

For Sale

Development-Ready Industrial Site

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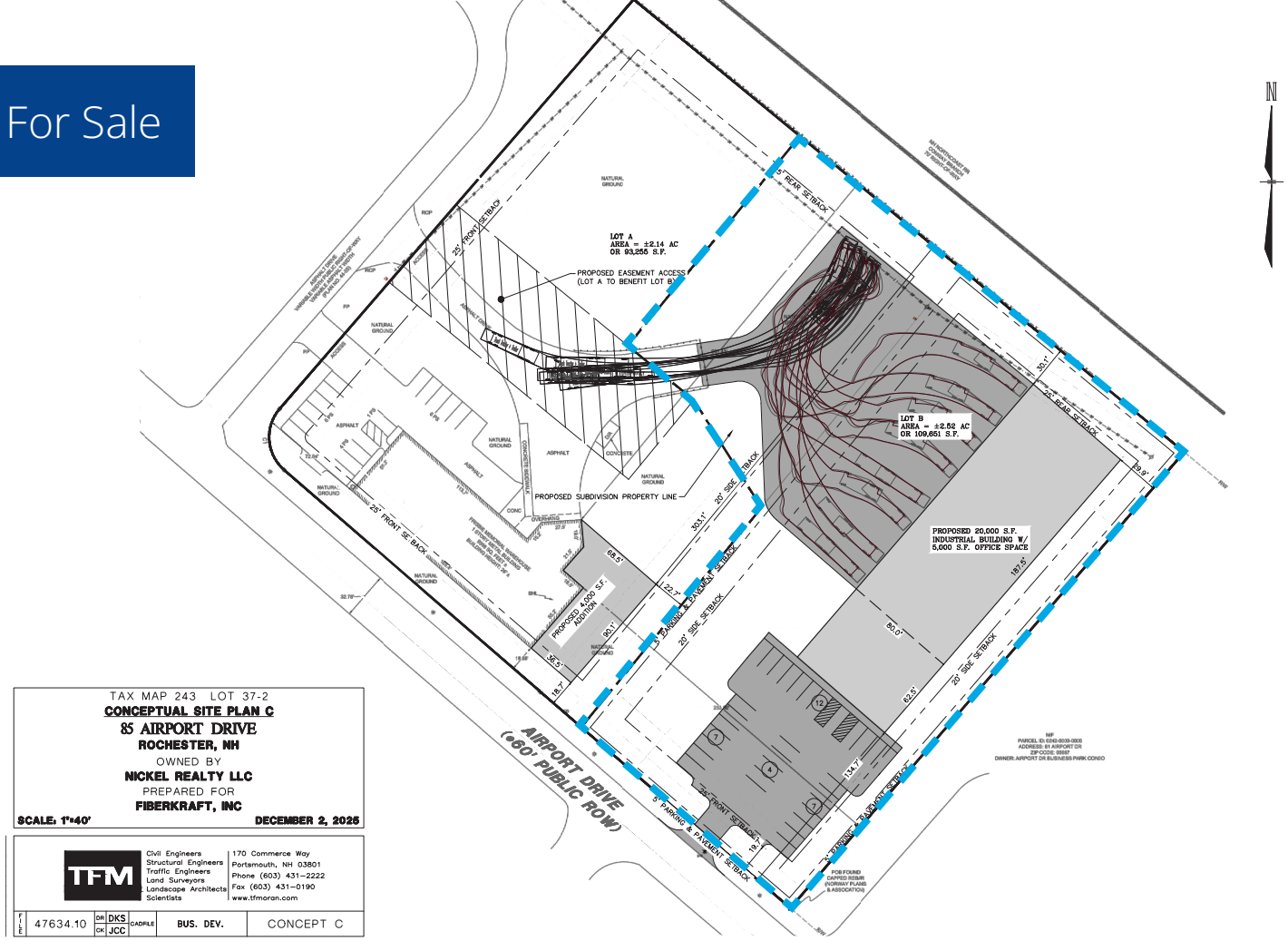
85 Airport Drive Rochester, NH

Property Highlights

- 2.52± acre land parcel available for sale on Airport Drive within the Granite State Business Park
- Lot has obtained preliminary approval, subject to final approvals
- Municipal water and sewer, natural gas, and electric available at the site
- Conceptual plans available for 15,000± and 20,000± SF warehouse facilities; see broker for details
- Granite State Business Park is home to high-tech, advanced manufacturing, and medical device users serving the aerospace, healthcare, automotive, and defense industries
- Strategically located off Rochester Hill Road, directly across from Skyhaven Airport and 30± minutes north of Portsmouth, NH

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TAX MAP 243 LOT 37-2
CONCEPTUAL SITE PLAN C
85 AIRPORT DRIVE
ROCHESTER, NH
OWNED BY
NICKEL REALTY LLC
PREPARED FOR
FIBERKRAFT, INC
SCALE: 1"=40' **DECEMBER 2, 2025**

TFM — Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
170 Commerce Way
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0190
www.tfmoran.com

FILE	DR	CADFILE	
47634.10	DKS / CK JCC		BUS. DEV. — CONCEPT C

Specifications

Address:	85 Airport Drive
Location:	Rochester, NH 03867
Acreage:	2.52±
Utilities:	Municipal water & sewer Natural gas; electric
Zoning:	General Industrial
List Price:	$375,000



Contact us:

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