

FOR SALE OR LEASE

PRIME MANUFACTURING/INDUSTRIAL SPACE

1 PROGRESS DRIVE
DOVER, NH 03820

PRICE REDUCTION!



PROPERTY OVERVIEW

CBRE | Portsmouth is pleased to present One Progress Drive in Dover, New Hampshire. This offering consists of up to 121,350 ± SF of industrial/manufacturing space and is available for sale or lease. Located just off Exit 8W of the Spaulding Turnpike, this 14.3 ± acre site is ideally located for any company.

Within the building is 12,150 ± SF of professional office space. The roof is pitched with a center height of 27' and eave heights of 15'. The roof was replaced in 2005 and the entire building is fully air-conditioned. The building is plumbed for compressed air and additional loading bays can be added to the building.

This availability is one of the few opportunities in the Seacoast for an industrial user to own their own large facility with immediate access to a major transportation route.

To arrange a tour of the property please contact Kent White at 603.570.2699 or by e-mail to kwhite@cbre-portsmouth.com



www.cbre.com/portsmouth

CBRE | Portsmouth

Part of the CBRE affiliate network

FOR SALE OR LEASE

MANUFACTURING/INDUSTRIAL SPACE

1 PROGRESS DRIVE
DOVER, NH 03820



PROPERTY SPECIFICATIONS

Total Size:	121,350 ± SF
Available Space:	109,200 ± SF warehouse 12,150 ± SF office
Land Area:	14.3 ± acres
Book/Page:	1284/215
Tax Map:	Lot 36-001000
Zoning:	I-2
Assessment:	Land: \$242,800 Building: <u>\$990,500</u> Total: \$1,233,300
Property Taxes:	\$32,078 (2014)
Age:	Built in 1977

Construction:	Structured steel
Roof:	Rubberized roof (2005)
Parking:	280 spaces
Loading:	Three (3) docks One (1) drive-in
Ceiling Height:	15' - 27'
Sprinklers:	Wet system
Heat:	Warehouse: 4 gas furnaces (100 MBTU) Office: 2 gas furnaces (35 MBTU)
Electric:	2000 amp, 480/208 volt
A/C:	Warehouse: 4 Trane units (40 ton) Office: 2 A/C (7.5 ton)
Utilities:	Municipal water/sewer
Data Lines:	CAT V
Lease Rate:	\$3.50 - \$4.50/SF NNN
NNN Expenses:	± 1.75/SF
Asking Sale Price:	\$3,400,000 \$2,600,000



CONTACT US

KENT WHITE

Principal Broker | Partner
Direct +1 603 570 2699
kwhite@cbre-portsmouth.com

14 MANCHESTER SQUARE, SUITE 235 \ PORTSMOUTH, NH 03801 | TEL. +1 603 427 1333 | FAX 603 422 0705

© 2016 Boulos Holdings, LLC d/b/a CBRE | Portsmouth. The information contained in this document has been obtained from sources believed reliable. While CBRE | Portsmouth does not doubt its accuracy, CBRE | Portsmouth has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com/portsmouth

CBRE | Portsmouth

Part of the CBRE affiliate network