

FOR LEASE > INDUSTRIAL SPACE

Warehouse & Light Manufacturing

106 CROSBY ROAD, DOVER, NH 03820



Colliers International is pleased to introduce the availability of warehouse/light manufacturing space in Dover. This wide open warehouse space is part of the Green Technical Services building, but has its own front entrance, a shared side entrance, and a private drive-in door. It features a shared bathroom and two large private offices.



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106 Crosby Road | Dover, NH



Specifications > Warehouse/Light Manufacturing

Building Type	Industrial
Year Built	1984
Total Building SF	8,680±
Available SF	2,664±
Zoning	I-2
Parking	20 lined spaces
Drive-in Door	1
Clear Height	15'± to lights 20'± to warehouse roof
Utilities	Municipal water & sewer Natural gas heat AC in the offices
Electric	400A/208V/3 phase LED warehouse lights
Avg Utilities Expense PSF	\$1.56 (2016-2017) > Electric: \$0.44 > Gas: \$1.12
Lease Rate	\$2,500/month + utilities (separately metered)

Contact Us

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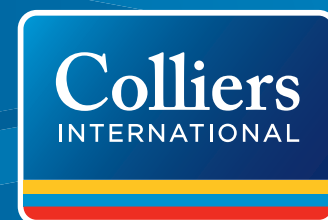
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Property Information

106 CROSBY ROAD, DOVER, NH 03820



SITE DATA

Zoning	Industrial (I-2)
Traffic Count	Light
Visibility	Good
Road Frontage	168'±
Neighborhood	Industrial Park
Landscaping	Complete
Curb Cuts	1
Sidewalks	None
Parking	20 lined spaces
Site Status	Complete

SERVICES DATA

Warehouse Heat	Gas hung modine (1)
Office HVAC	Wall AC unit/Central AC
Power	
Phase	3
Amps	400
Volts	208
Back-up Generator	None
Internet Provider/Connection	Comcast
Hot Water	Natural gas
Water	Municipal
Sewer	Municipal
Gas	Natural
Sprinklers	None
Security System	None
Elevator	None

TAX DATA

Tax Amount	\$8,065.77
Year	2016
Tax Map & Lot Number	G0001/J000
2016 Tax Rate per 1,000	\$26.29
2016 Assessment	
Land	\$102,200
Building/Yard Items	\$204,600
Total Assessed Value	\$306,800
2016 EQ Ratio	92.6%

OTHER DATA

Deed Reference	3839/508
Easement Reference	None
Covenant Reference	None

PROPERTY DATA

Lot Size	2.13± acres
Total Building SF	8,680±
Number of Buildings	1
Floors per Building	2
Available Number of Units	1
Available SF	2,664±
Unit Dimensions	48' x 48'
Total Breakdown of Available SF	
Office	360±
Warehouse	2,304±

CONSTRUCTION DATA

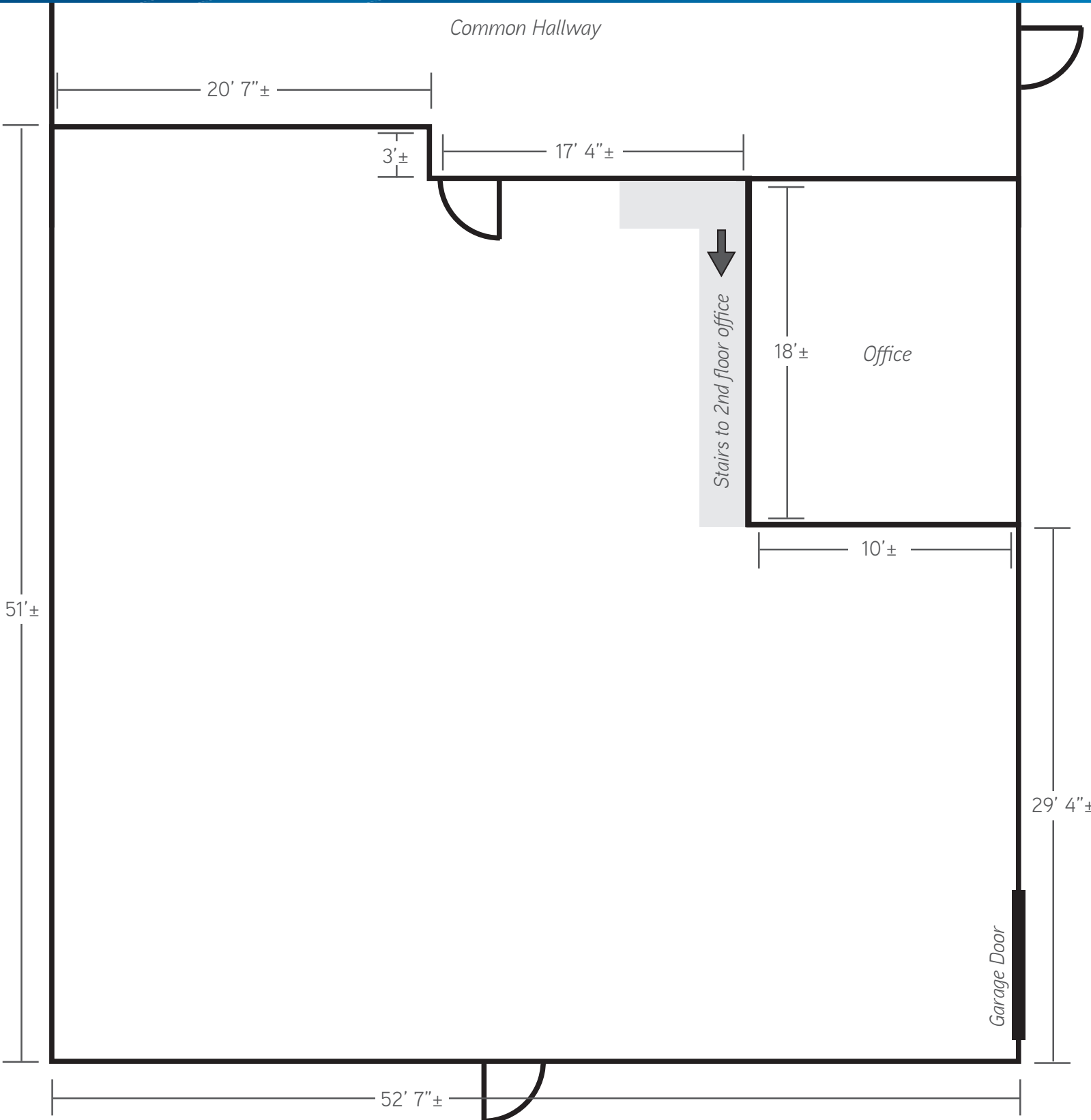
Year Built	1984
Year Renovated	2017
Loading Docks	0
Drive-in Door	1 (14' x 12')
Restrooms	1 (1/2 bath)
Exterior	Metal siding
Roof	Metal
Foundation	Concrete (partial)
Concrete Slab Thickness	Unknown
Insulation	Fully insulated
Exterior Doors	Metal
Interior Walls	Sheetrock/insulation
Column Spacing	No interior columns
Warehouse Ceiling Height	20'±
Warehouse Clear Height	15'±
Warehouse Lighting	LED
Floors	Concrete
Windows	Metal
Handicapped Access	Yes

LAND DATA

Survey	Yes
Site Plan	Available upon request
Subdivided	Yes
Comments:	See broker for plans
Easement	None
Restrictive Covenants	None
Wooded	Clear
Topography	Flat
Wetlands	Perimeter only

First Floor Plan

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Not to scale

CROSBY ROAD