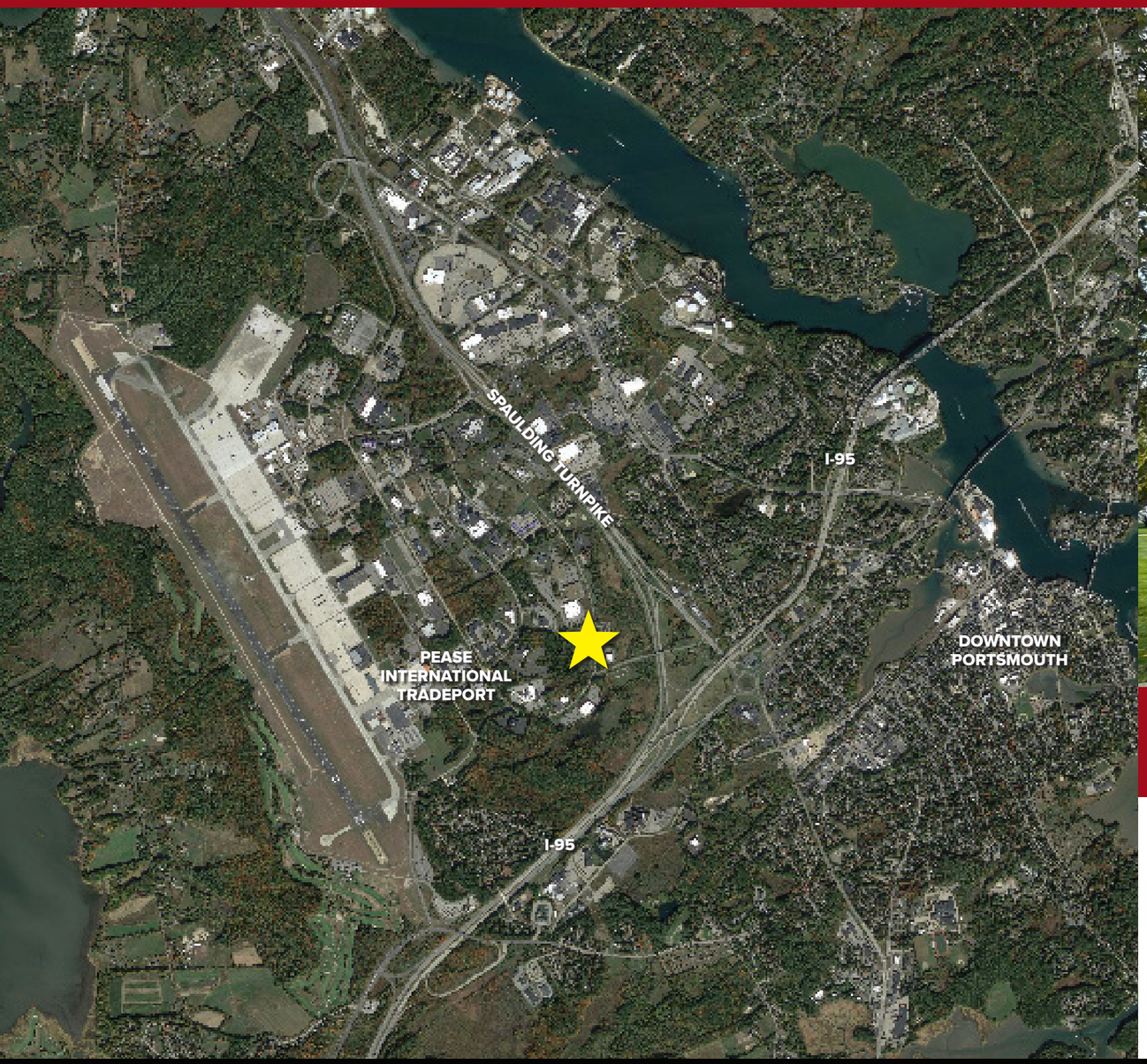
230 Corporate Drive | Pease | Portsmouth, NH





Available For LEASE

9,257± RSF Warehouse/Flex Space

Located right off I-95 at Exit 3 at the Pease International Tradeport, this 9,257± SF industrial suite is now available for lease. Incredible opportunity for a manufacturer or warehouse user to take advantage of this convenient location. This property is in the Pease Industrial zone and allows for light industrial, warehousing, professional office uses, etc. Space features two shared loading docks. Warehouse is very clean and is fully air-conditioned.

2022 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

bow street, LLC
9 Emery Lane, Greenland, NH 03840

Margaret O'Brien
M: 603.828.7245
O: 603.427.0700

margaret@bowstcommercial.com
www.bowstcommercial.com

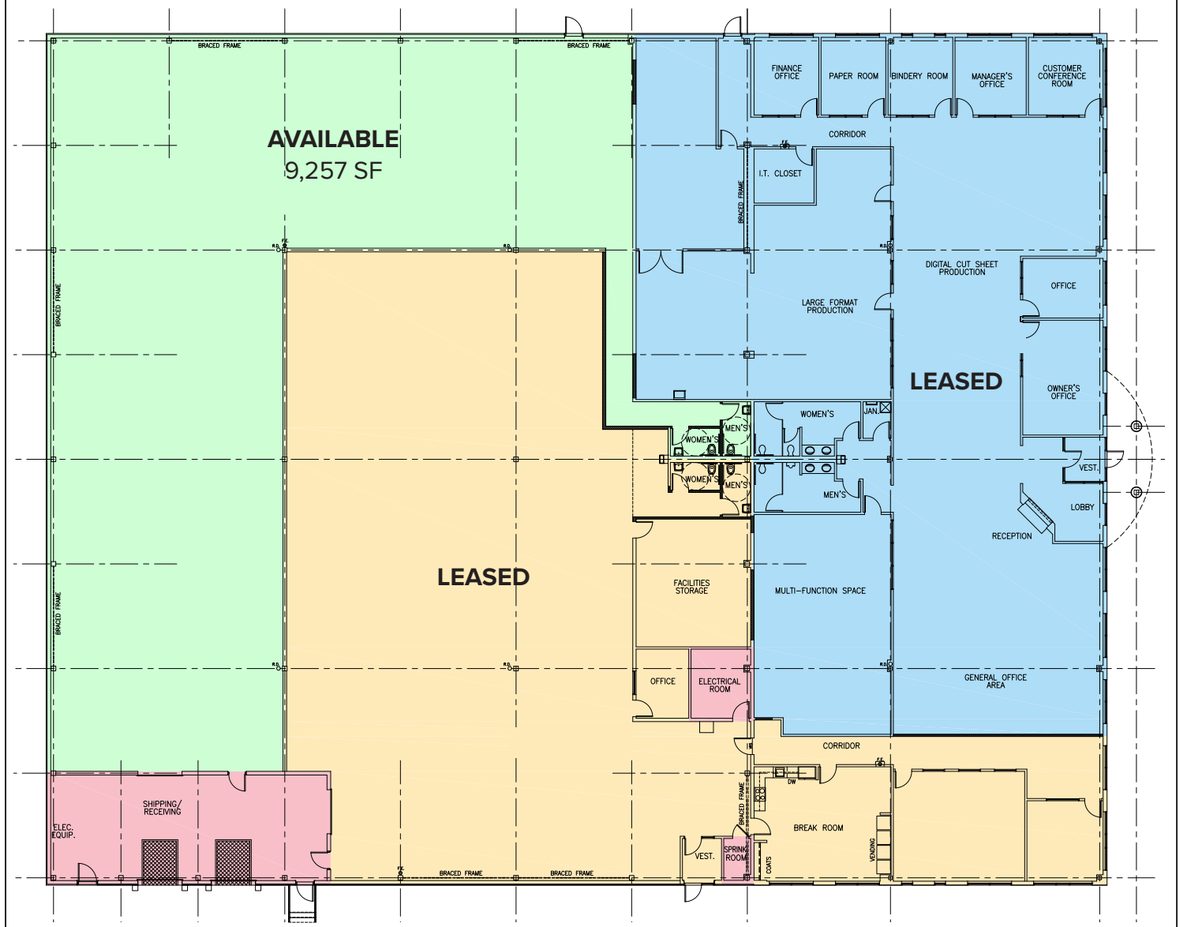
For further information call

Margaret O'Brien at 603.828.7245

bow street
commercial brokerage

230 Corporate Drive | Pease | Portsmouth, NH

230 Corporate Drive



Property Specifications

Total Building Size:	30,000± RSF
Available Space:	9,257± RSF Warehouse space
Land:	6.64 Acres
Year Built:	2002
Water/Sewer:	Municipal water and sewer
Loading Docks:	2 loading, 1 garbage
Data Lines:	T-1
Ceiling Heights:	Clear 21.5' to the deck
Column Spacing:	23'10"
Sprinkler:	100% sprinklered
HVAC:	Multiple Trane Tracker, gas fired, roof mounted
Parking:	90 free on-site parking spaces
Zoning:	PI – Pease Industrial
Utilities:	Electricity and gas prorated for Tenant's use
Power:	600 amp 480 volts
Availability:	Immediate
Asking Lease Rate:	$11.95/RSF NNN
NNN Expenses:	CAM (est. for 2026): $2.84 RSF Real Estate Taxes: $1.55 RSF Land Lease: $3.15 RSF $7.54 RSF

