



Colliers

92 Industrial Park Road, Dover, NH

Conceptual rendering

Newly Renovated Industrial Space for Lease

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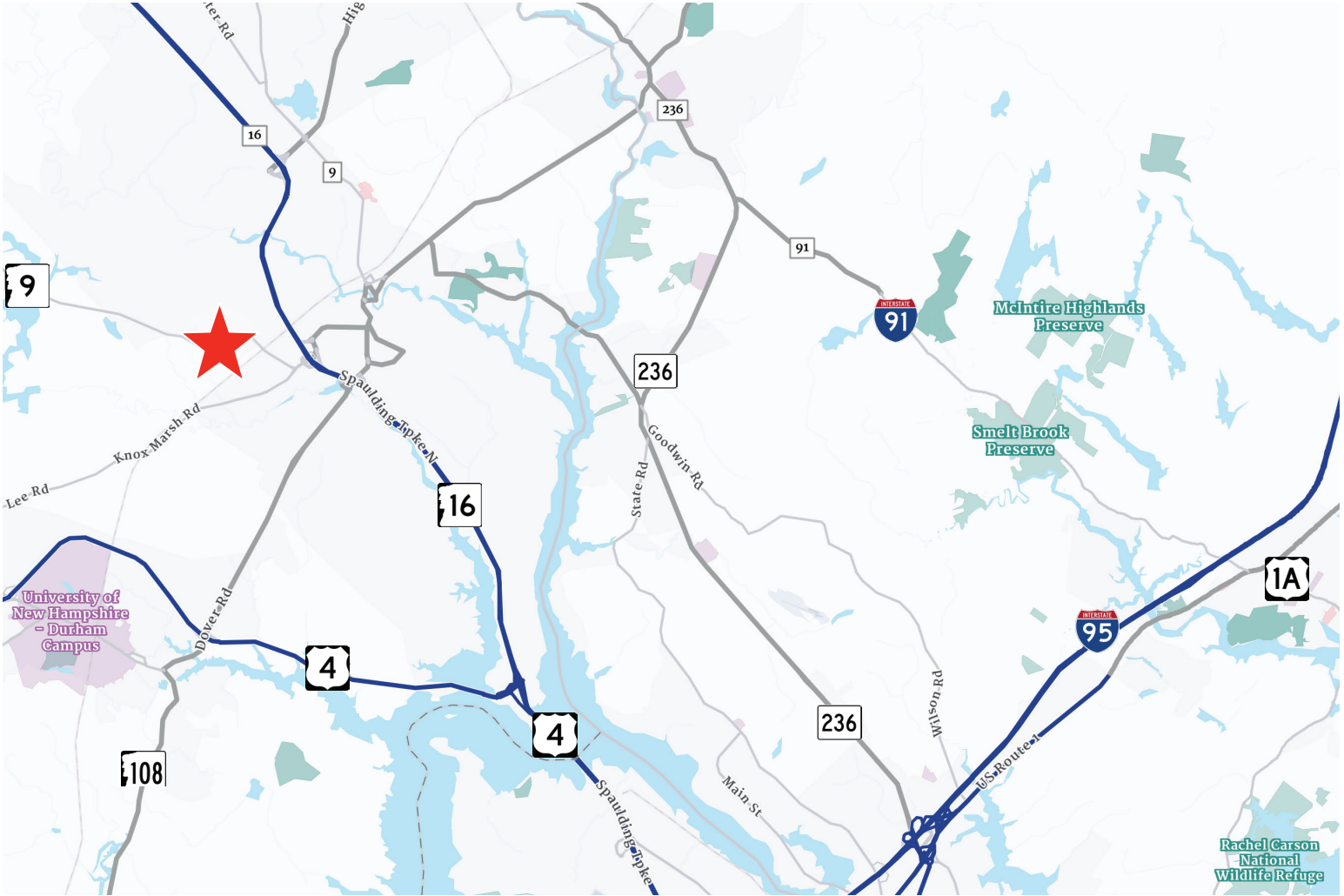
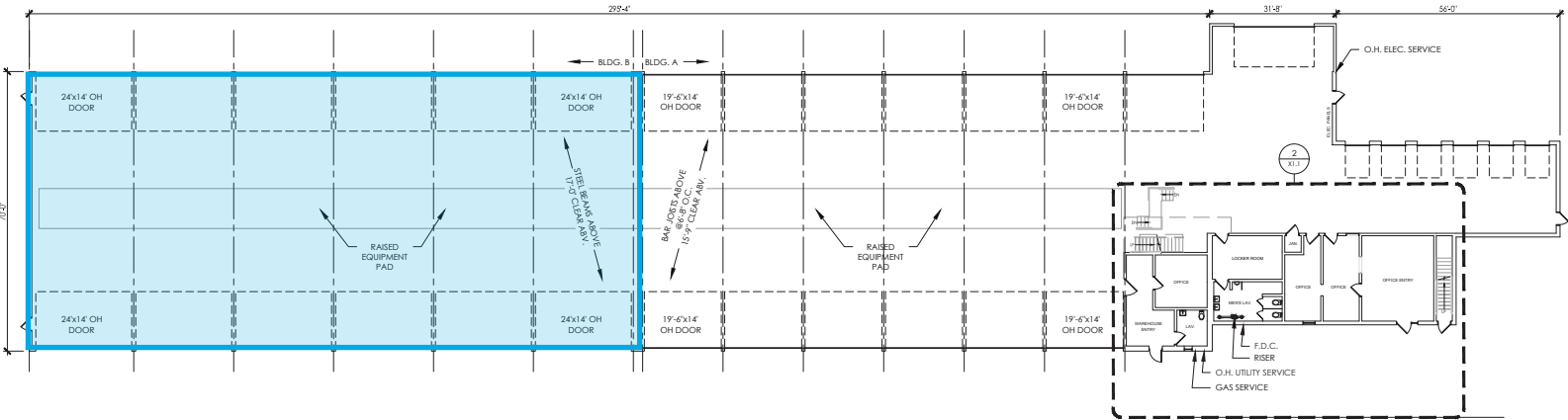
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92 Industrial Park Road, Dover, NH

Specifications

1st Floor Warehouse



Mins from Exit 8W, Rte 16; 15 mins from I-95 & Portsmouth, NH



Zoning allows light ind, mfg, whse/dist, contractor services, fitness, R&D & office



Ownership will customize space for qualified tenants



New facade, lighting, landscaping & paving

Conceptual Renderings



Specifications

Address:	92 Industrial Park Road
Location:	Dover, NH 03820
Building Type:	Warehouse/manufacturing/distribution
Year Built/Renovated:	1968 / 2025-2026
Total Building SF:	27,000±
Available SF:	5,350± to 10,700±
Floors:	2
Utilities:	Municipal water & sewer Natural gas; HVAC
Parking:	Ample on-site
Zoning:	Commercial Manufacturing (CM)
Clear Height:	17'±
Drive-in Doors:	Varies
Sprinklers:	Wet system
Power:	600A; 120/208V; 3-phase
2026 NNN Expenses:	\$3.00 • CAM: \$1.51 • Taxes: \$1.49
Lease Rate:	\$16.00 NNN



For Lease



Property Highlights

- Up to 10,700± SF warehouse for lease with some mezzanine office available in a newly renovated industrial facility situated on 3.4± acres along Industrial Park Road off Route 9
- Ownership will customize the space for qualified tenants and offers flexible leasing opportunities
- Extensive property renovations underway including a new façade, paving, lighting, and landscaping, all of which are included in the base rent, in addition to the updated fire alarm system, electrical, restrooms, and HVAC distribution
- 17' clear height, 2+ drive-in doors, ample parking, and municipal utilities
- CM zoning accommodates a broad range of uses including light industrial, manufacturing, warehouse/distribution, contractor services, fitness, R&D, and professional office
- Minutes from Route 16, I-95, and Portsmouth, providing exceptional regional access



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