

200 WEST RD
PORTSMOUTH, NEW HAMPSHIRE

FOR SALE
± 31,108 SQ FT

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



INDUSTRIAL / COMMERCIAL

Building SF:

± 31,108 SF

Available SF:

Office: ± 4,708 SF

Warehouse: ± 26,350 SF

Total: ± 31,058 SF

Clear Height:

± 20' to Joist (warehouse)

Column Spacing:

± 25' x 25' Warehouse

± 50' x 25' Production

Roof:

Section 1: EPDM 2016

Section 2: EPDM 1998

Construction:

Steel

Loading Docks:

3 Tailboard (2 w/ Levelers)

Utilities:

Natural Gas

Lighting:

Upgraded w/LED fixtures

Power:

400 + AMP 208

400 + AMP 480

Water / Septic:

Municipal - Town of Portsmouth

Fire Sprinklers:

Wet

Year Built:

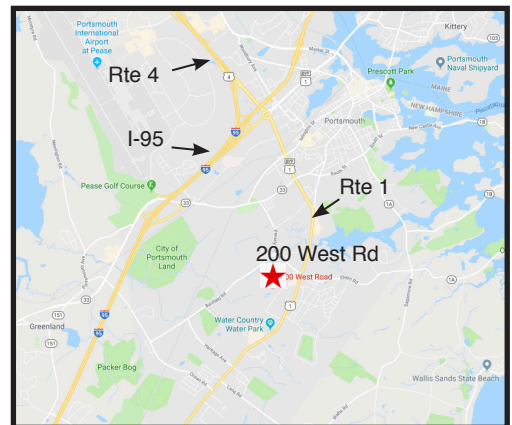
1995

Acreage:

± 2.30 Acres

Zoning:

Industrial



Highway Access:

- < 0.5 miles from US Route 1
- < 2.5 miles from Interstate I-95
- < 4.0 miles to Portsmouth International Airport
- < 9.0 miles to Route 101

DEANE NAVAROLI

CELL: 603.315.0808

EMAIL: DEANE@WRCRE.COM

OFFICE: 603.935.8939

This information has been secured from sources William and Reeves believes to be reliable, however, makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Purchaser/Tenant must verify the investment and property information and bears all risk of any inaccuracies.

PROPERTY DESCRIPTION

We are pleased to present 200 West Road in Portsmouth, NH. Built in 1995, this ± 31,108 SF industrial/office building is situated on ± 2.30 acres. It offers an efficient blend of office, production and warehouse space with column spacing of ± 25' x 25' in the warehouse and ± 50' x 25' in the production area with clear heights ± 20'. The building includes an estimated ± 4,708 SF of office space and ± 26,350 of warehouse space with additional mezzanine space. There are three loading docks, two with levelers. There is AC throughout the majority of the building, with the exception of the shipping dock area.

The building is serviced by municipal water and sewer, natural gas and wet sprinklered throughout.

200 West Road is readily accessible from Interstate 95 (exits 3 and 5) offering easy access to points north and south as it is only +/- 5 miles to the Maine Border, and approximately +/- 15 miles to the border with Massachusetts. It is exceptionally well located less than ½ mile from US Route 1, Lafayette Road and surrounded by numerous amenities including grocery stores, numerous dining options, retail stores, professional services, auto dealerships, fitness centers and lodging.



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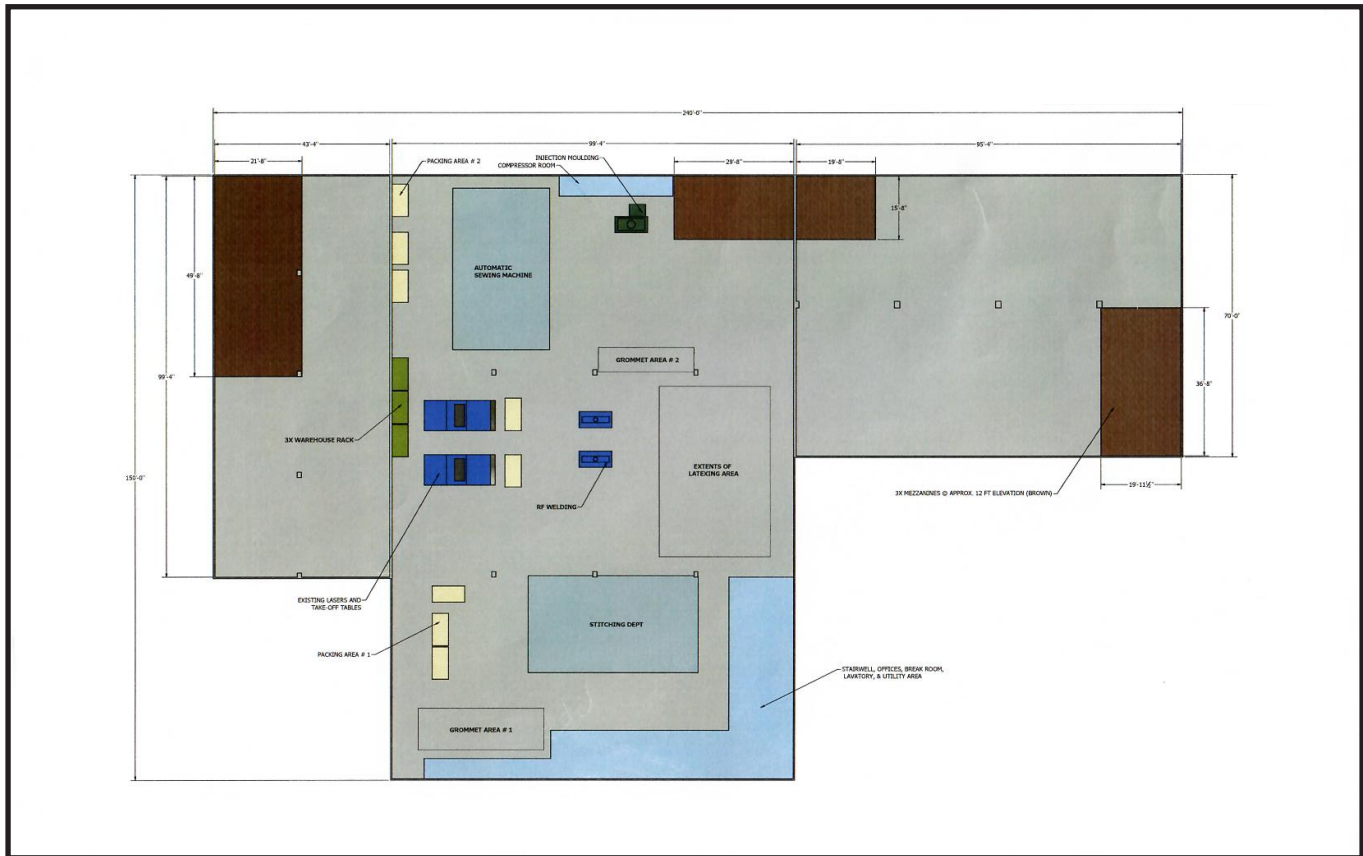
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FLOOR PLAN



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