60 PULPIT ROCK ROAD

PELHAM, NH

CUSHMAN & WAKEFIELD

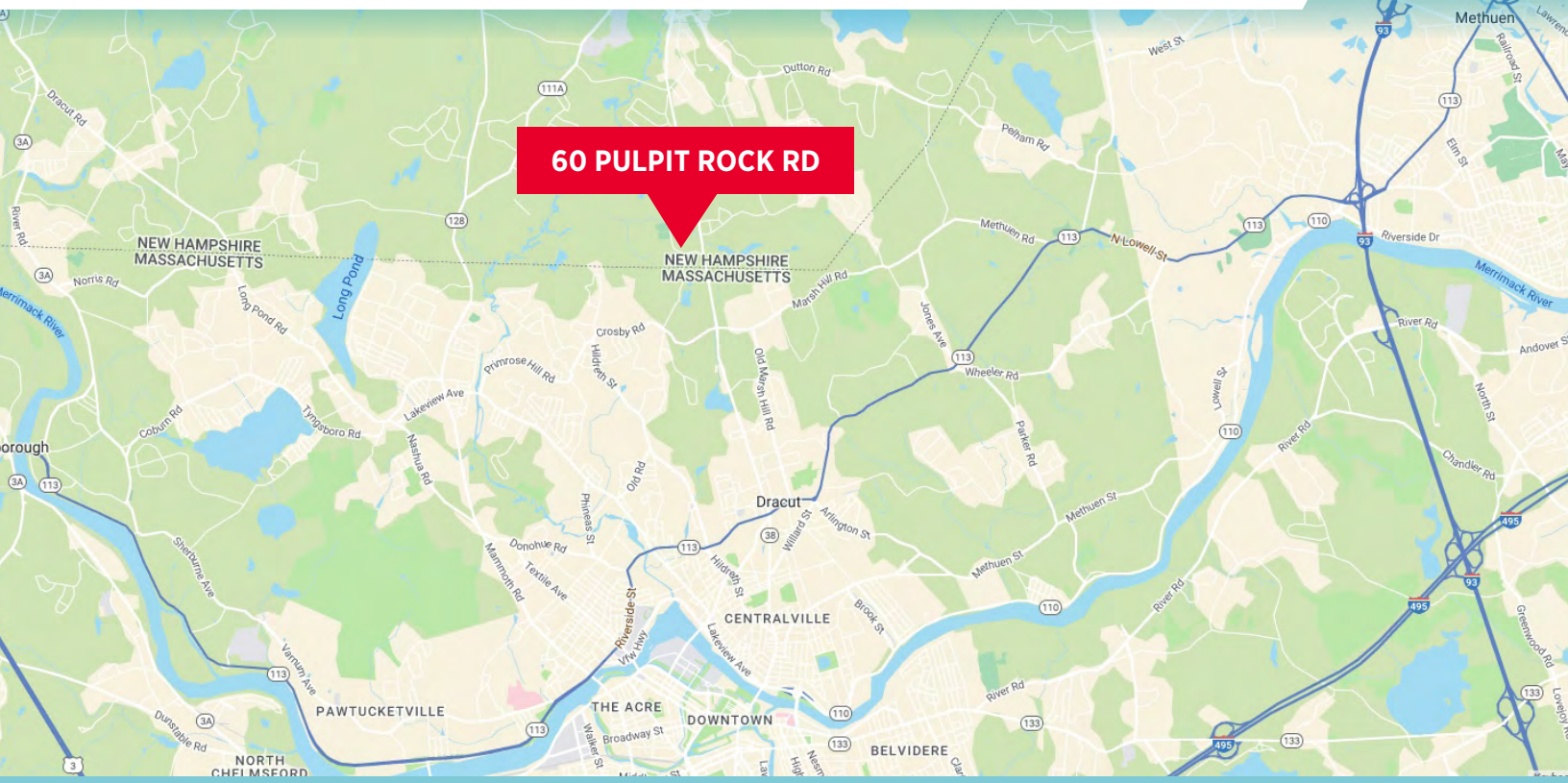
FOR LEASE

45,000 SF OF 22′ CLEAR AVAILABLE NOW



60 PULPIT ROCK RD

ACCESS & DEMOGRAPHICS



ACCESSIBILITY

38 0.2 MILE
1 MINUTE

113 2.3 MILES
6 MINUTES

INTERSTATE **93** 6 MILES
12 MINUTES

3 8 MILES | 17 MINUTES
FROM ROUTE 3 VIA ROUTE 113

3 9 MILES | 16 MINUTES
FROM I-495/I-93 INTERCHANGE

DEMOGRAPHICS

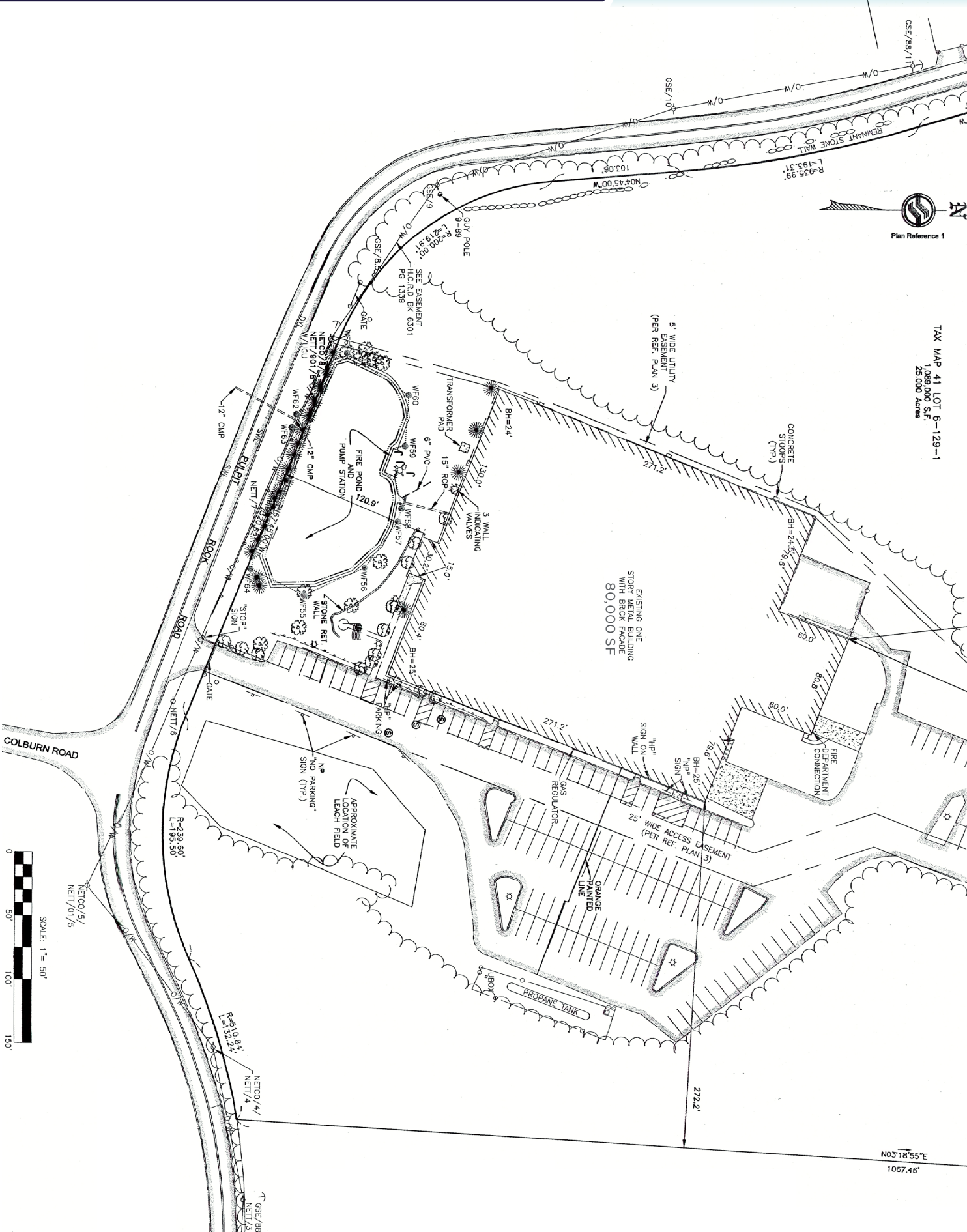
	POPULATION	AVG HOUSEHOLD INCOME	MEDIAN AGE
5 miles	161,358	$110,659	37.4
10 miles	589,542	$123,243	39.4
15 miles	967,271	$136,850	40.7
20 miles	1,439,223	$151,474	42.1

BUILDING SPECIFICATIONS

BUILDING SIZE	80,000 RSF two-story office in front and single-story manufacturing/warehouse in rear ± 69,000 RSF 22' clear manufacturing/warehouse space ± 6,000 RSF 1st floor office space ±4,800 RSF 2nd floor office space	
AVAILABLE SPACE	45,000 SF @ $12.50 PSF NNN	
YEAR BUILT	1980; Renovated 1997	
SITE SIZE	25 acres	
ZONING	Industrial	
CONSTRUCTION	Office	Masonry and steel frame with brick veneer
	Manufacturing/ Warehouse	Pre-engineered steel 6" reinforced steel concrete slab with armor flex surface
ROOF	Rubber membrane	
CLEAR HEIGHT	22' clear under joist; 23' 10" underside of deck	
COLUMN SPACING	30' x 40'	
LIGHTING	Office	LED and Fluorescent
	Manufacturing/ Warehouse	LED and T8
	Parking Lot	LED
UTILITIES	Water	Provided by two 350-foot-deep wells. The property's onsite drinking water system complies with all applicable water quality standards. The response to groundwater PFAS/PFOS detected at the property is overseen by the NH Department of Environmental Services.
	Sewer	Septic
	Propane	18,000 gallon tank
	Electric	Liberty Utilities
	Electrical Capacity	Building 2,000 amp 277/480 volt 3-phase, 4-wire split
	Available Space	800 amps 277/480 volt 3– phase, 4-wire
	Comcast	
HVAC	95% of the building is air-conditioned and heated by a combination of propane and electric rooftop mounted units with economizers.	
PARKING	400 paved spaces	
RESTROOMS	Men's and women's common area restrooms on 1st and 2nd floors Men's and women's restrooms in the available space as well as single restroom in office area	
LOADING	3 tailboard docks with 8' x 10' OH doors and levelers 1 tailboard with 8' x 8' OH door 1 drive-in with 8' x 10' OH door 1 Dock height 16' x 14' OH door	
LINE SAFETY	Wet sprinklered throughout; 750,000-gallon fire pond with a 1,200 GPM flow powered by 150 hp Detroit diesel engine as the primary and a 150 hp electric pump as the backup	

60 PULPIT ROCK RD

SITE PLAN











60 PULPIT ROCK RD

ACCESS & AMENITIES



AMENITIES WITHIN 2.5 MILES

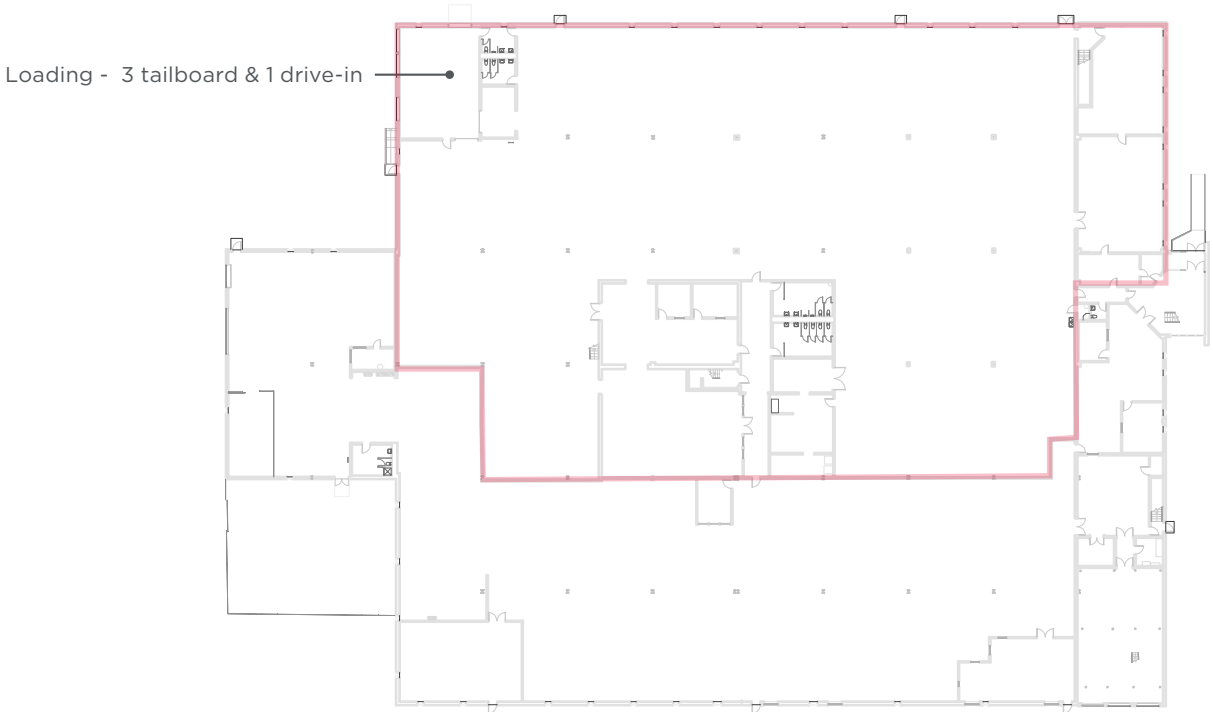
RESTAURANTS	RETAIL	FITNESS	SERVICES	RECREATION	COFFEE | FASTFOOD
16	16	3	37	5	9

60 PULPIT ROCK RD

FLOOR PLAN

FIRST FLOOR

±42,000 SF



SECOND FLOOR

±3,025 SF





PROPERTY HIGHLIGHTS

- 45,000 SF of 22′ clear available now
- 25-acre site provides expansion potential
- 2,196 feet of frontage on Pulpit Rock Road
- Attracts from dual labor market
- Located on the tax-free side of the NH/MA border



CONTACTS

Thomas Farrelly, SIOR
Executive Managing Director
thomas.farrelly@cushwake.com
M: +1 603 661 4854

Denis C.J. Dancoes II
Executive Director
denis.dancoes@cushwake.com
M: +1 603 661 3854

Cushman & Wakefield
of New Hampshire, Inc.
900 Elm Street, Suite 1301
Manchester, NH 03101
cushmanwakefield.com

CUSHMAN & WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-4882-V20