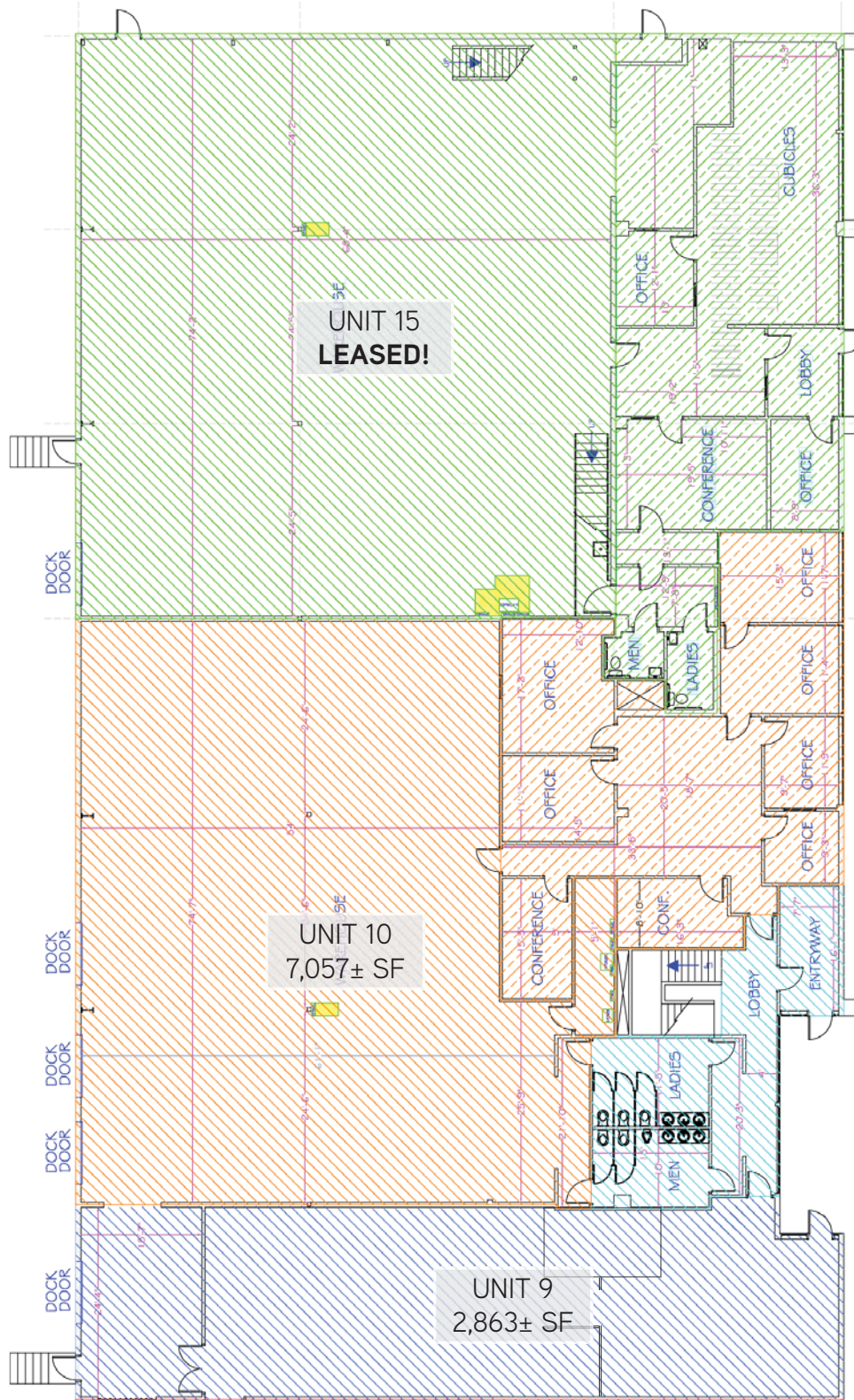
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SITE DATA	
Zoning	Industrial
Traffic Count	Light
Visibility	Good
Road Frontage	400'±
Neighborhood	Industrial/commercial
Landscaping	Mature
Curb Cuts	2
Sidewalks	None
Parking	Ample (unassigned)
Site Status	Completed
SERVICES DATA	
Warehouse Heat	Hung gas heaters
Office HVAC	Electric split system
Power	
Phase	3 phase (in all units)
Amps	Unit 9: 100/125 Units 10: 100/225
Volts	Unit 9: 120/208/480 Units 10: 277/480
# of Services	3
Back-up Generator	No
Internet	
Connection Type	Cable
Providers	Comcast/Bayring
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas	Natural
Sprinkler	Wet
Security System	None
Elevator	No
TAX DATA	
Tax Amount	\$62,214
Year	2015
Tax Map & Lot Number	252/2/14
2015 Tax Rate per 1,000	\$16.79
<i>2016 Assessment</i>	
Land	\$1,031,900
Building/Yard Items	\$2,673,520
Total Assessed Value	\$3,705,400
2015 EQ Ratio	88.5%

PROPERTY DATA	
Lot Size	6.7± acres
Total Building Size	58,347
Number of Buildings	1
Floors per Building	2
Number of Units	16
Available SF	2,863± to 9,920± (2 units)
CONSTRUCTION DATA	
Year Built	1985
Year Renovated	2012
Loading Docks	(4) 8'x 8' - height of docks varies per unit
Drive-In Door	0
Restrooms	2
Exterior	Masonry
Roof (age)	Rubber membrane (1996)
Foundation	Concrete
Concrete Slab Thickness	Unknown
Insulation	Fiberglass
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	Fluorescent
Ceiling Height	15' to 19'±
Clear Height	13' to 17'±
Floors	Concrete/carpet
Windows	Metal
Handicapped Access	No
LAND DATA	
Survey	Available
Site Plan	Available
Subdivided	Yes
Easement(s)	Yes
Restrictive Covenants	None
Wooded	No
Topography	Flat
Wetlands	Yes (in rear)
OTHER DATA	
Deed Reference	4800/1185
Easement Reference(s)	See plan
Covenants Reference(s)	See deed

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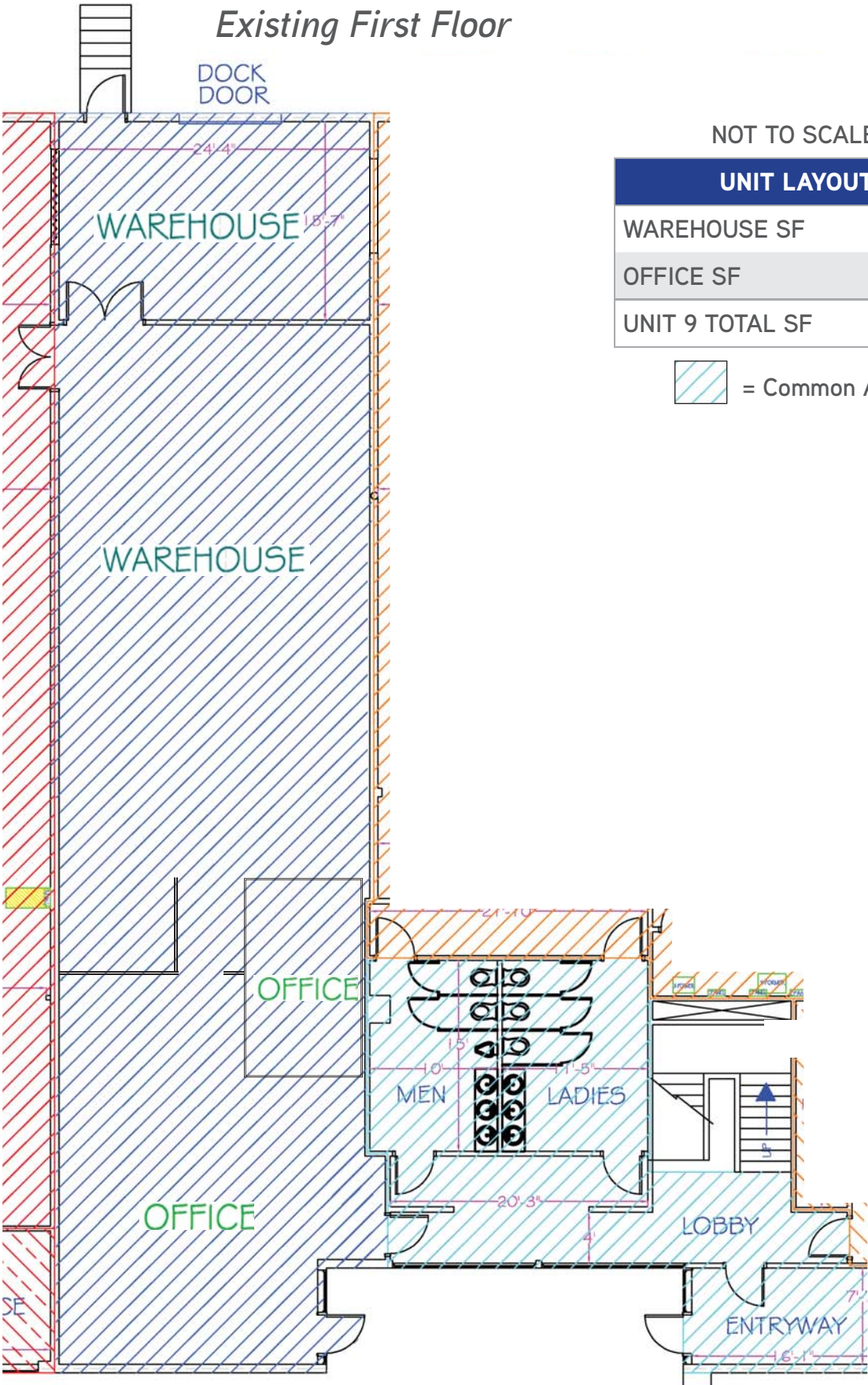
## EXISTING SECOND FLOOR

*SF = includes the common area factor and is the unit total (all floors)*



# Unit 9 Floor Plan | 2,863± SF

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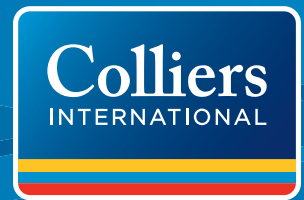


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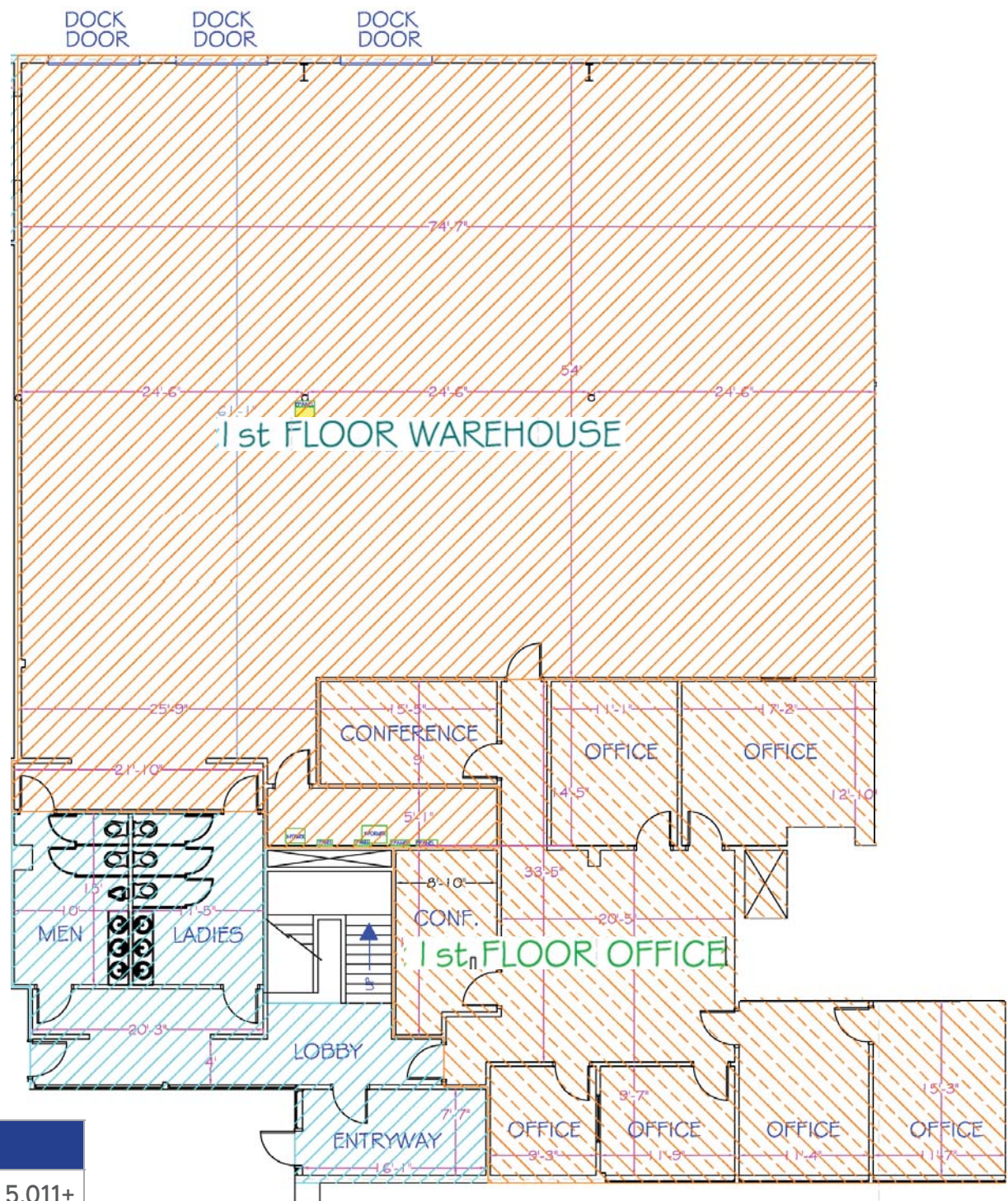


# Unit 10 Floor Plan | 7,057± SF

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## Existing First Floor



### UNIT LAYOUT

WAREHOUSE SF	5,011±
OFFICE SF	2,046±
UNIT 10 TOTAL SF	7,057±

SF = includes the common area factor and is the unit total (all floors)