

Unit 3



For Lease

Office/Industrial/Flex Space

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953 Islington Street, Unit 3 Portsmouth, NH

Property Highlights

- Rare in-demand office/industrial space in the heart of Portsmouth
- Unit 3 is 2,997± SF consisting of 6 private offices, large open concept work area or storage/distribution, 2 restrooms, and a break room
- Features include mezzanine space, 15'± ceilings with 12'6" clear, wet sprinklers, a security system, and a loading dock
- Ample on-site parking
- Located in the West End with all of its amenities, less than 2.5 miles from I-95 and Route 1, and about a mile to downtown

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Specifications

Address:	953 Islington Street
Location:	Portsmouth, NH 03801
Building Type:	Industrial/office/flex
Year Built/Renovated:	1950/2015
Total Building SF:	21,875±
Available SF:	Unit 3: 2,997±
Floors:	2
Utilities:	Municipal water & sewer; natural gas; HVAC
Zoning:	CD4-W
Clear Height:	12'6"±
Ceiling Height:	15'±
Column Spacing:	29'8"±
Loading Dock:	1
Sprinklers:	Wet system
Security System:	Yes
Power:	200A; 120/240V; single phase
2026 NNN Expenses:	\$5.17 PSF • CAM: \$3.69 • Taxes: \$1.48
Lease Rate:	\$19.00 NNN



Contact us:

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Locator Map

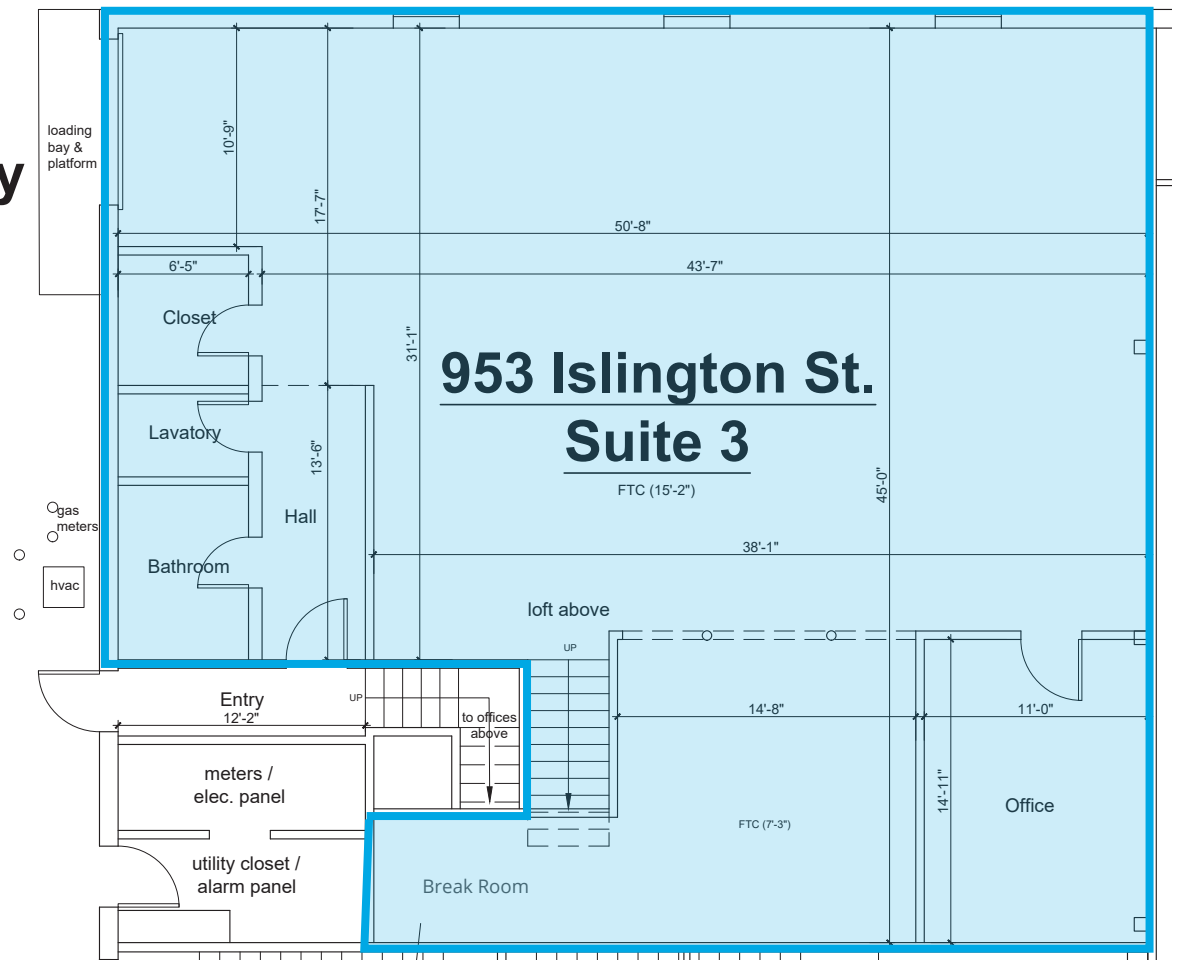


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Unit 3 First Floor Plan

Entrance /
Loading Bay

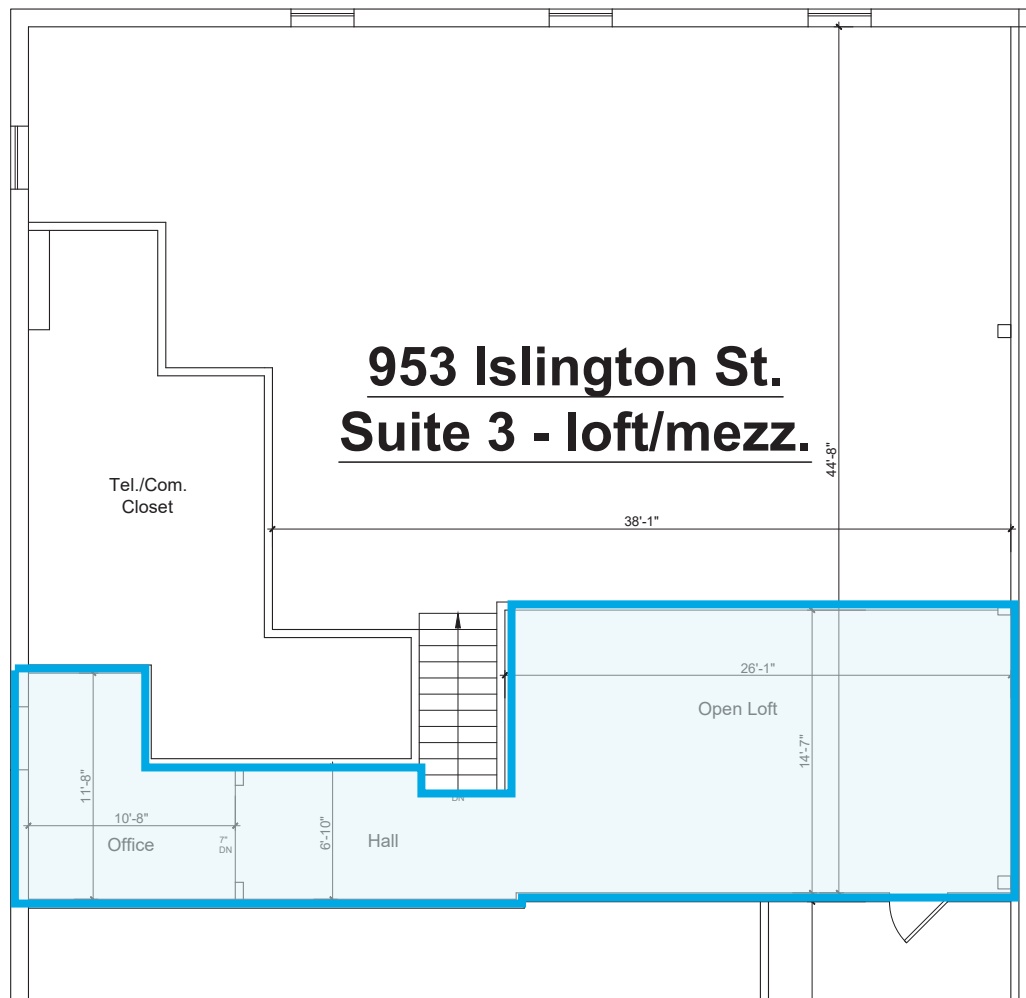
Entrance



Available
Space

*Not to scale

Unit 3 Mezzanine Plan



Available Space

**Not to scale*