

266 ROUTE 125
KINGSTON, NH 03848

HIGH-BAY WAREHOUSE FOR LEASE

176,081 SF / 27+ ACRES

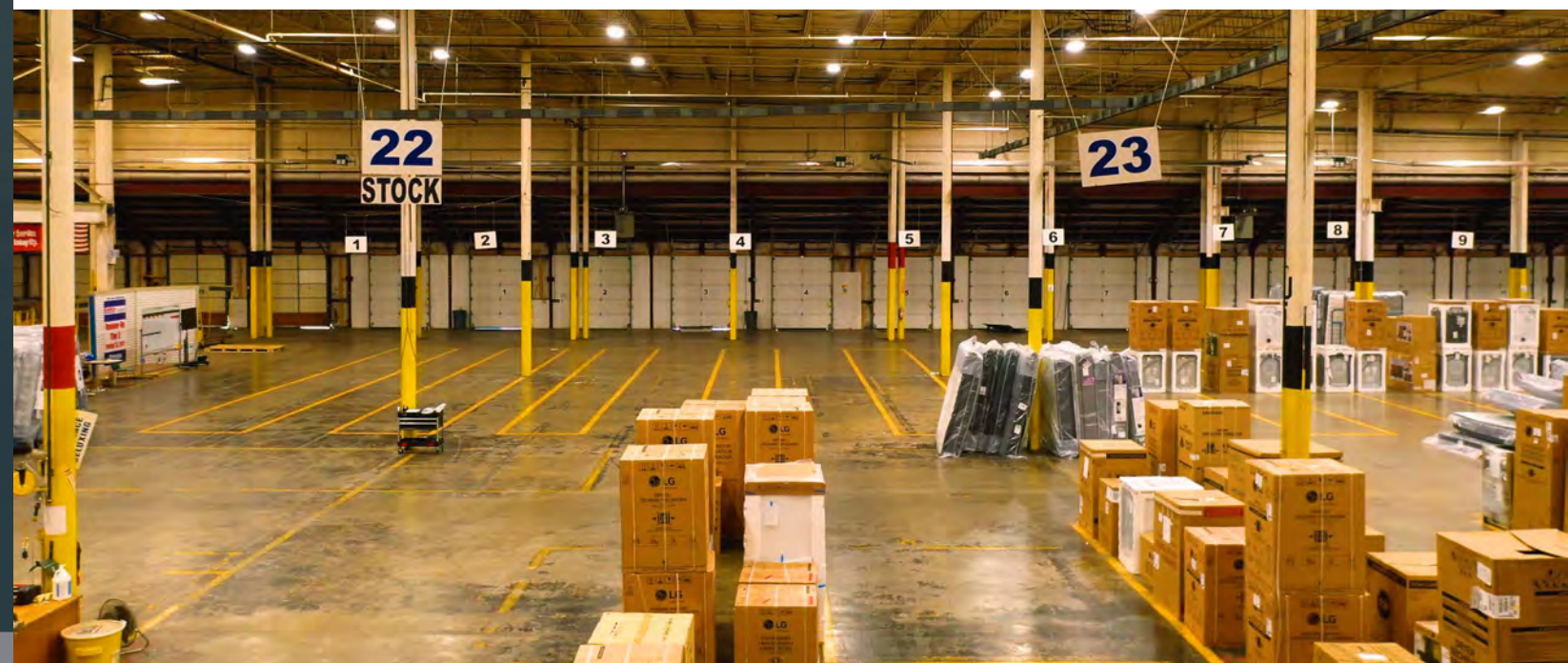
[CLICK FOR VIDEO](#)

Hard to find 27'-32' Clear High-Bay Warehouse Space!



BUILDING AND SITE SPECIFICATIONS

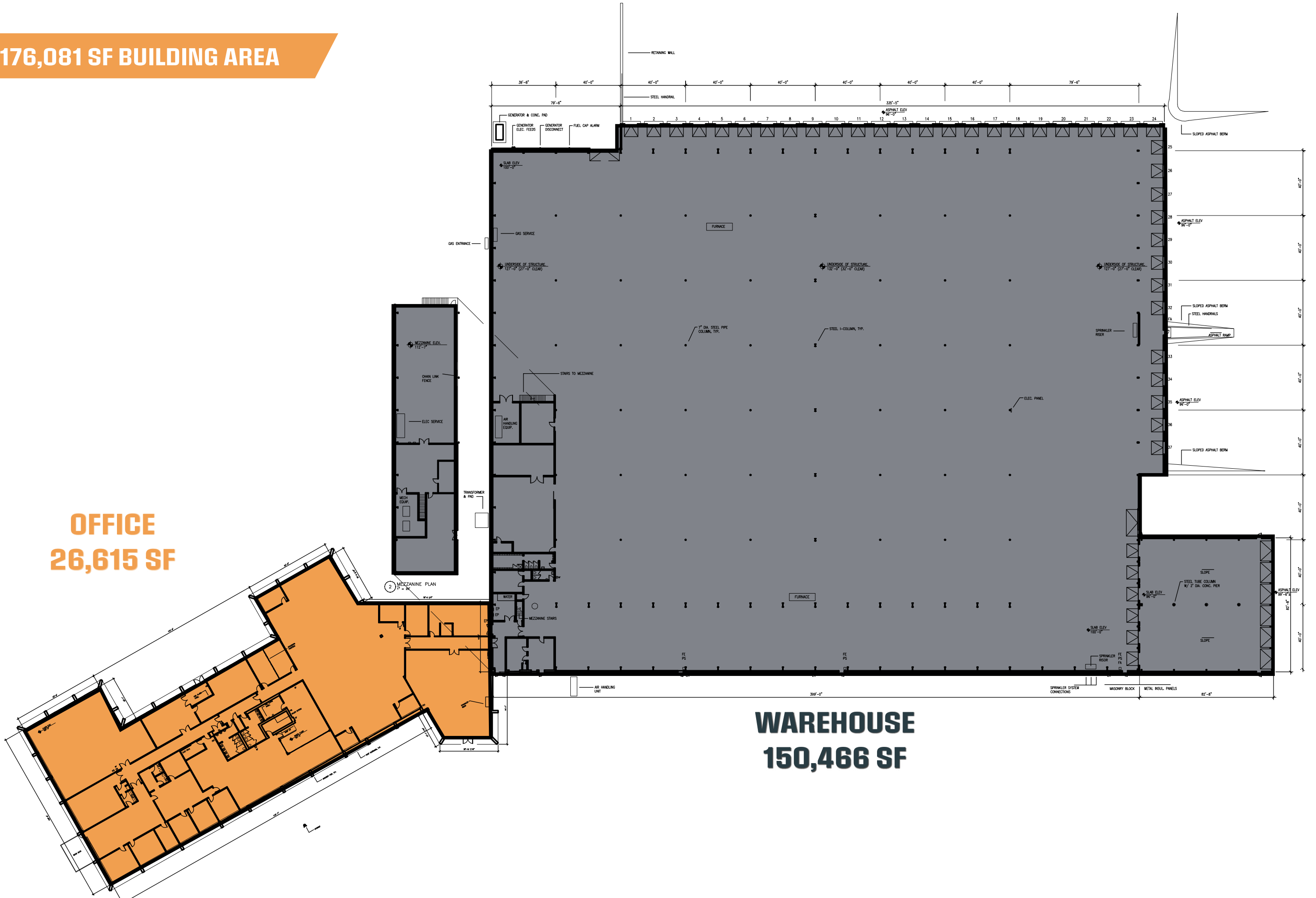
Building Area	176,081 SF including 150,466 SF high-bay warehouse and 25,615 SF office.
Land Area	27.43 acres.
Zoning	C-II.
Year Built	1981 with additional loading constructed in 1991.
Clear Height	32' in the center, 27' at the eaves.
Column Spacing	Warehouse 40' x 40', 80' x 280'.
Loading	<ul style="list-style-type: none">Nineteen (19) tailboard dock positions including thirteen (13) dock positions with 9' X 10' overhead doors, levelers and soft sided shelters with 30' 30" projections and six (6) enclosed dock positions with 8' X 9' overhead doors with levelers accessible via 12' X 16' overhead doors with electric operators.Two (2) drive-in doors including one (1) 18'8" X 18' OH door and one (1) 14'8" X 16' OH door with electric operators.
Roof	<ul style="list-style-type: none">Warehouse - mechanically fastened Carlisle .060 EPDM membrane installed 2020 and 2021.Office - 4,745 SF Johns Manville .60 TPO installed 2018 and 20,870 SF EPDM with stone ballast.
HVAC	<ul style="list-style-type: none">Office - Two (2) 1,500,000 BTU propane fired HB Smith boilers supplying perimeter forced hot water radiators and nine (9) rooftop and pad mounted HVAC units with reheat coils for supplemental office heat and delivering 100 tons of AC.Warehouse - Fourteen (14) Propane fired 205,000 BTU infrared heating units and seven (7) Greenheck roof mounted exhaust fans.
Electricity	1600 amps, 480/277 volt, 3 phase.
Emergency Power	400 KW Caterpillar back up generator with automatic transfer switch.
Utilities	<ul style="list-style-type: none">Private well with 7.5 hp pump supplying 60 GPM of domestic water.Septic system one (1) 3,500 gallon and one (1) 2,500 gallon tank, sewage ejection pump, one (1) 1,000 gallon dosing chamber and two (2) 4,400 SF leach fields providing capacity of 5,250 GPD.Seven (7) 1,000 gallon underground liquid propane tanks with vaporizer installed 2015.
Life Safety	<ul style="list-style-type: none">1,000 GPM Diesel powered fire pump drawing water from the Little River supplies wet sprinkler coverage throughout 170,000 SF of warehouse and office space.6,000 SF of dry sprinkler coverage in the enclosed truck well.
Lighting	<ul style="list-style-type: none">Warehouse - LED and T-5 fluorescent with occupancy sensors.Office - T-8 and T-12 Fluorescent.
Parking	<ul style="list-style-type: none">Fifteen (15) visitor and executive parking spaces at office lobby entrance.Ninety-three (93) general office and warehouse (expandable).Nine (9) trailer slips (expandable).
Telecommunications	Comcast.
Area Amenities	Kingston's Carriage Town Plaza is a 3 minute drive and offers a variety of amenities including Dunkin Donut's, Partners Bank, the Carriage Towne Bar & Grille, US Post office, Rite Aid and a variety of retail shops. Market Basket, Lowe's, Home Depot and a large variety of retail convenience are a quick 10 minute drive in nearby Epping.



176,081 SF BUILDING AREA

OFFICE
26,615 SF

WAREHOUSE
150,466 SF



ACCESSIBILITY & DEMOGRAPHICS



TOTAL HOUSEHOLDS
51,732



TOTAL POPULATION
135,422



TOTAL WORKFORCE
51,050



AVERAGE HOUSEHOLD INCOME
\$118,047

Within a 10-mile radius



Distance By Truck	
	1.3 MILES
	5.6 MILES
MASSACHUSETTS BORDER	11.5 MILES
	12.6 MILES
	24 MILES
	30 MILES
	50 MILES



OFFICE BUILDING ENTRANCE



EXPANSIVE PRIVATE GROUNDS WITH MATURE LANDSCAPING

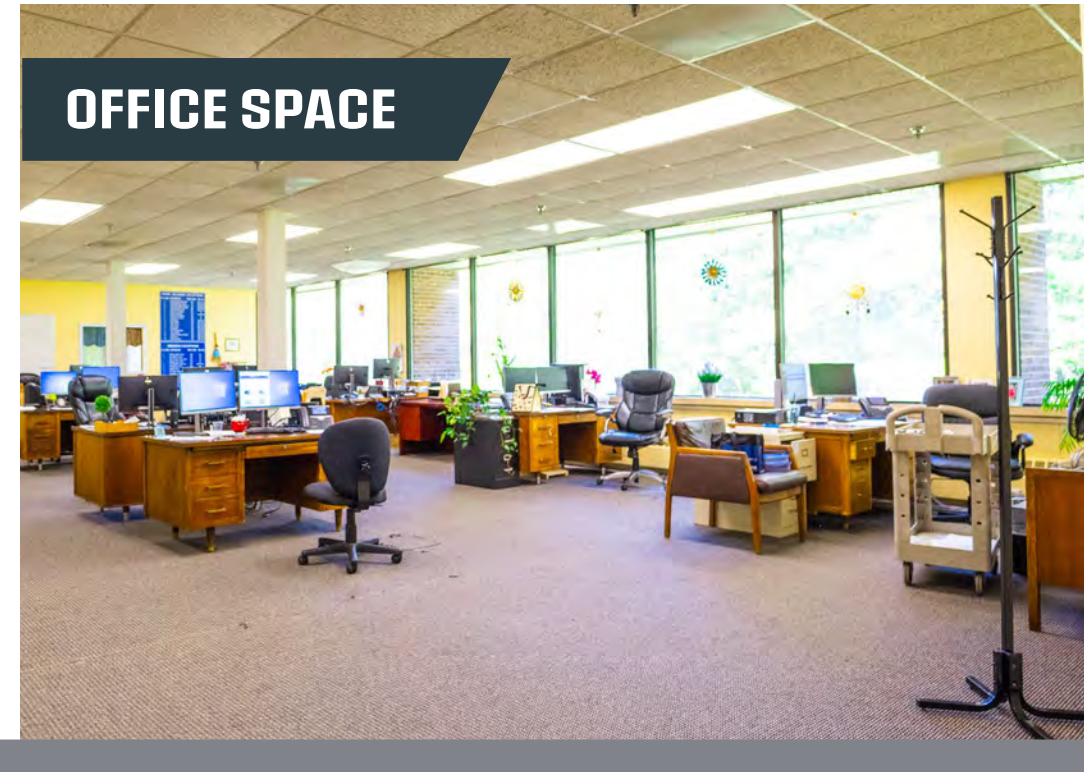
PRIVATE OUTDOOR SEATING AREA



CAFETERIA



OFFICE SPACE

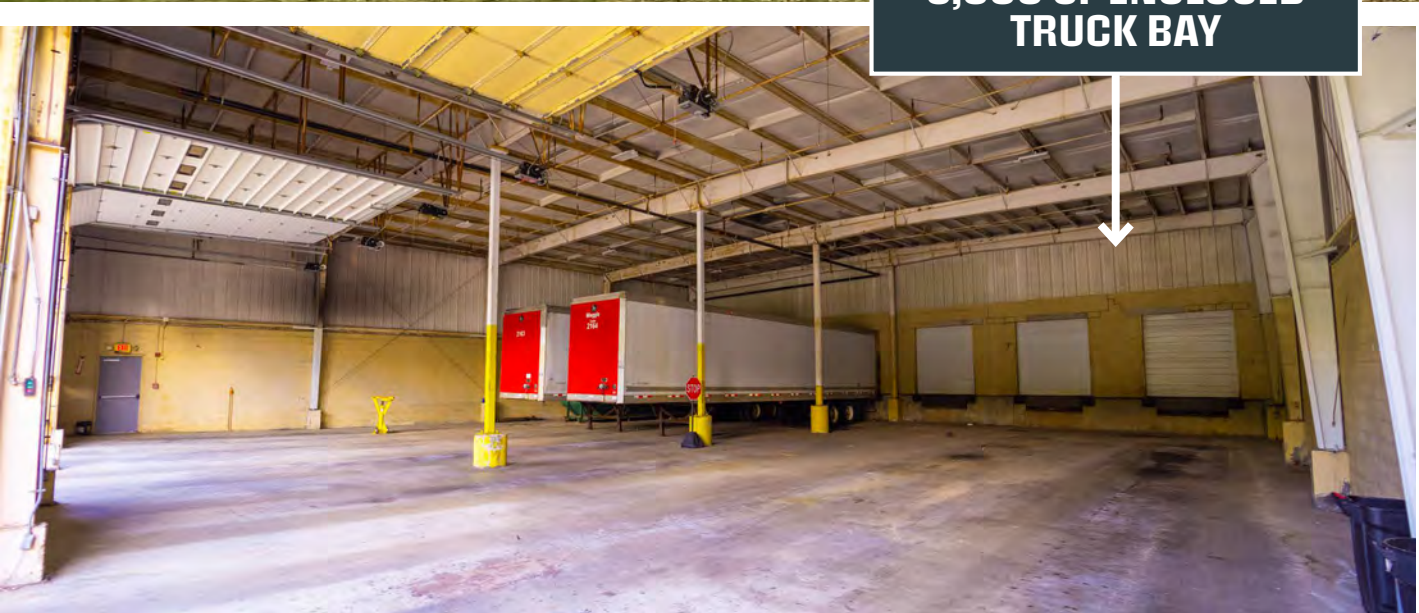


19 LOADING DOCKS

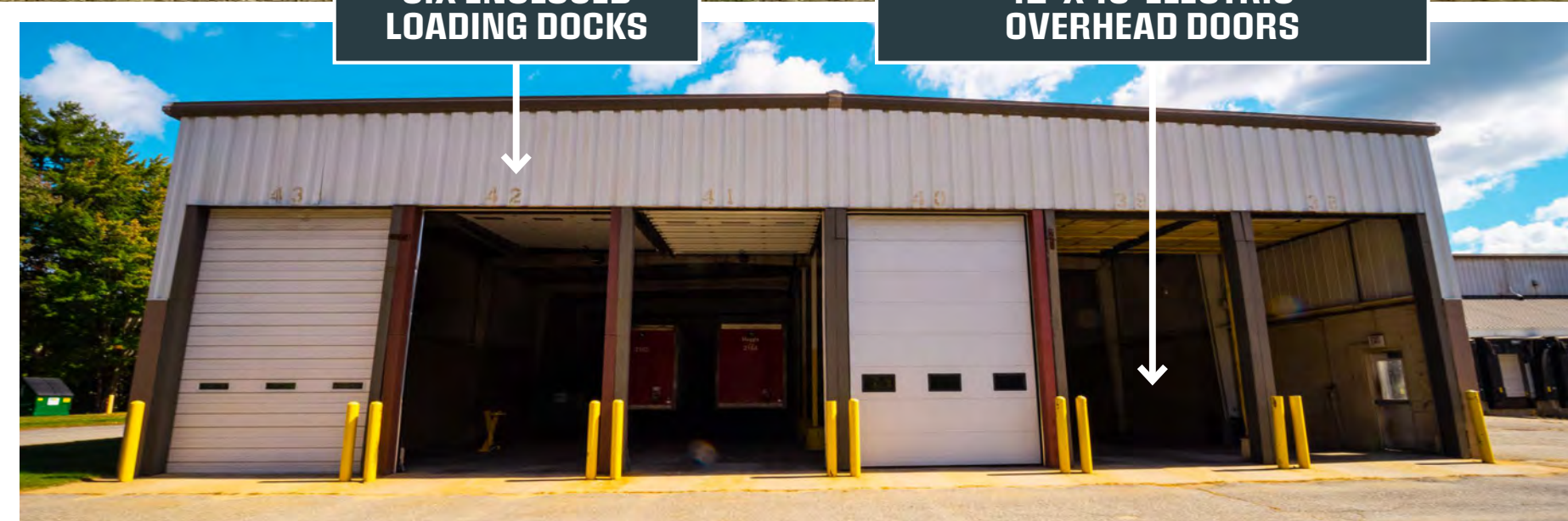


DRIVE-IN DOOR

LEVELERS, DOCK SHELTERS AND BUMPERS



6,000 SF ENCLOSED TRUCK BAY



SIX ENCLOSED LOADING DOCKS

12' X 16' ELECTRIC OVERHEAD DOORS

CUSHMAN & WAKEFIELD — AMERICAS INDUSTRIAL STATISTICS

Leveraging our industrial expertise and market knowledge, we execute strategies around any property type, location or challenge to keep our clients ahead of what's next.

SPECIALIZED EXPERTISE

- Global Supply Chain Solutions
- Third-Party Logistics (3PL)
- Automotive
- Industrial Agency Leasing
- Rail
- E-Commerce
- Build-to-Suit
- Ports & Intermodal
- Food & Beverage
- Functional Expertise to Support Our Clients



5,839

TRANSACTIONS IN THE AMERICAS ANNUALLY*



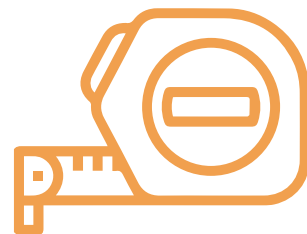
840

CUSHMAN & WAKEFIELD LOGISTICS & INDUSTRIAL PROFESSIONALS IN THE AMERICAS



\$12.4 B

TRANSACTION VALUE ANNUALLY*



281.2 M

SF TRANACTED ANNUALLY*



CHARTWELL
PROPERTIES LLC

*The above statistics represent a three-year average and include leasing transactions only (no capital markets)

266 ROUTE 125

KINGSTON, NH 03848



FOR MORE INFORMATION, PLEASE CONTACT:

[CLICK FOR VIDEO](#)

THOMAS P. FARRELLY, SIOR
Executive Director
+1 603 661 4854
thomas.farrelly@cushwake.com

SUE ANN JOHNSON
Director
+1 603 490 6900
sueann.johnson@cushwake.com

DENIS C.J. DANCOES II
Senior Director
+1 603 661 3854
denis.dancoes@cushwake.com

BLAKE BALDWIN
Managing Director
+1 617 279 4587
blake.baldwin@cushwake.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

