SPERRY

COMMERCIAL REALTY ASSOCIATES

169 South River Rd Unit 1, Bedford, NH

603.262.3555

FOR LEASE

3 CHESTER TPKE BUILDING B
ALLENSTOWN, NH 03275

Industrial Warehouse | 3 Drive-Ins



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Property Summary

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OFFERING SUMMARY

Lease Rate:	$8 SF/yr (NNN)
Available SF:	6,110 SF
Location:	Less than 10 mins to I-93
Parking:	10+ Spaces
Three Drive In Doors:	2x 18’ W x 14’H
	1x 12'W x 8'H
Electric:	200A, 120/208V, 3-Phase
Utilities:	Public Water & Sewer

PROPERTY DESCRIPTION

Building B at 3 Chester Turnpike in Allenstown, NH, offers approximately 6,110 SF of industrial space available for lease. The building is well-suited for a variety of industrial, warehouse, distribution, and contractor-related uses, featuring three drive-in doors that provide convenient access for loading, unloading, equipment movement, and vehicle storage.

The property also includes a newly paved parking lot with 10+ parking spaces, accommodating employees, customers, and company vehicles. With its functional industrial layout, multiple drive-in access points, and ample on-site parking, this property presents an excellent opportunity for businesses seeking warehouse, storage, or light industrial space in the Allenstown area.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Location Map

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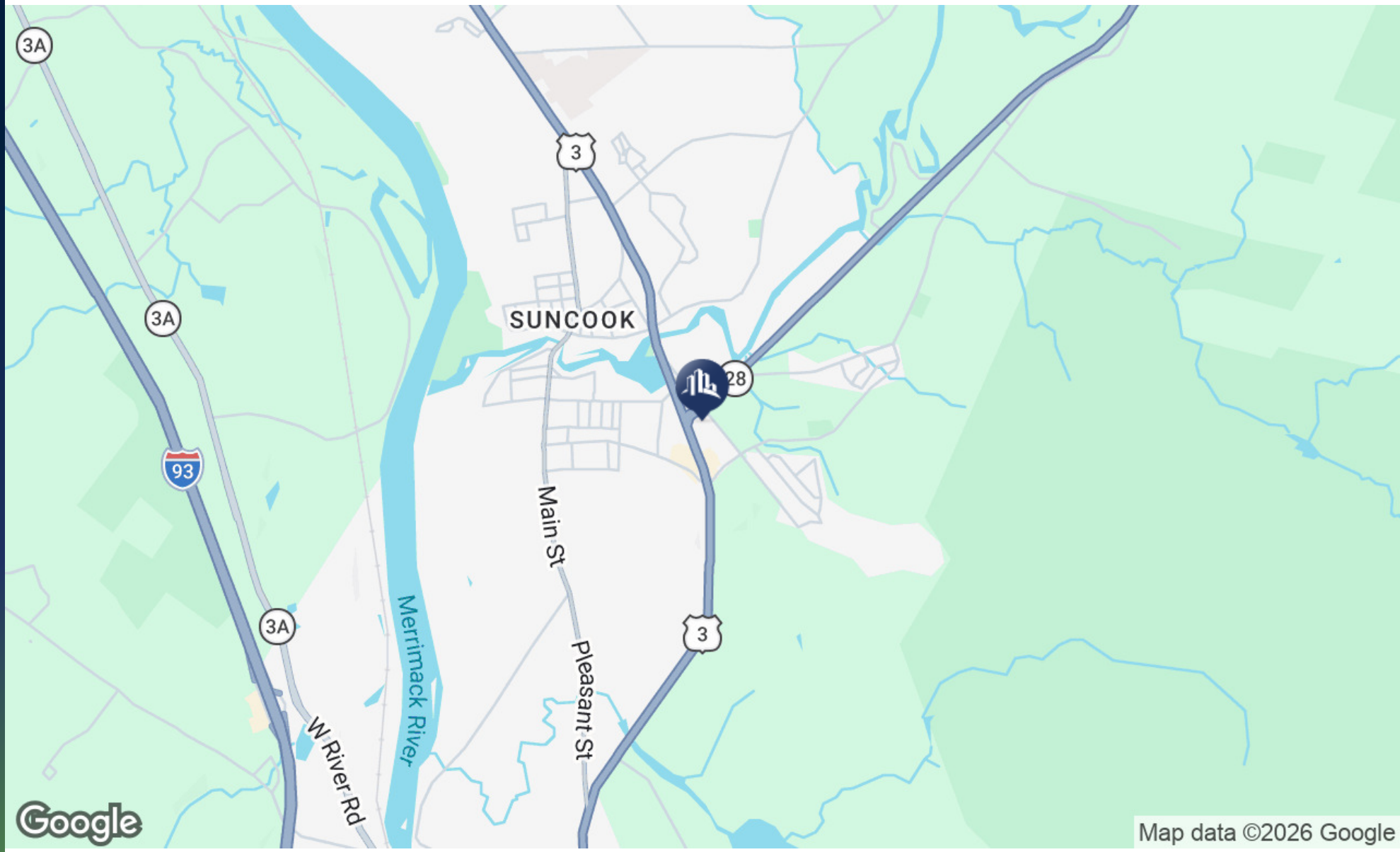

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Additional Photos

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Floor Plan

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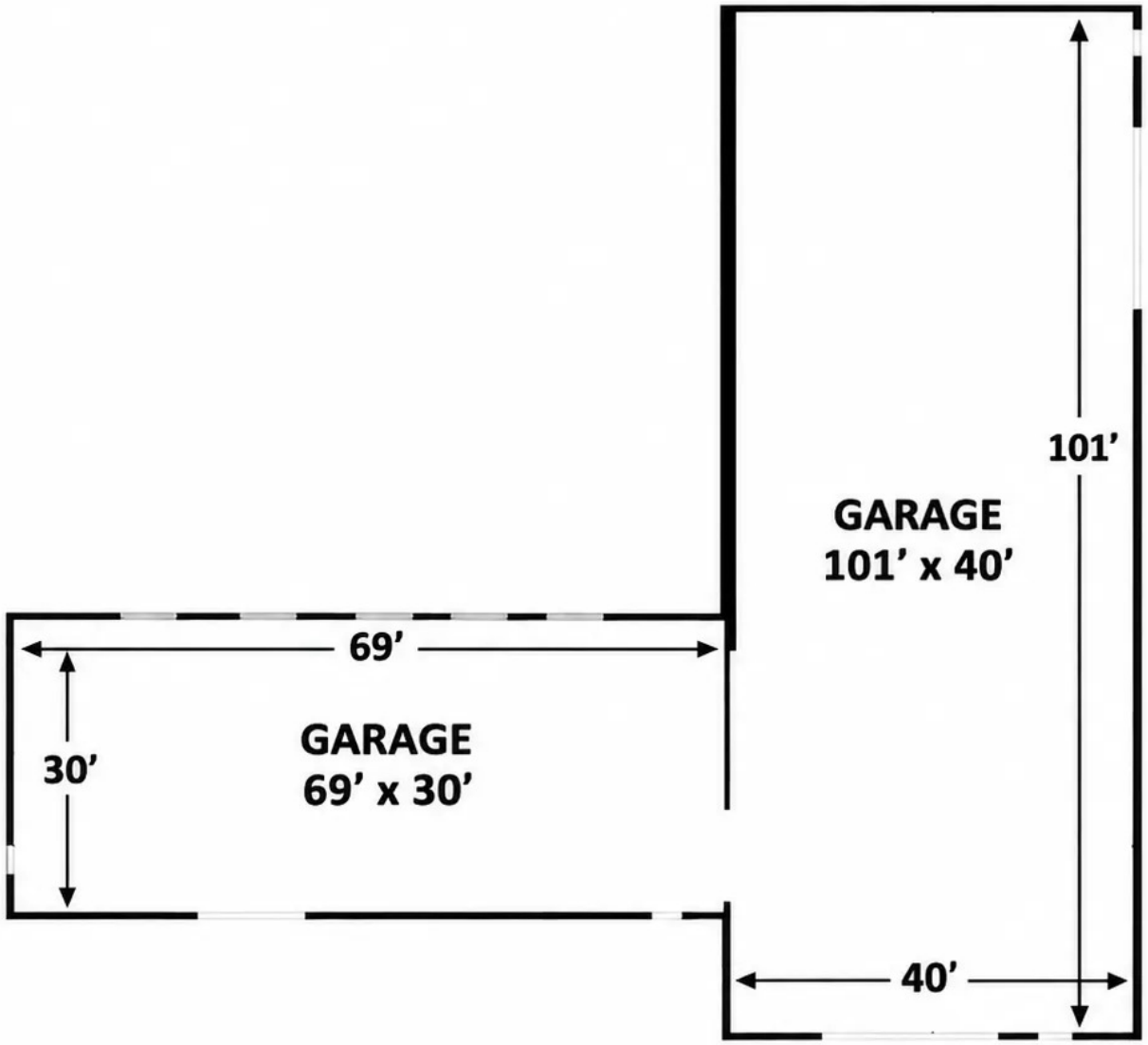

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Demographics Map & Report

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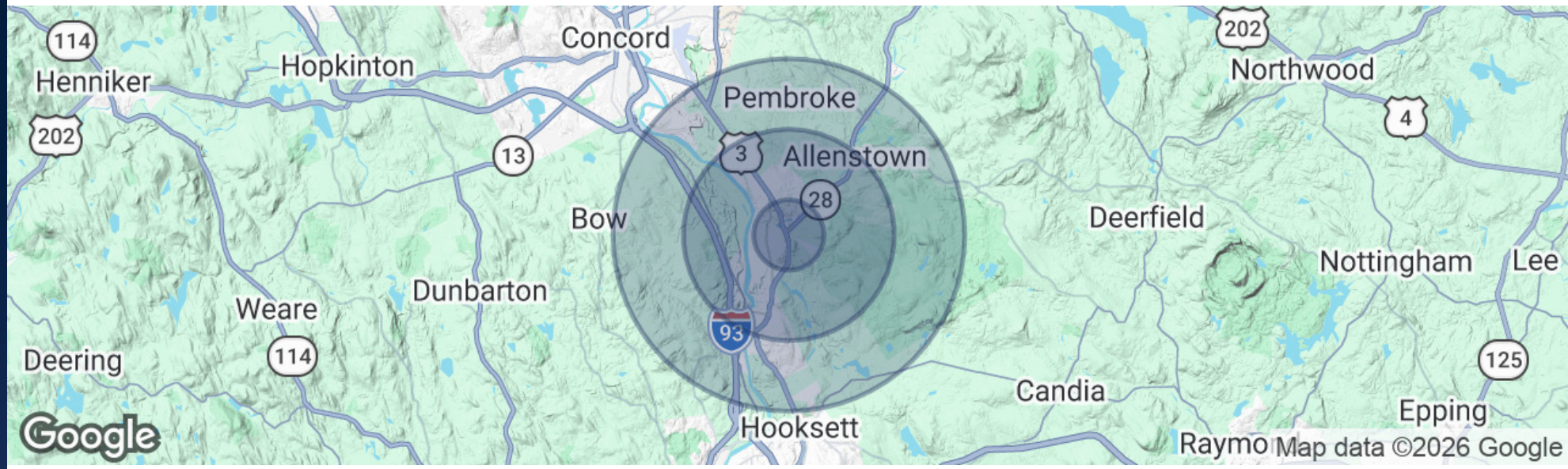

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,977	11,396	23,989
Average Age	40.1	39.8	40.7
Average Age (Male)	41.9	39.2	39.6
Average Age (Female)	38.6	40.1	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,307	4,580	9,291
# of Persons per HH	2.3	2.5	2.6
Average HH Income	$87,636	$109,952	$120,002
Average House Value	$286,142	$308,121	$327,661

2023 American Community Survey (ACS)

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