



For Lease

Manufacturing/ Warehouse Building

David F. Choate, III

Executive Vice President
+1 603 433 7100
david.choate@colliers.com

Abigail K. Bachman

Senior Associate
+1 603 206 9644
abby.bachman@colliers.com



500 Market Street, Suite 9
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

180 Crosby Road Dover, NH

Property Highlights

- 26,818± SF manufacturing/warehouse/distribution building on 5.33± acres in Dover, NH
- Building consists of about 2,000± SF of office space, 18,570± SF of high bay warehouse, and 6,248± SF of low bay lab/brazing area
- Features include 16'± clear height in warehouse, wet sprinkler system, 2 drive-in doors, a 3 ton crane, and lots of power making it ideal for another machine shop
- C/A Design has a lease through March 31, 2025, but may move to its new building in Exeter before that date
- New owner is planning major improvements to the building and parking lot
- Easily accessible from the Spaulding Turnpike/Route 16 via Exit 8W

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Specifications

Address:	180 Crosby Road
Location:	Dover, NH 03820
Building Type:	Industrial/manufacturing/warehouse
Year Built:	1970
Total Building SF:	26,818±
Acreage:	5.33±
Floors:	1
Parking:	50± on-site (1 handicap space)
Utilities:	Municipal water & sewer Natural gas
Zoning:	CM
Clear Height:	16'± (warehouse)
Ceiling Height:	18.5'± (warehouse)
Drive-in Doors:	2
Sprinklers:	Wet system
Power:	2000/1600/400A; 480/208V; 3 phase
2023 NNN Expenses:	\$1.08 PSF • CAM: \$0.38 PSF • Taxes: \$0.70 PSF
Lease Rate:	\$11.00 NNN



Contact us:

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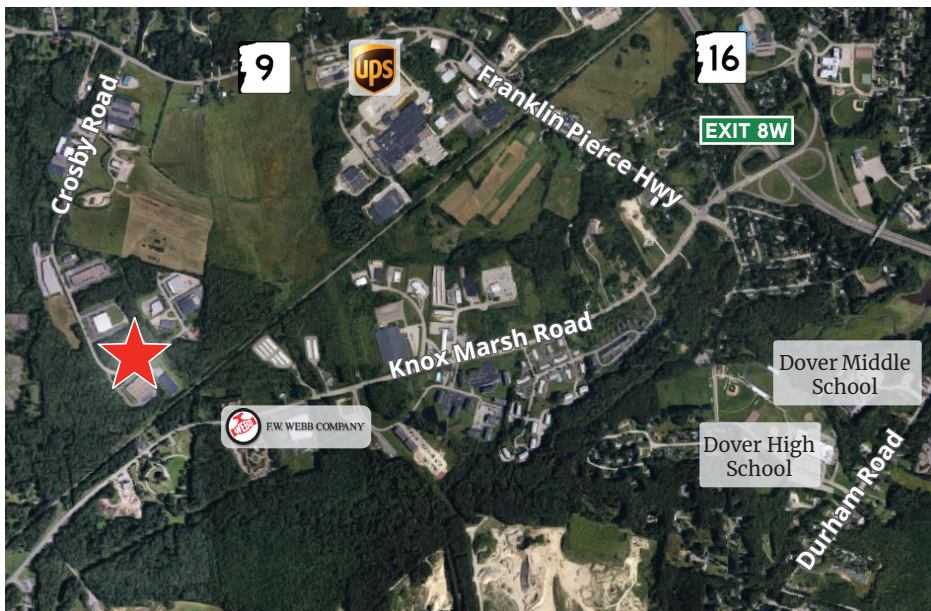
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Locator Map



Property Information

Property Data	
Acreage	5.33±
Total Building SF	26,818±
Total Available SF Breakdown	
Office	2,000±
Warehouse	18,570±
Lab/Brazing Area	6,248±
Number of Buildings	1
Floors per Building	1
Building Dimensions	Irregular
Loading Dock	0
Drive-in Door(s)	2 (14' x 12' & 8' x 8')
Restrooms	3
Construction Data	
Year Built	1970
Exterior	Brick and block
Roof (type)	Metal
Foundation	Concrete
Insulation	Fully insulated
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	Fluorescent
Column Spacing	39.5'± x 30'± (warehouse)
Ceiling Height	18.5'± (warehouse)
Clear Height	16'± (warehouse)
Floors	Concrete
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	None available
Site Plan	None available
Subdivided	Yes
Wooded	Yes
Topography	Flat
Wetlands	Yes

Site Data	
Zoning	CM
Traffic Count	Light
Visibility	Good
Road Frontage	262.98'± on Crosby Road
Neighborhood	Industrial Park
Landscaping	Complete
Curb Cuts	1
Sidewalks	None
Parking	50± on-site spaces
Site Status	Complete
Services Data	
Warehouse Heat	Radiant
Office HVAC	Natural gas
Power	
3 Phase	Yes
Amps	2000/1600/400
Volts	480/208
# of Services	3
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural
Sprinkler (type)	Wet system
Security System	Yes
Tax Data	
2023 Tax Amount	\$18,769.19
Tax Map & Lot Number	G-1-A-0
2023 Tax Rate per 1,000	\$18.70
2023 Assessment	
Land	\$219,400
Building/Yard Items	\$1,202,800
Total Assessed Value	\$1,422,200
2022 EQ Ratio	91.4%
Other Data	
Deed Reference(s)	2738/887
Easement Reference(s)	See Deed
Covenants Reference(s)	None



UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES DECIMALS ANGLES TOLERANCES .XXX ± .015 ° ± .5 .XXX ± .005 .XXX ± .005 ° ± .1 .XXX ± .001	CAD GENERATED DRAWING, DO NOT MANUALLY UPDATE DATE _____ DRAWN _____ CHECKED _____ RELEASED _____	180 Crosby Road Durham, NH 03820 603-749-6755 FORM PLAN
APPLICATION / USED ON	DO NOT SCALE DRAWING	DWG NO. _____ SCALE _____ DESIGNED BY _____ CHECKED BY _____

**Not as-built plan and not to scale.*