

Note: Report includes internal fields.

Commercial Lease
5106004
Active

147 Middle Road
Tuftonboro
Unit/Lot # Unit 2

NH 03816

Listed: 8/20/2026 \$4,300.00 /\$
Leased:
DOM: 0



County
Village/Dist/Locale
Year Built
Construction Status
Building Area Total
Building Area Source
Total Available Area
Total Available Area Source

NH-Carroll
Center Tuftonboro

6,083
Estimated

Lease Amount Frequency Monthly
Lease/Sublease Lease
Lease Type NNN
Lease Term Negotiable
Zoning NHB - Neigh
/Business

Road Frontage Length
Lot Size Acres
Lot Size Square Feet
Traffic Count

Activation Date

Business Type Industrial, Other



[Schedule a Showing](#)

[Directions](#)

[Virtual Tour URL Unbranded 1](#)

Public Remarks Approximately 6,083 SF of industrial/warehouse space available for lease at 147 Middle Road (Route 109A) in Center Tuftonboro. Unit 2 offers a functional and flexible layout with multiple open warehouse/work areas, an office/storage room, break room, two restrooms, and 2 drive-in accesses. The unit is served by 3-phase electrical service and has its own oil-fired forced-hot-air heating system. The property provides substantial on-site dirt/gravel parking and maneuvering area and has historically accommodated tractor-trailers on-site. Established street and building signage provide visibility along Route 109A. Located approximately 13 minutes from downtown Wolfeboro and 17 minutes from major retail and services at the Route 16/Route 25 intersection, the property offers a lower-density commercial setting with convenient access to surrounding Lakes Region communities. Zoned NHB – Neighborhood Business; prospective tenants should independently verify permitted uses and applicable requirements with the Town of Tuftonboro. Offered at \$4,300 per month base rent on a NNN lease basis, with the tenant responsible for utilities and additional expenses pursuant to lease terms. Available for immediate occupancy.

STRUCTURE

Construction Materials Vinyl Siding
Roof Metal
Foundation Details Concrete Slab
Basement No
Basement Access Type

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors 2
Door Height

Building Number
Total Units
of Stories 1
Divisible SqFt Min
Divisible SqFt Max

UTILITIES

Heating Forced Air, Oil
GasNatAval
Water Source Drilled Well
Sewer Leach Field, Septic
Electric 3 Phase

Utilities Cable Available, Telephone Available
Internet High Speed Intrnt Avail
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

LOT / LOCATION

Submarket
Project Building Name
ROW Length
ROW Width
ROWParcAc
ROWOthPar

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

Green Verification Body
Green Building Verification Type
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

DISCLOSURES

Flood Zone
Seasonal
Right of First Refusal

Marketed in other Property Type	Yes
Other MLS#	For Sale
Comp Only	No
Comp Type	
Listing Type	Exclusive Right
Listing Service	Full Service
Designated/ Apptd. Agency	No
Original List Price	\$0

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