



For Lease

Industrial Condominium

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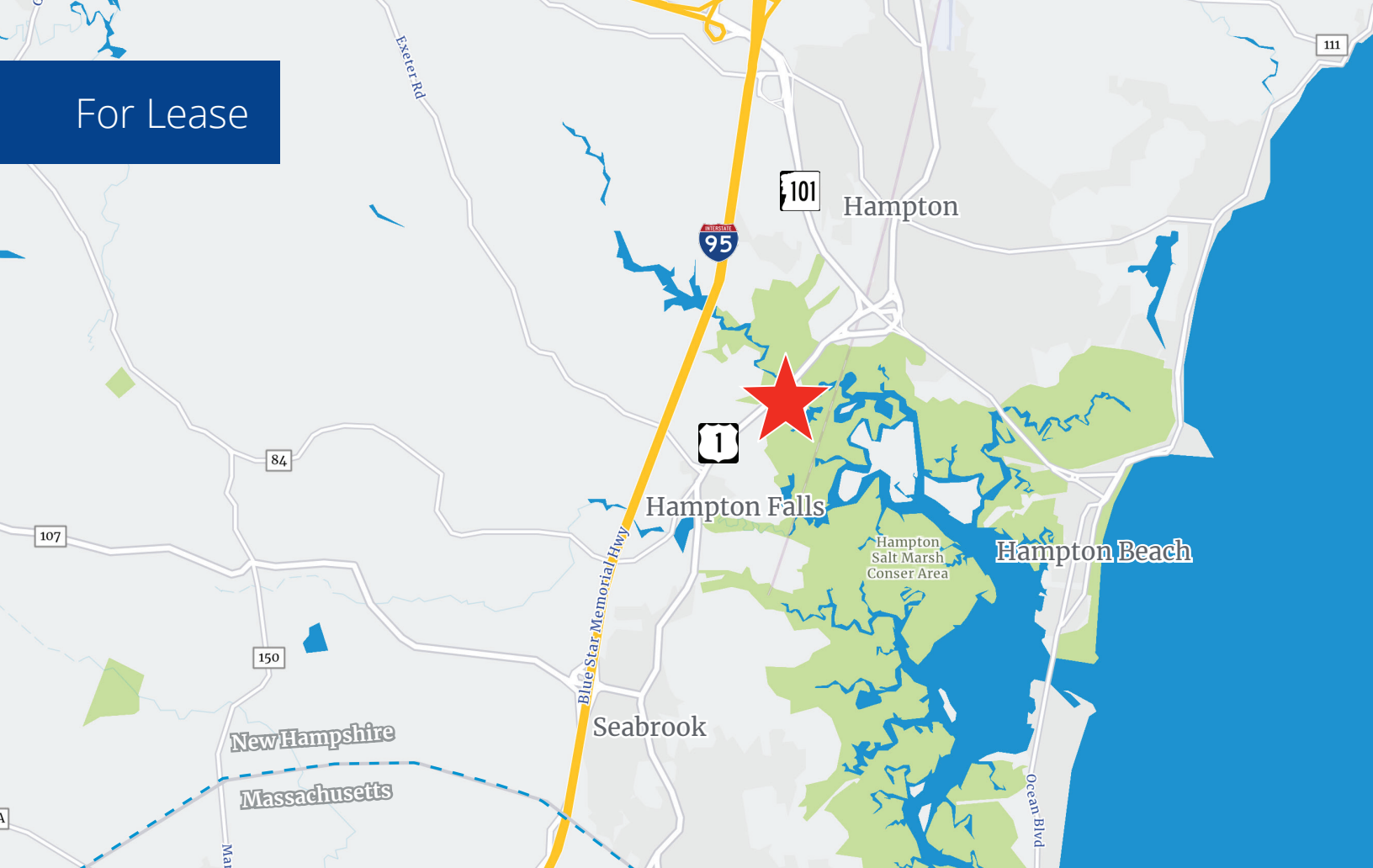
1 Lafayette Road, Building 2 Hampton, NH

Property Highlights

- Rare 2,175± SF industrial condominium located on highly visible Lafayette Road/Route 1 with 21,141± AADT per NHDOT 2025
- Unit consists of 2,175± SF of heated warehouse plus 900± SF of mezzanine storage space
- Features include 3 drive-in doors (8' x 8', 10' x 8', 10' x 12'), open warehouse with up to 20'± clear height, skylights, and 2 modine propane-fired hung heaters
- Easy access to I-95 and Route 101, 5± miles south of Portsmouth and 4± miles north of the Massachusetts border

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Specifications

Address:	1 Lafayette Road, Building 2
Location:	Hampton, NH 03842
Building Type:	Industrial
Year Built:	1950
Condominium SF:	2,175±
Floors:	1
Road Frontage:	324'± on Lafayette Road/Route 1
Utilities:	Private water & septic FHA propane
Zoning:	General
Clear Height:	Up to 20'±
Drive-in Doors:	1 (8' x 8'); 1 (10' x 8'); 1 (10' x 12')
Power:	110V; 1 phase
Parking:	5 on-site spaces
Lease Rate:	\$2,400/month + utilities
Available:	Immediately



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The floor plan shows a building with the following layout and dimensions:

- Overall Dimensions:** The building is 64' 8" wide and 71' 3" deep.
- Rooms and Areas:**
 - Apts. 1-4:** Located on the left side, measuring 44' by 52' 8".
 - Middle Shop:** Located in the center, measuring 46' 7" by 31'.
 - North Shop:** Located on the right side, measuring 30' 5" by 30'.
 - Mezzanine:** Located within the North Shop, measuring 31' by 30'.
 - Ramp:** Located between the Middle Shop and the North Shop, measuring 11' 10" by 9' 6".
 - Drive-in Door:** Located at the bottom right, measuring 10' x 8'.
 - Drive-in Door:** Located at the top right, measuring 8' x 8'.
 - Drive-in Door:** Located at the bottom left, measuring 10' x 12'.
- Other Features:**
 - Firewall:** Separates the Apts. 1-4 from the Middle Shop.
 - Stairs:** Located within the North Shop, measuring 18' 8" by 9' 6".
 - Entrances:** There are three main entrances: a drive-in door at the bottom right, a drive-in door at the top right, and a drive-in door at the bottom left.

*Not to scale.