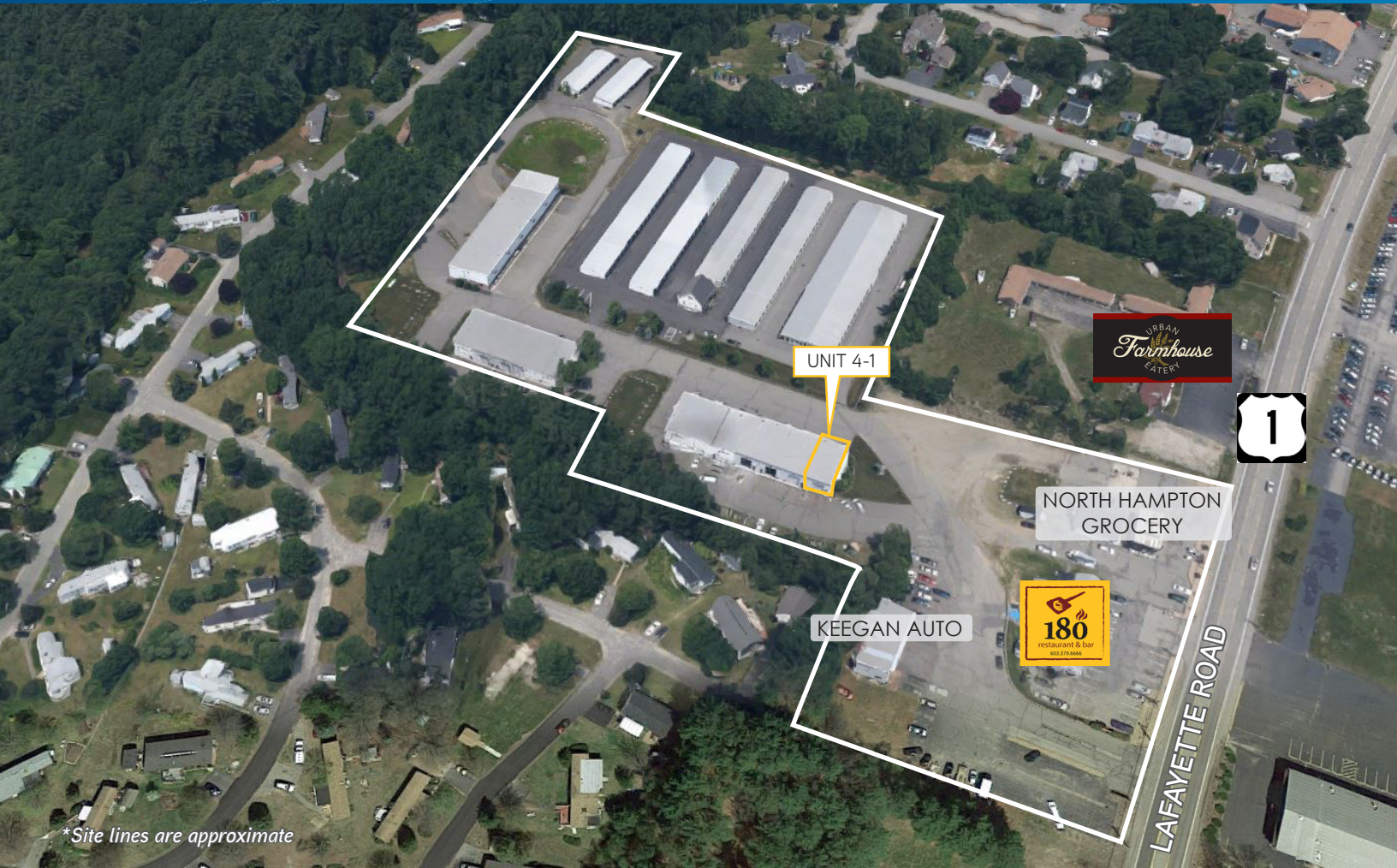


FOR LEASE > INDUSTRIAL SPACE

Industrial Office/Warehouse Unit



180 LAFAYETTE ROAD, NORTH HAMPTON, NH 03862



*Site lines are approximate

Colliers International is pleased to present a multi-level warehouse/office space in an industrial park off Route 1 (Lafayette Road) in North Hampton, NH.

Unit 4-1 is the current location of Northpoint Realty, Inc. and consists mainly of warehouse space (with mezzanine), first floor office space, and one 1/2 bath.

The park includes 3 industrial buildings, self-storage units, the 180 Restaurant, North Hampton Grocery, and Keegan Auto.

Adjacent tenant has right of first refusal.



UNIT 4-1

DAVID F. CHOATE, III
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180 LAFAYETTE ROAD | NORTH HAMPTON, NH



Specifications > Industrial Office/Warehouse

Building Type	Industrial
Year Built	2001
Available SF	1,881±
Acreage	11.61±
Zoning	IB/R
Parking	3 unassigned spaces
Drive-in door	1
Clear Height	18'±
Ceiling Height	20'±
Utilities	Municipal water & private septic Propane gas
Electrical	200A; 120/240V; single phase
Est. Average Utility Expenses	Electric: \$103.95/month Propane gas: \$107.75/month Water: \$16.50/month
Lease Rate	\$2,000/month + utilities
Available	December 1, 2020

Contact Us

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Property Information

Colliers
INTERNATIONAL

180 LAFAYETTE ROAD, NORTH HAMPTON, NH 03862

PROPERTY DATA

Lot Size	11.61± acres
Number of Buildings	6
Floors per Building	2
Number of Units	Varies
Available SF	1,881±
Total Available SF Breakdown	
Office	594±
Warehouse	1,287±
Total Available SF per Floor	
First	1,134±
Second	0
Mezzanine	747±
Loading Dock	0
Drive-In Door	1 (12' x 14')
Restrooms	1

CONSTRUCTION DATA

Year Built	2001
Exterior	Metal siding
Roof (type & age)	Metal (2001)
Foundation	Concrete
Concrete Slab Thickness	6" to 8" (est.)
Insulation	Yes
Exterior Doors	Metal
Interior Walls	Sheetrock (office)
Lighting (warehouse)	Metal halide
Column Spacing	None
Ceiling Height	20'
Clear Height	18' (average)
Floors	Concrete/carpet
Windows	Metal
Handicapped Access	Yes

LAND DATA

Survey	Yes
Site Plan	Yes
Subdivided	Yes
Easement(s)	Yes
Restrictive Covenants	None
Wooded	No
Topography	Flat
Wetlands	No

SITE DATA

Zoning	IB/R
Traffic Count (2019)	18,297
Visibility	Poor
Road Frontage	430'±
Neighborhood	Commercial
Landscaping	Complete
Curb Cuts	3
Sidewalks	None
Parking	3 spaces
Site Status	Complete

SERVICES DATA

Warehouse Heat	Propane gas
Office HVAC	Propane gas
Power	
Phase	Single
Amps	200 (currently 100 amps)
Volts	120/240
# of Services	1
Back-up Generator	None
Internet	
Connection Type	Cable
Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Septic
Gas (type)	Propane
Sprinkler (type)	None
Security System	None
Elevator	None

TAX DATA

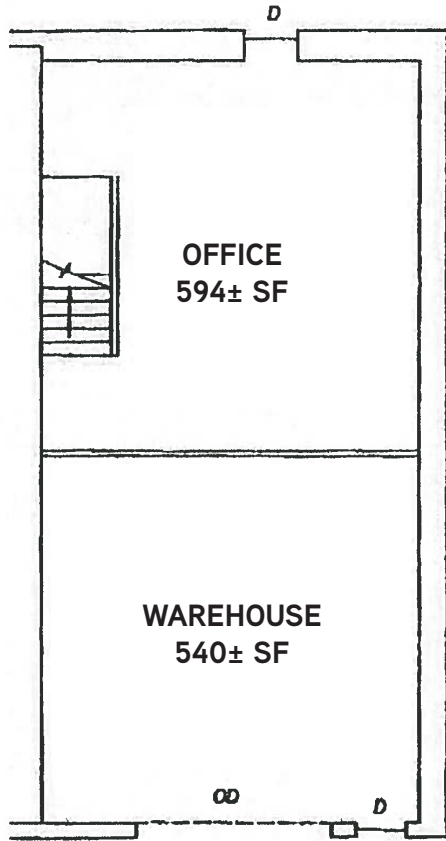
Tax Amount	\$52,874
Year	2019
Tax Map & Lot Number	017/086
2019 Tax Rate per 1,000	\$16.70
2019 Assessment	
Land	\$736,700
Building/Yard Items	\$2,429,400
Total Assessed Value	\$3,166,100
2019 EQ Ratio	91.6%

OTHER DATA

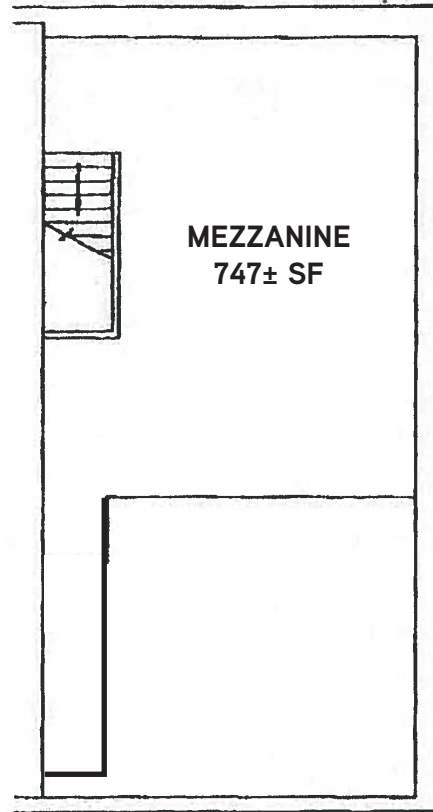
Deed Reference	5940/2377
Easement Reference	Hampton Water Works
Covenants Reference	None

Unit 4-1 Floor Plan

180 LAFAYETTE ROAD, NORTH HAMPTON, NH 03862



GROUND FLOOR



SECOND FLOOR



NOTES:

1. OFFICE, WAREHOUSE AND SHOP AREAS SHOWN HEREON ARE FROM FACE OF WALL TO FACE OF WALL & DO NOT INCLUDE THE INTERNAL PARTITION WALLS.
2. UNIT AREAS SHOWN HEREON ARE FROM FACE OF WALL TO FACE OF WALL & INCLUDE THE INTERNAL PARTITION WALLS.
3. UNIT DIVISION LINES SHOWN ARE ASSUMED BASED ON CENTERLINE OF EXISTING EXPOSED STEEL TRUSSES
4. NOT ALL INTERIOR STAIRS & DOORS SHOWN HEREON.
5. UNIT #1 WAS UNDER CONSTRUCTION ON 2-23-2016.

LEGEND:

- DOOR
- PASS THROUGH (NO DOOR)
- OVERHEAD DOOR
- EDGE OF PAVEMENT
- STONE RETAINING WALL

<p>PLAN NO: 22000-5 DATE: 6-10-2016 JOB NO: 22000-5 SCALE: 1" = 8'</p>	<p>SPACE UTILIZATION FLOOR PLAN BUILDING #4 180 LAFAYETTE RD, NORTH HAMPTON, NH FOR MARGARET FUCCI</p>	<p>QUAMES VERRA and ASSOCIATES, INC 101 SHATRUCK WAY, SUITE 8, NEWINGTON, NH 0386 (603) 435-3557 DIBBY: GTD CHRY: JV</p>
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