

For Lease

Warehouse/ Distribution

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63 Epping Street Raymond, NH

Property Highlights

- Warehouse/distribution space with 1 loading dock and 2 drive-in doors available for lease on Route 27 in Raymond
- 11,753± to 20,723± SF available including 4,570± SF of high bay warehouse and 3,014± SF of office space
- Centrally located on Route 27, a few minutes from Exit 5 off Route 101, this address serves both the seacoast and greater Manchester markets
- Available May 1, 2024

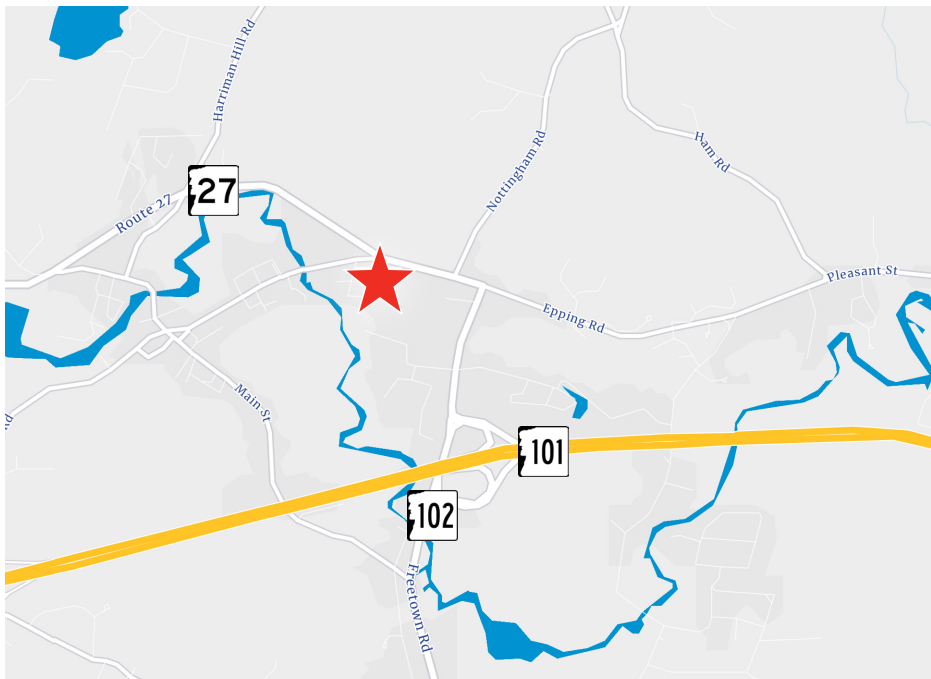
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For Lease

Specifications

Address:	63 Epping Street
Location:	Raymond, NH 03077
Building Type:	Warehouse/distribution
Year Built:	1958
Total Building SF:	53,536±
Available SF:	11,753± to 20,723± SF
Utilities:	Municipal water & private septic Propane gas
Zoning:	D - Industrial
Clear Height:	Up to 17'5"±
Drive-in Doors:	(2) 10' x 14' & 16' x 16'
Loading Dock:	(1) 8' x 8'
Sprinklers:	Wet system
Power:	400A; 208V; 3 phase 2000A & 480V available
Parking:	32 spaces
Racking:	Not included
Lease Rate:	\$10.00 + utilities

Locator Map



Contact us:

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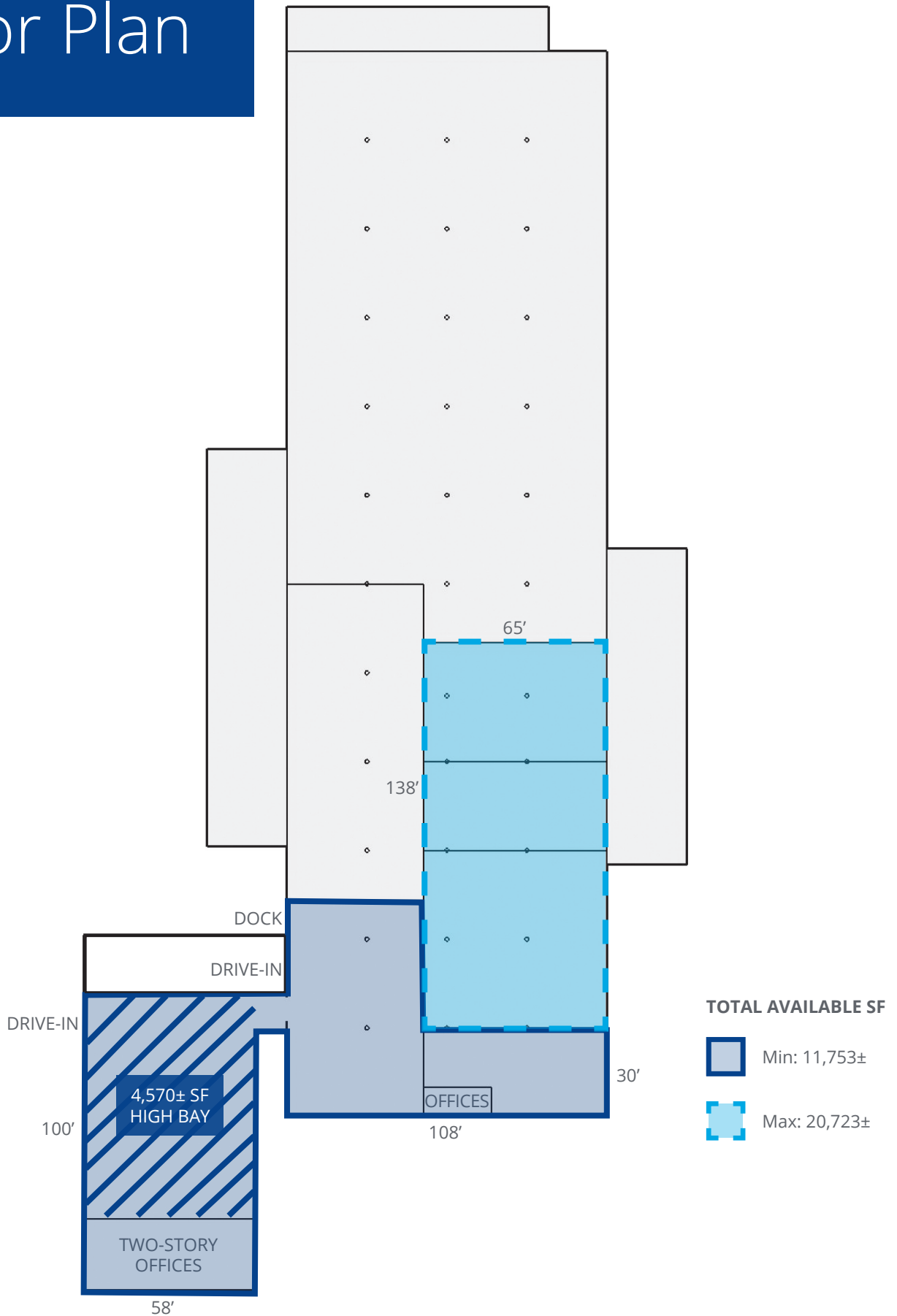
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Property Information

Property Data	
Acreage	8.31±
Total Building SF	53,536±
Number of Buildings	2 (connected)
Floors per Building	2 (second building only)
Loading Dock(s)	6
Drive-in Door(s)	9
Restrooms	12
Available Unit Data	
Total Available SF	11,753± to 20,723±
Total Available SF Breakdown	
Office	3,014±
Warehouse	8,739± to 17,709±
Loading Dock	8' x 8'
Drive-in Door(s)	10' x 14' & 16' x 16'
Restrooms	3
Construction Data	
Year Built	1958
Exterior	Masonry
Roof (type & age)	Tar and gravel/rubber 20+ years old
Foundation	Concrete
Insulation	Yes
Exterior Doors	Metal
Interior Walls	Masonry
Lighting	Flourescent
Column Spacing	30' x 27'±
Ceiling Height	19'3"±
Clear Height	Up to 17'5"±
Floors	Concrete
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	None
Site Plan	None
Wooded	No
Topography	Flat
Wetlands	Yes

Site Data	
Zoning	Industrial
Traffic Count	9,768 AADT per NHDOT 2022
Visibility	Excellent
Road Frontage	610'±
Neighborhood	Industrial/commercial
Landscaping	Mature
Curb Cuts	2
Sidewalks	None
Parking	32 spaces
Site Status	Complete
Services Data	
Warehouse Heat	Reznor gas hung heaters
Office HVAC	Yes
Power	
3 Phase	3
Amps	400 (2000 available)
Volts	208V (480V available)
# of Services	2
Hot Water	Electric
Water	Municipal
Sewer	Septic
Gas (type)	Propane
Sprinkler (type)	Wet
Security System	No
Elevator	No
Tax Data	
2023 Tax Amount	\$32,422
Tax Map & Lot Number	Map 28-2/Lot 25
2023 Tax Rate per 1,000	\$18.29
2022 Assessment	
Land	\$593,300
Building (both buildings)	\$826,600
Total Assessed Value	\$1,419,900
2022 EQ Ratio	80.1%
Other Data	
Deed Reference(s)	2482/1618
Easement Reference(s)	See deed

Floor Plan



*Not to scale