



For Lease

Manufacturing/Warehouse/ Distribution Space

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124 Heritage Avenue Portsmouth, NH

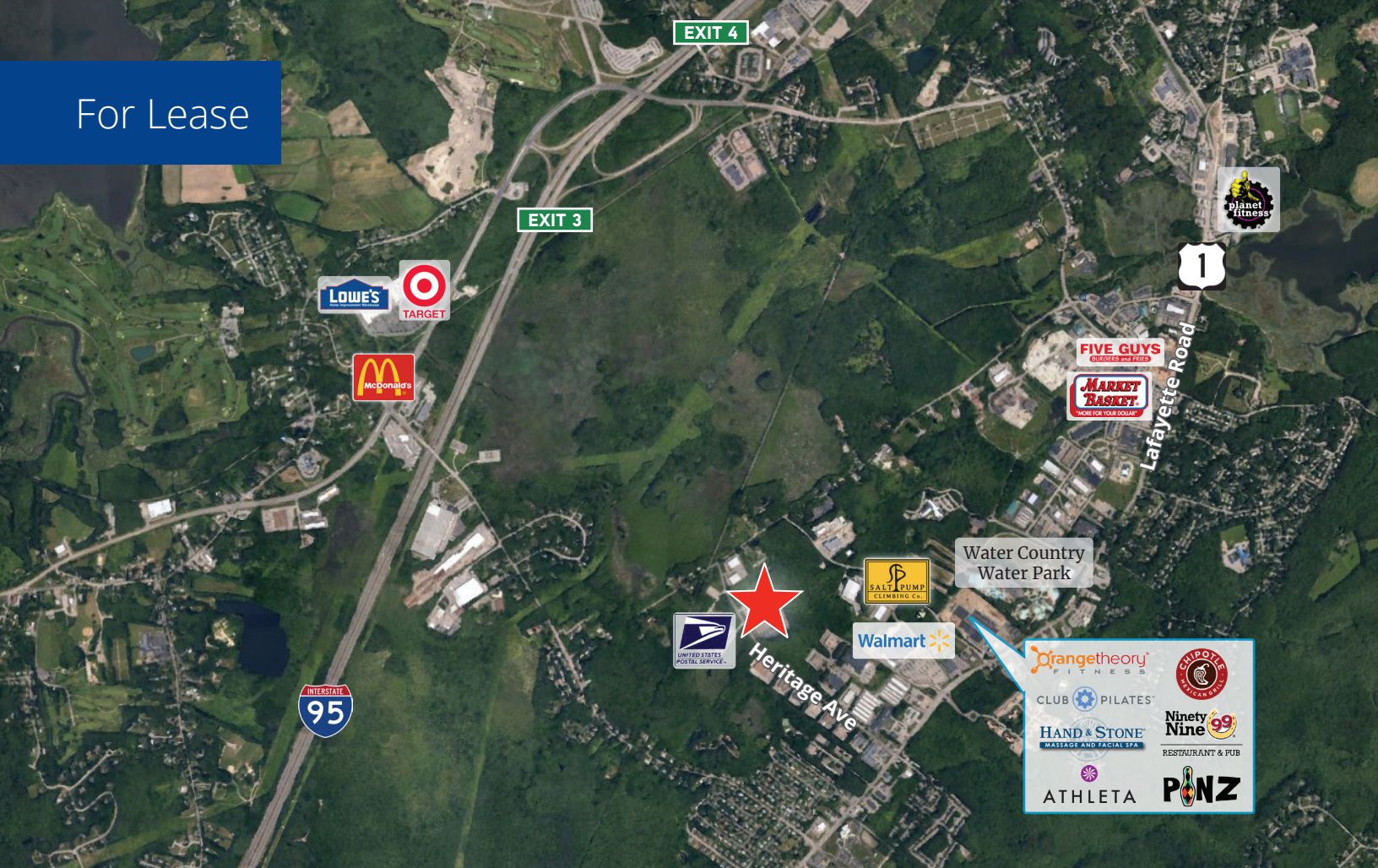
Property Highlights

- Multiple industrial units, ranging in size from 3,000± to 9,000± SF, with 13'5"± warehouse clear height are available for lease in the Portsmouth Industrial Park
- Unit 6: 6,055± SF featuring a showroom, 2 offices, breakroom, 2 restrooms, 1 loading dock, and 1 drive-in door
- Unit 9: 6,000± SF featuring 1 loading dock
- Units 11–12: 3,000± to 9,000± SF featuring office space, a private restroom, wet sprinkler system, and 1 loading dock per unit
- Allowed uses include warehouse, distribution, wholesale, and light manufacturing
- Ample on-site parking spaces
- Location is easily accessible by both I-95 and Route 1

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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Specifications

Address:	124 Heritage Avenue
Location:	Portsmouth, NH 03801
Building Type:	Industrial/warehouse
Year Built:	1975
Total Building SF:	77,451±
Available SF:	Unit 6: 6,055± Unit 9: 6,000± Units 11-12: 3,000± to 9,000±
Utilities:	Municipal water & sewer; natural gas
Zoning:	Industrial
Clear Height:	13'5"±
Ceiling Height:	15'5"±
Loading Docks:	4 total*
Drive-in Door:	Unit 6: 1
Sprinklers:	Wet system
Power:	250A; 120/208V; 3 phase
2026 Est. NNN Expenses:	\$2.80 PSF • CAM: \$1.98 • Taxes: \$0.82
Lease Rate:	\$14.00 NNN

*See broker for details

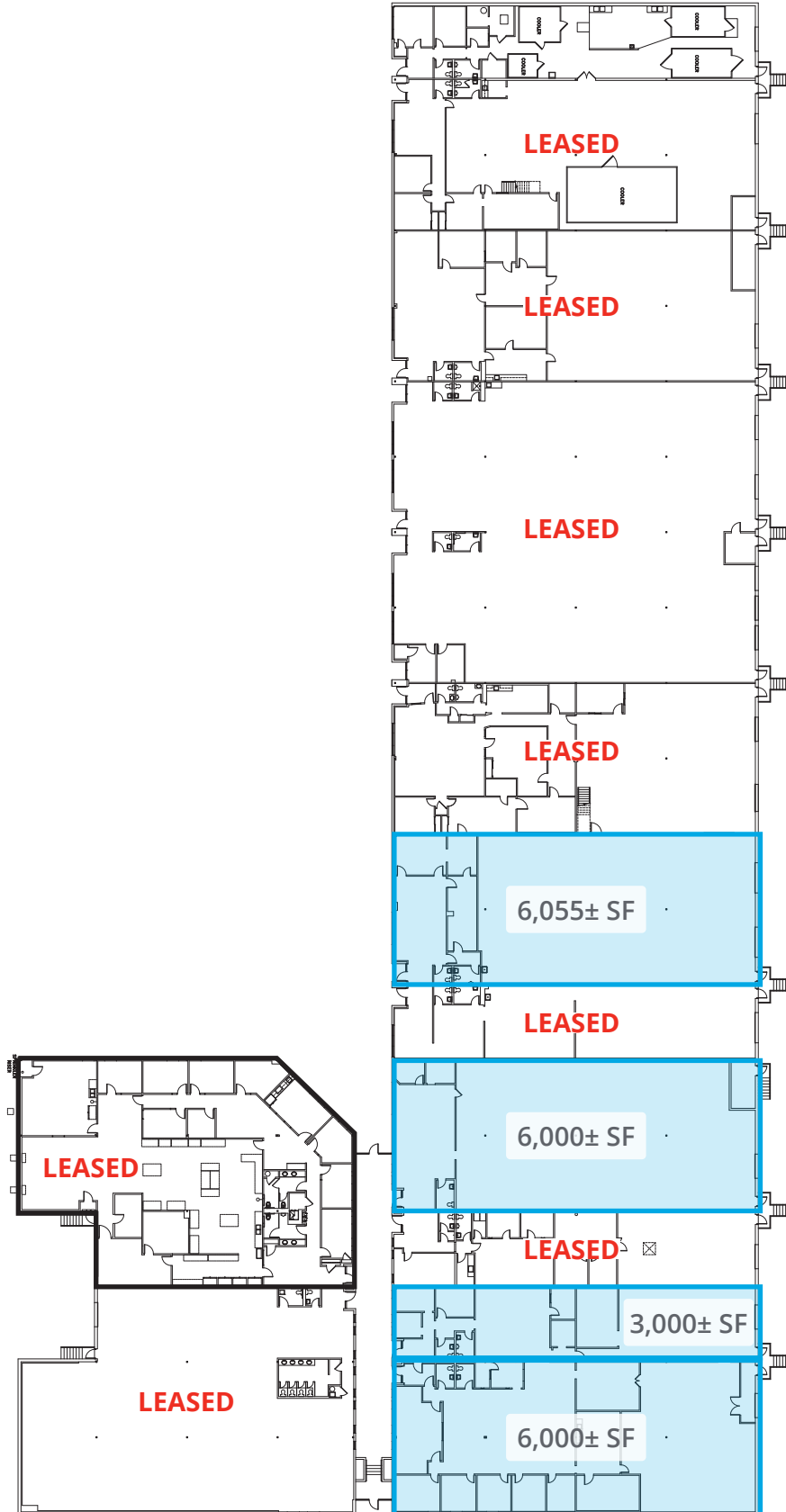


Property Information

Property Data	
Acreage	8.57±
Total Building SF	77,451±
Number of Buildings	1
Floors per Building	1
Available Units Data	
Total Available SF	21,055± 3,000± to 9,000± contiguous
Restrooms	1 to 2 per unit
Loading Docks	4 (total)
Drive-in Door	1 (Unit 6)
Construction Data	
Year Built	1975
Exterior	Metal
Roof (type)	Metal
Foundation	Concrete
Insulation	Complete
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	LED
Column Spacing	None
Clear Height	13'5"±
Ceiling Height	15'5"±
Floors	Concrete/carpet
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Wooded	No
Topography	Flat
Wetlands	None

Site Data	
Zoning	Industrial
Visibility	Low
Road Frontage	360'±
Neighborhood	Industrial park
Landscaping	Complete
Curb Cuts	2
Sidewalks	No
Parking	180± spaces
Site Status	Complete
Services Data	
Warehouse Heat	Gas modine heaters
Power	
3 Phase	Yes
Amps	225/250
Volts	120/208
# of Services	1 per 3,000± SF
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural gas
Sprinkler (type)	Yes (wet)
Security System	Yes
Elevator	No
Tax Data	
2025 Tax Amount	\$75,705.87
Tax Map & Lot Number	0284/0008/0000
2025 Tax Rate per 1,000	\$11.51
2025 Assessment	
Land	\$2,005,100
Building/Yard Items	\$4,572,300
Total Assessed Value	\$6,577,400
2024 EQ Ratio	96%
Other Data	
Deed Reference(s)	3037/2641
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

Floor Plan



REV. NO.	REVISIONS	DATE

PROJECT:	124 HERITAGE AVENUE EXISTING CONDITION PLAN	NEW HAMPSHIRE
SUBJECT:	PORTSMOUTH	DATE: 09/21/23
SCALE:	1/16" = 1'-0"	EXISTING CONDITIONS PLAN

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PROJECT NO.: **KANR**

SHEET NO.: **AB1**

Available Space

**Not to scale*

Site Plan

