



For Lease

Warehouse/Distribution

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814 Route 3A Bow, NH

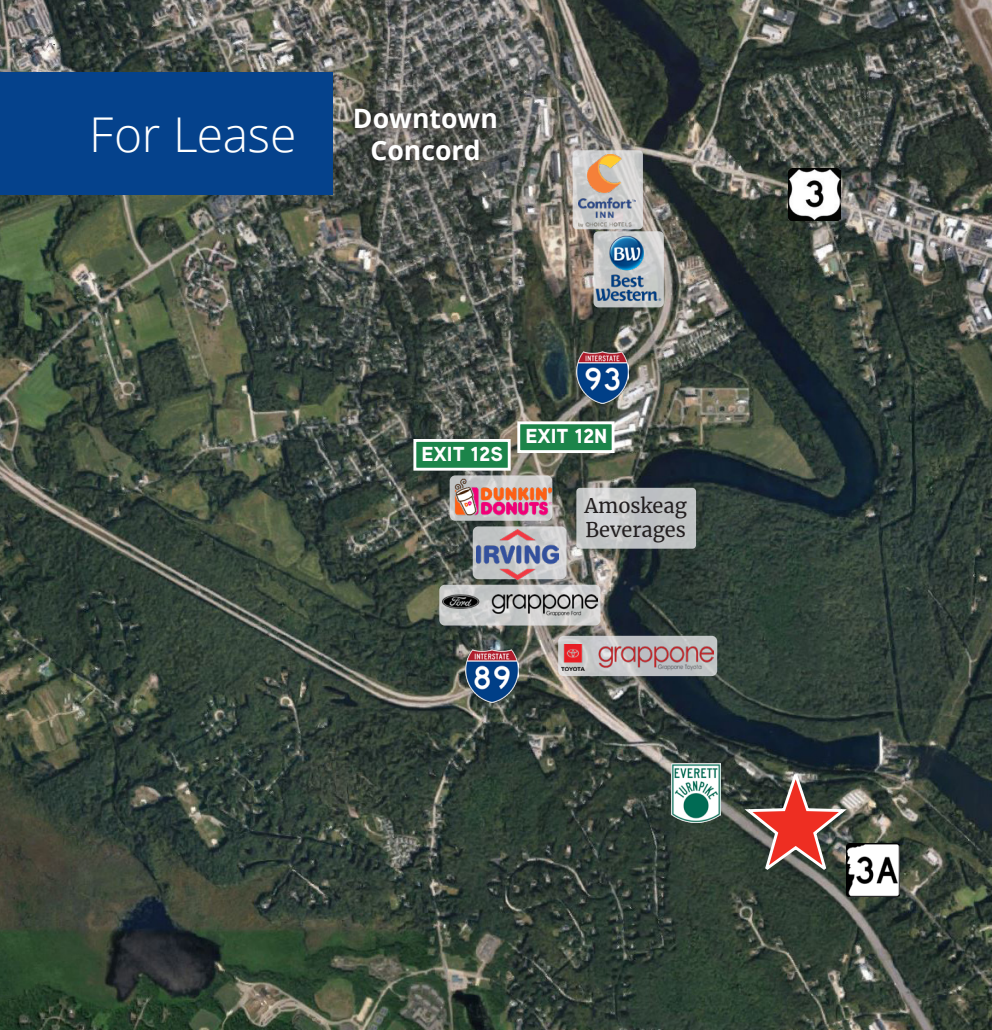
Property Highlights

- 17,500± SF of warehouse/distribution space is available in a 44,676± SF industrial building in Bow, NH
- 6 dedicated loading docks and 1 box height door with potential to add a drive-in
- Great signage opportunity on busy Route 3A with 10,215± AADT per NHDOT 2022
- Ample on-site parking with some outdoor storage available
- Well-managed building under new ownership
- Some pallet racking may be available
- Easy access to major highways I-93, I-89, Route 3/3A, Everett Turnpike, and less than 10 minutes to downtown Concord, NH

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For Lease

Downtown
Concord



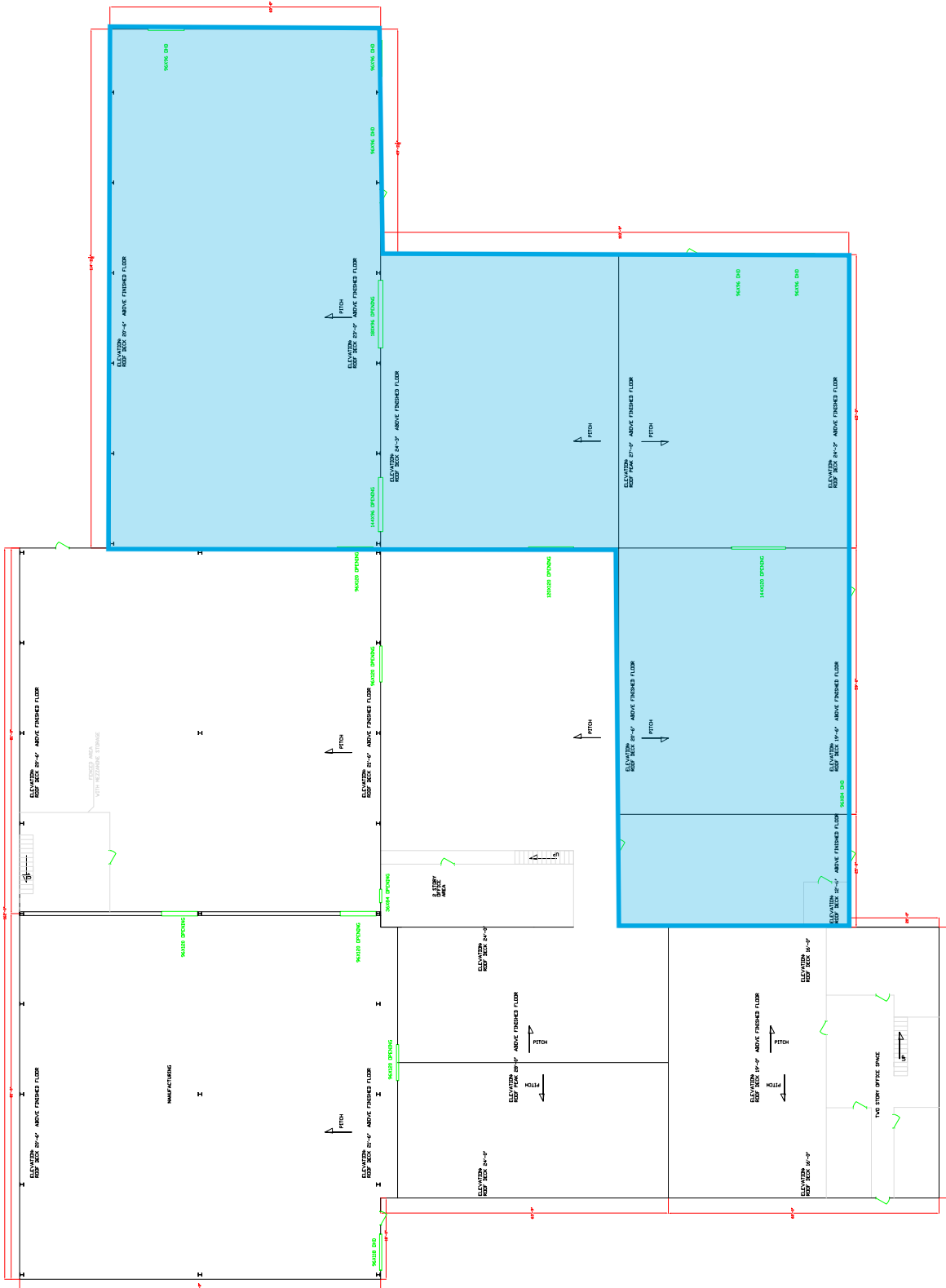
Specifications

Address:	814 Route 3A
Location:	Bow, NH 03304
Building Type:	Warehouse
Year Built:	1968
Year Renovated:	2005
Total Building SF:	44,676±
Available SF:	17,500±
Utilities:	Well water & septic; natural gas
Zoning:	Commercial
Parking:	Ample on-site
Electrical:	3 phase
Clear Height:	20' to 22'±
Loading:	6 docks, 1 box height (potential to add drive-in)
2023 Avg Utility Cost:	\$.93 PSF
2023 Est NNN Expenses:	\$1.20 PSF
Lease Rate:	\$8.95 NNN



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Floor Plan



 Available Space

Project Name and Address:
NHDP, LLC
814 ROUTE 3A
BOW, NH

Drawing Title:
BUILDING FLOOR PLAN

Engineers: _____ Sheet
Date: 8/28/05
Scale: 1/8"=1'-0"
Plotted By: GAS
Ck: _____ **1**