



Colliers

124-230 & 134 Hall Street, Concord, NH

Industrial/Flex/Office for Lease

Concord Business Center

Cassandra Farley

Senior Associate
+1 603 703 5617
cassandra.farley@colliers.com

Dan Scanlon, JD, CCIM

Senior Associate
+1 603 860 1806
dan.scanlon@colliers.com

175 Canal Street, Suite 401

Manchester, NH 03101

+1 603 623 0100

colliersnh.com

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.

Accelerating success.

124-230 & 134 Hall Street, Concord, NH

Specifications

Aerial



Demographics

5 miles		10 miles		15 miles	
Population	# of Households	Population	# of Households	Population	# of Households
42,627	18,033	96,546	40,417	254,118	105,329
Avg HH Income	# of Employees	Avg HH Income	# of Employees	Avg HH Income	# of Employees
\$116,069	54,155	\$123,712	70,819	\$119,821	144,088

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.



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



Highly visible



Excellent
co-tenancy



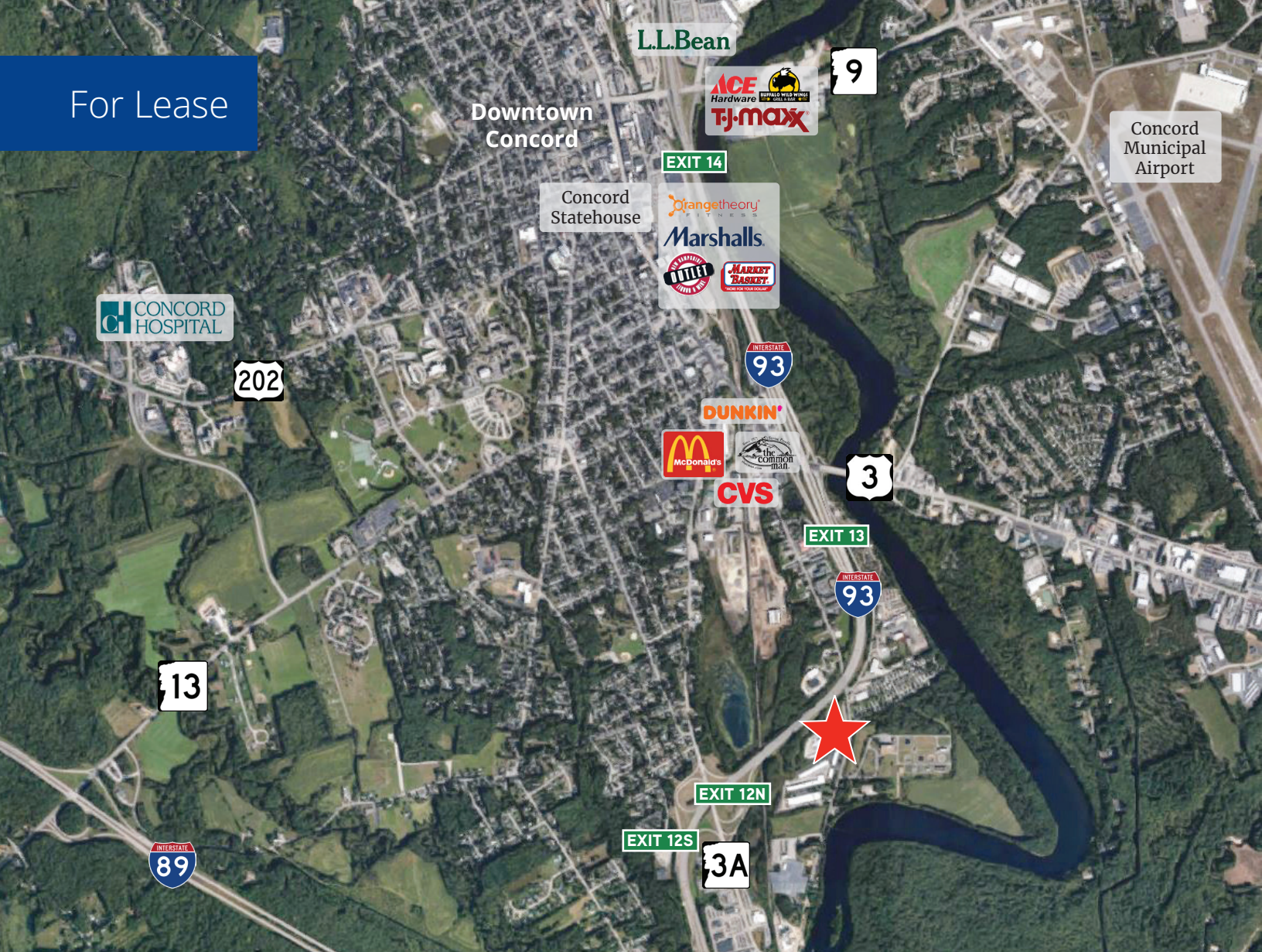
Property spans
15.5 acres across 5
buildings, totaling
180,000± SF

Specifications

Address:	124-230 & 134 Hall Street
Location:	Concord, NH 03301
Building Type:	Industrial/flex
Year Built:	1980
Total Building SF:	178,383±
Available SF:	Unit 124-F: 3,025± (office/flex) Unit 126-I: 3,032± (flex/warehouse) Unit 128-D: 3,049± (office/warehouse) Unit 134-E: 9,900± (industrial) Unit 134-G1: 2,500± (warehouse/light industrial) Unit 134-H&I2: 6,112± (flex/warehouse)
Floors:	1
Acreage:	15.5±
Road Frontage:	998'± on Hall Street
Utilities:	Municipal water & sewer; natural gas
Zoning:	Industrial
Parking:	Ample on-site
Loading:	Unit 126-I: 1 loading dock Unit 128-D: 1 drive-in door Unit 134-E: 1 loading dock & 1 drive-in door Unit 134-H&I2: 3 loading docks
Clear Height:	Unit 124-F: 7'± to 10'± Unit 126-I: 9'± to 18'5"± Unit 128-D: 12'± to 14'± Unit 134-E: 10'± to 16'± Unit 134-G1: 9'± to 19'5"± Unit 134-H&I2: 10'± to 16'±
2026 NNN Expenses:	\$2.75 PSF
Lease Rate:	\$9.00 to \$12.50 NNN



For Lease



Property Highlights

- Industrial/flex/office space available for lease in the Concord Business Center, a professionally managed property spanning 5 buildings and totaling over 180,000± SF on 15.5± acres
- Flexible configurations accommodate a wide range of uses including office, warehouse, distribution, manufacturing, and retail
 - **Unit 124-F** is 3,025± SF of office/flex space consisting of private offices with a large open area, 2 restrooms, and a kitchenette; available with a 60-day notice
 - **Unit 126-I** is 3,032± SF of flex/warehouse space featuring 1 loading dock
 - **Unit 128-D** is 3,049± SF of office/warehouse space featuring reception area, 3 private offices, a kitchenette, and large industrial space featuring 1 drive-in door
 - **Unit 134-E** is 9,900± SF of industrial space featuring up to 16'± clear height, an 8'± loading dock, a 10'± drive-in door, delivered as a vanilla box with new LED lighting; available 7/1/26
 - **Unit 134-G1** is 2,500± SF of warehouse/light industrial space
 - **Unit 134-H&I2** is 6,112± SF of flex/warehouse space featuring up to 16'± clear height and 3 loading docks
- Located within 1/4 mile of I-93, I-89, Route 3, Route 3A, and Route 202