



Colliers



340 Commerce Way, Pembroke, NH

# For Sale or Lease Manufacturing/Warehouse

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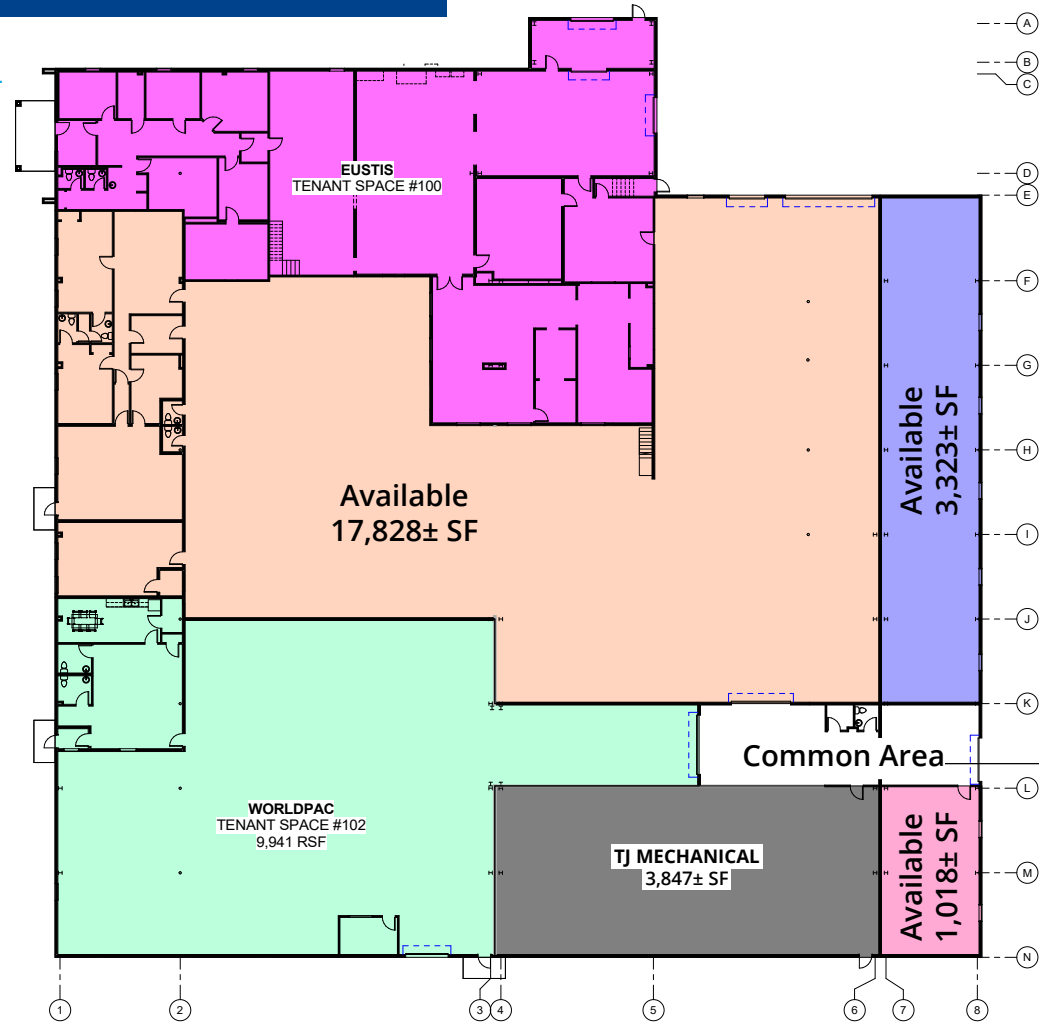
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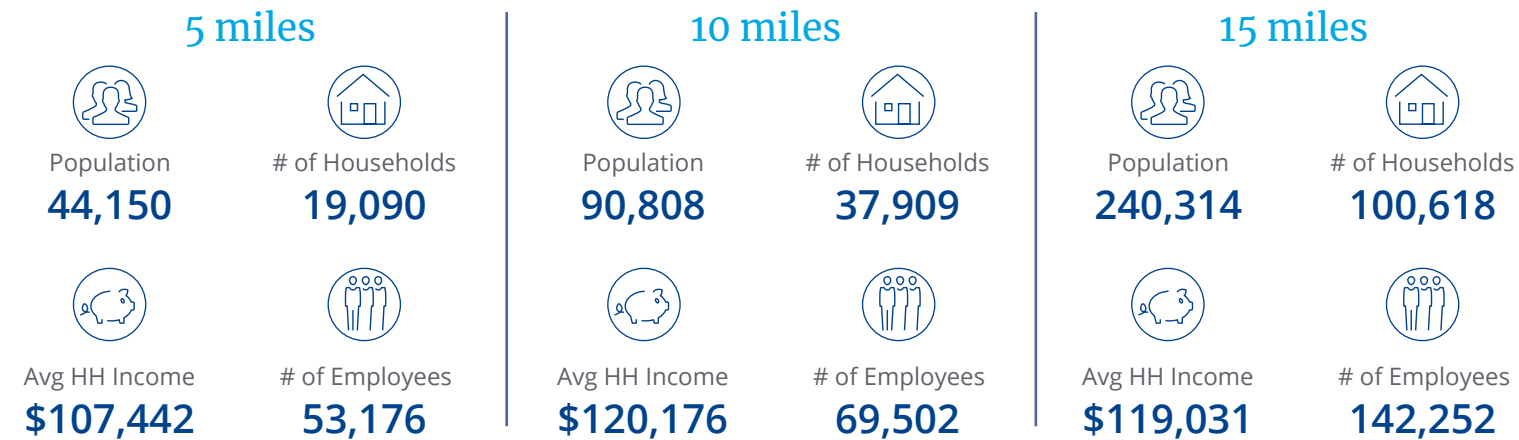
340 Commerce Way, Pembroke, NH

# Specifications

## Floor Plan



## Demographics



Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2025.



## Specifications

<b>Address:</b>	340 Commerce Way
<b>Location:</b>	Pembroke, NH 03275
<b>Building Type:</b>	Manufacturing/warehouse
<b>Year Built/Renovated:</b>	1991/2024
<b>Total Building SF:</b>	44,226±
<b>Available SF:</b>	1,018± to 22,169±
<b>Acreage:</b>	7.17±
<b>Utilities:</b>	Municipal water; septic; propane
<b>Zoning:</b>	C1-A
<b>Parking:</b>	70± on-site spaces
<b>Clear Height:</b>	18'±
<b>Drive-in Doors:</b>	2
<b>Loading Docks:</b>	3
<b>Sprinklers:</b>	Wet system
<b>Power:</b>	1200/600A; 208V; 3 phase
<b>2025 NNN Expenses:</b>	\$4.27 PSF • CAM + Utilities: \$2.77 • Taxes: \$1.50
<b>2025 Taxes:</b>	\$66,345.55
<b>Lease Rate:</b>	\$7.50 to \$9.00 NNN
<b>List Price:</b>	\$4,800,000



Quick access to & from I-93, I-89 & Route 3



3 loading docks & 2 drive-in doors



Flexible floorplans



Highly powered

For Sale or Lease



## Property Highlights

- 44,226± SF manufacturing/warehouse facility on 7.17± acres available for sale or lease
- Multiple units available, ranging from 1,018± to 22,169± SF, with flexible floorplans suitable for a variety of industrial and warehouse uses
- Building features 3 loading docks, 2 drive-in doors, and 18' clear height, making it ideal for distribution, storage, and light manufacturing
- Efficient layouts, strong electrical capacity, outdoor storage options, and ample on-site parking
- Ideally located near Route 3, I-93, and I-89, offering convenient and immediate highway access



*Submit NDA for Offering Memorandum*



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