



For Lease

# Warehouse on Route 3A

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## 20 Colby Road Litchfield, NH

### Property Highlights

- Highly visible warehouse space positioned along NH's Route 3A and Colby Road
- 10,660± SF available for lease consisting of warehouse, 2 offices, 2 restrooms, storage, and mezzanine
- Warehouse features 4 dock doors, 12 box-height doors, 10'± to 12'± clear height at eave, and up to 21'± clear height at peak
- Just 7 minutes to Manchester-Boston Regional Airport, 20 minutes to the NH/MA border, and 70 minutes to Boston

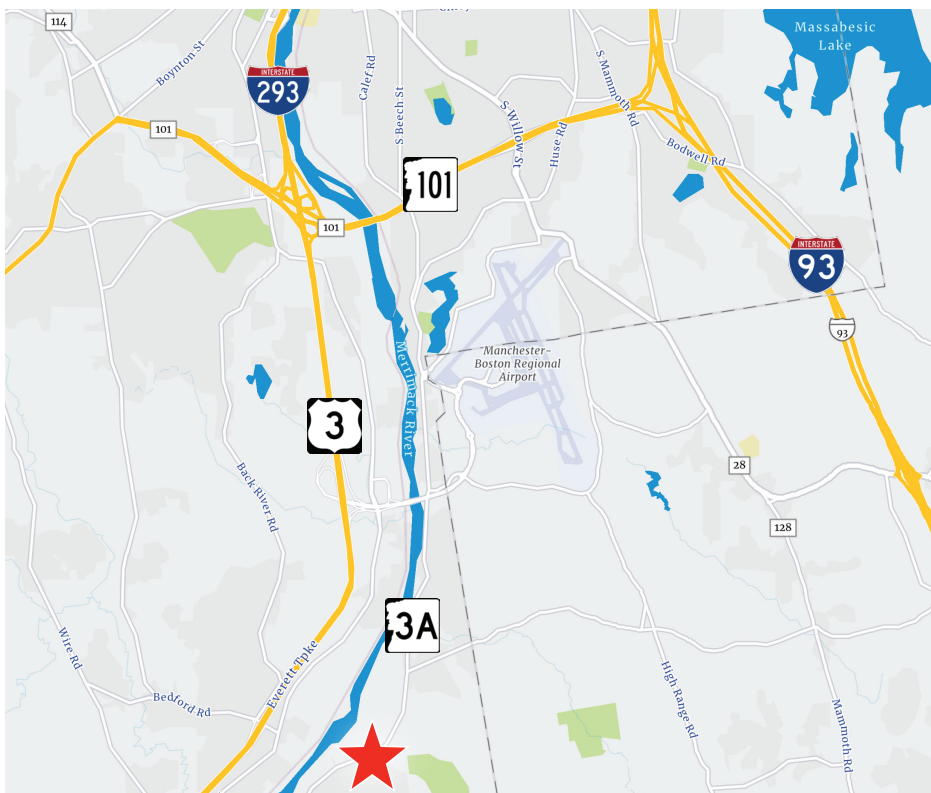
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## Specifications

Address:	20 Colby Road
Location:	Litchfield, NH 03052
Building Type:	Flex
Year Built:	1972
Total Building SF:	12,744±
Available SF:	10,660±
Utilities:	Municipal water; septic; propane
Zoning:	CI
Clear Height:	10'± to 12'± (eave) 21'± (peak)
Loading:	4 dock doors 12 box-height doors
Power:	400A; 240V; 3 phase
2024 NNN Expenses:	\$2.75 PSF
Lease Rate:	\$12.00 NNN
Availability:	September 2026

## Locator Map



### Contact us:

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