

85 Industrial Park Drive | Dover, NH

85 Industrial Park Drive | Dover, NH



Up to 80,400± RSF Warehouse/Flex Industrial  
**Available For LEASE**

Located right off the Spaulding Turnpike at Exit 8W, this 264,000± SF industrial building is now available for lease. Incredible opportunity for a large warehouse user to take advantage of this convenient location. This property is in the Commercial Manufacturing zone and allows for light industrial, warehousing, fitness, professional office uses, etc.

For more information, please contact:

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

Margaret O'Brien  
M: 603.828.7245  
O: 603.427.0700

[margaret@bowstcommercial.com](mailto:margaret@bowstcommercial.com)  
[www.bowstcommercial.com](http://www.bowstcommercial.com)

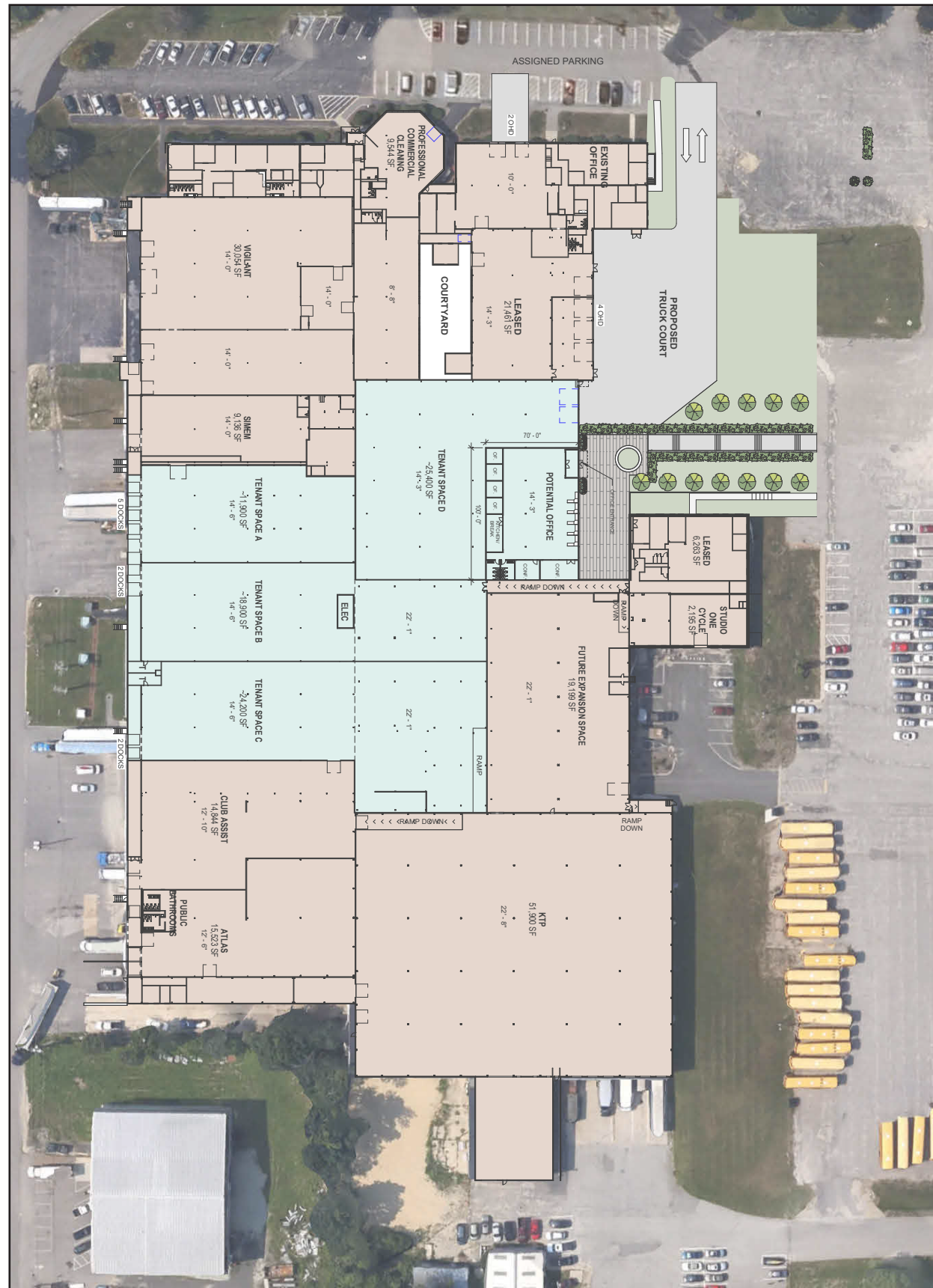
For further information call

**Margaret O'Brien at 603.427.0700**

9 Emery Lane, Greenland, NH 03840 | 603.427.0700 | [www.bowstcommercial.com](http://www.bowstcommercial.com)



# 85 Industrial Park Drive | Dover, NH



## Property Specifications

<b>Total Building Size:</b>	264,620± RSF
<b>Available Space:</b>	<b>Potential Demise:</b>
	Tenant A: 11,900± RSF
	Tenant B: 18,900± RSF
	Tenant C: 24,200± RSF
	Tenant D: 25,400± RSF
	Total 80,400± RSF
	Note: Space can be demised into other square footage combinations.
<b>Land:</b>	25.05 Acres
<b>Year Built:</b>	1958, upgraded 2002 (new roof)
<b>Water/Sewer:</b>	Municipal water and sewer
<b>Loading Docks:</b>	9 loading docks
<b>Data Lines:</b>	T-1
<b>Ceiling Hights:</b>	Varies 14'6" to 22'1"
<b>Sprinkler:</b>	100% sprinklered
<b>HVAC:</b>	Multiple York, gas fired, roof mounted
<b>Parking:</b>	300 free on-site parking spaces
<b>Zoning:</b>	CM – Commercial Manufacturing
<b>Utilities:</b>	Electricity is sub-metered for Tenant's use
<b>Availability:</b>	Immediate
<b>Asking Lease Rate:</b>	\$9.50/RSF NNN
<b>NNN Expenses:</b>	CAM (est. 2026)– \$1.51 RSF Real Estate Taxes (2026) – \$0.69 RSF