

FOR LEASE > INDUSTRIAL

High Bay Warehouse/Manufacturing

814 ROUTE 3A, BOW, NH 03304



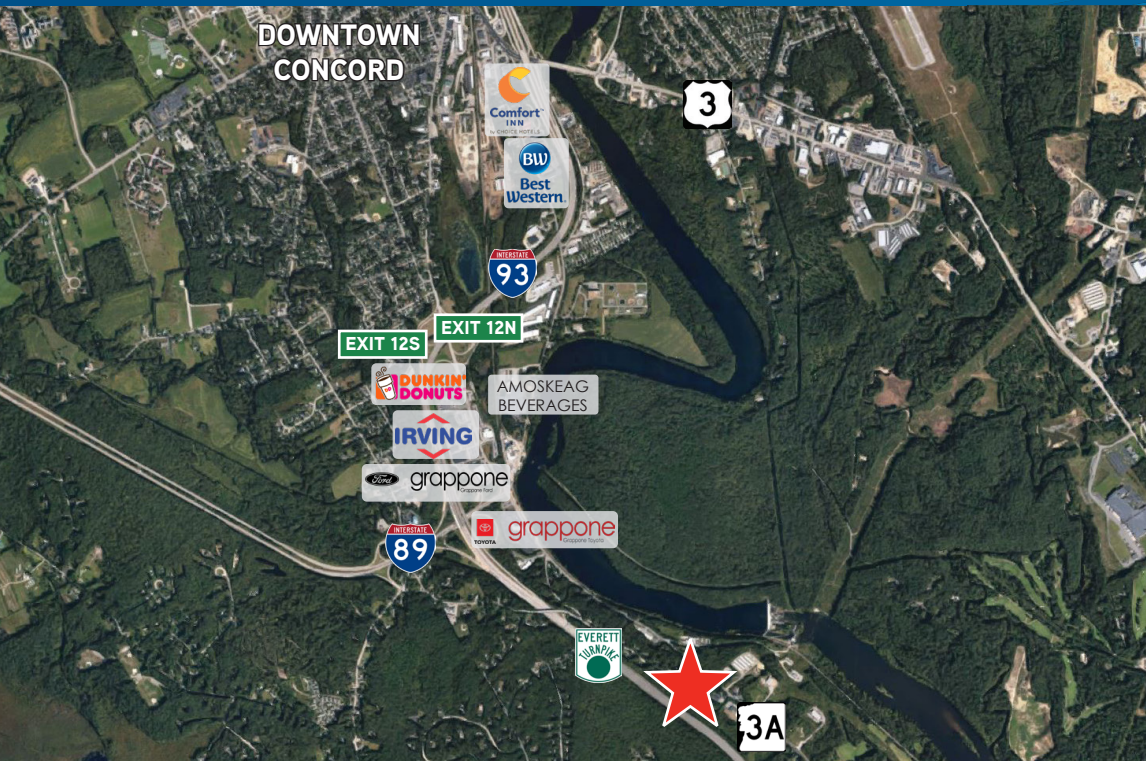
We are pleased to present a 17,500± SF industrial space comprised of 16,700± SF high bay warehouse/manufacturing space and 800± SF of office space with a large outdoor storage area. Available space can be divided in half to make two 8,750± SF units. Features include 7 loading docks, 20'± to 24'± clear height, 3 electrical services into the building (400A/240V; 400A/277V/480V; 600A/480V), and new mechanicals throughout the warehouse. Industrial racking is included. Sign opportunity on busy Route 3A in Bow, with 10,622± VPD per NHDOT 2019. 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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814 ROUTE 3A | BOW, NH



Specifications > High Bay Warehouse

Building Type	Warehouse
Year Built	1968
Year Renovated	2005
Total Building SF	44,676±
Available SF	8,750± to 17,500± Office: 800± Warehouse: 16,700±
Zoning	Commercial
Parking	Ample on-site
Loading Docks	7
Clear Height	20'± to 24'±
Utilities	Well water and septic Natural gas
Electrical	400A/240V; 400A/277V/480V; 600A/480V 3 phase
Est NNN Expenses	\$1.50 to \$1.75 PSF
Lease Rate	\$5.95 NNN

Contact Us

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