





92 Old Turnpike Road & 19-27 Terrill Park Drive, Concord, NH

Industrial/Flex Space for Sale or Lease at **Capitol Crossing**

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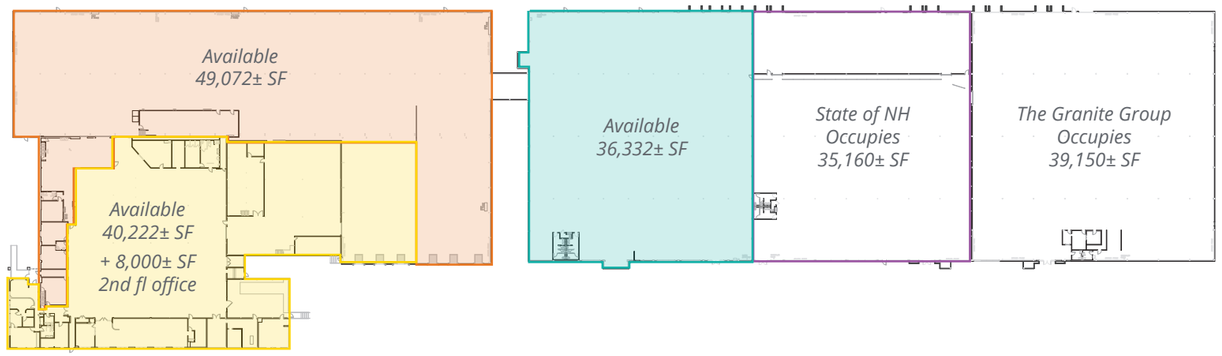
Capitol Crossing, Concord, NH

Specifications

Floor Plan



Demographics

	3 miles	5 miles	10 miles
Population	29,538	40,650	91,680
# of Businesses	3,257	3,781	5,285
Avg HH Income	$101,191	$111,416	$120,790
# of Employees	46,702	54,312	67,350

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.









Quick access to & from I-93, I-393 & I-89

Robust power

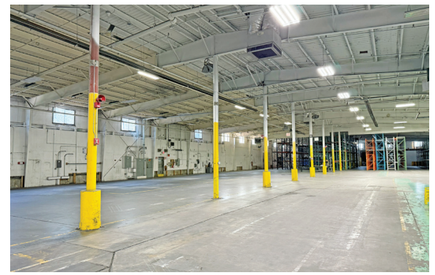
7 drive-in doors & 20 loading docks

1/2 mile to Concord Municipal Airport

Specifications

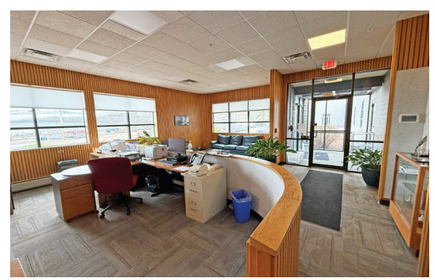
Address:	92 Old Turnpike Rd/19-27 Terrill Park Dr
Location:	Concord, NH 03301
Building Type:	Warehouse/manufacturing
Year Built/Renovated:	1958-1984/2020
Total Building SF:	208,487±
Available SF:	36,332± to 133,626±
Floors:	1 (plus 8,000± SF of mezzanine space)
Acreage:	13.01±
Utilities:	Municipal water & sewer; natural gas
Zoning:	Industrial
Clear Height:	Up to 24'±
Ceiling Height:	Up to 26'±
Drive-in Doors:	7
Loading Docks:	20
Sprinklers:	Wet system
Power:	Old Tpke: 1600/2000A; 480/208V; 3 phase 19 Terrill Prk: 600/800A; 480/277V; 3 phase 23 Terrill Prk: 400/1600A; 480/277V; 3 phase 27 Terrill Prk: 800A; 480/277V; 3 phase
Parking:	245± on-site spaces
2026 Est. NNN Expenses:	$2.19 PSF
2026 Taxes:	$213,772
Lease Rate:	$9.95 to $11.50 NNN
List Price:	$23,000,000



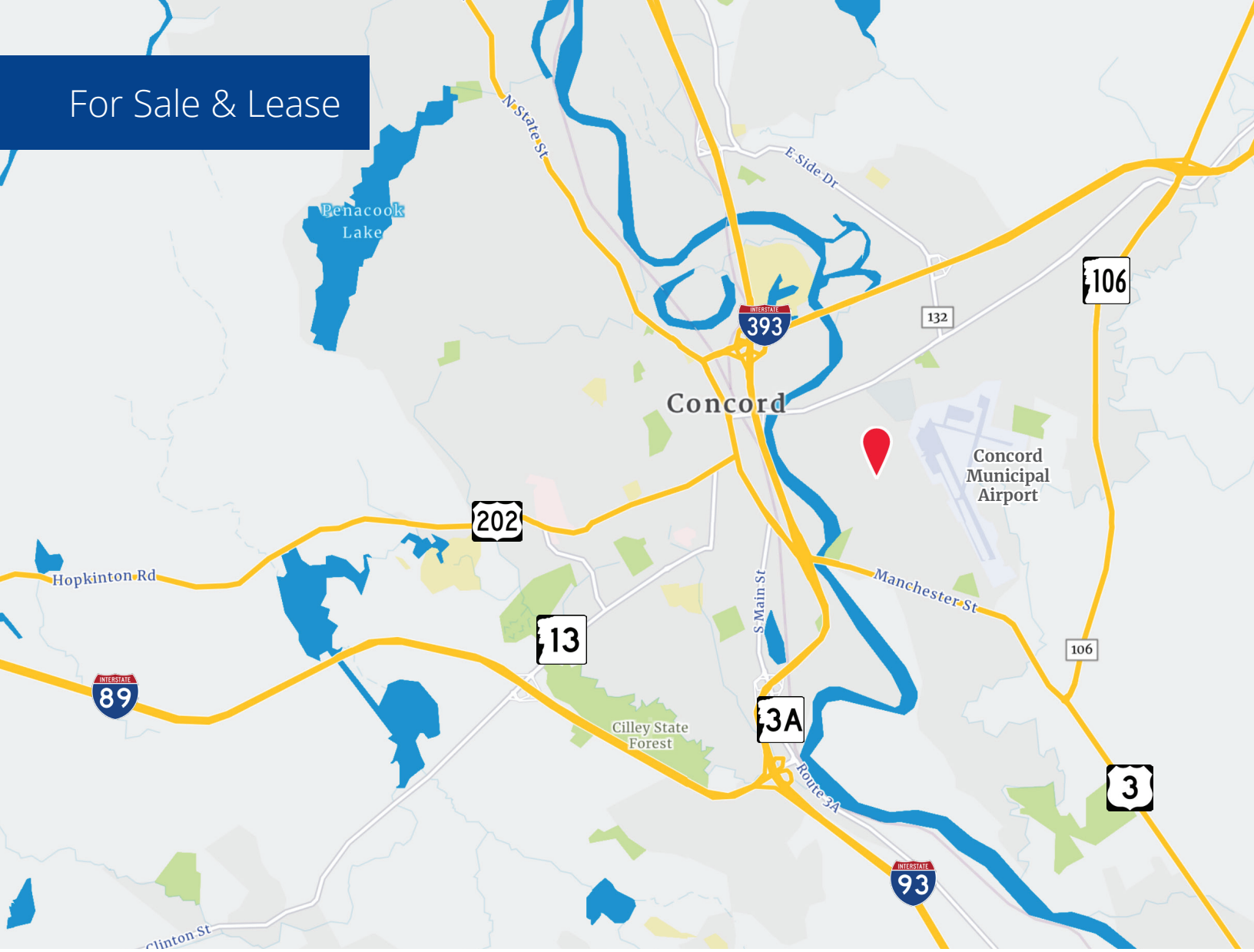








For Sale & Lease



Property Highlights

- Capitol Crossing is a 208,487± SF industrial building, constructed in various phases over 1958-1984 to meet the high power and durability needs of a manufacturing company; the building underwent significant renovation in 2020 to include current storage and distribution requirements
- 36,332± to 133,626± SF available for lease in flexible configurations consisting of a mix of open warehouse area, high ceilings, drive-in doors, loading docks, plus 8,000± SF of mezzanine office area
- Improvements include adding multiple loading docks, oversized drive-ins, truck and trailer parking, expanded parking to 245± cars, roof replacement, interior/exterior cosmetic changes, new ADA restrooms, and a significant sprinkler upgrade to an EFSR level over 71,500± SF
- Existing tenants include The Granite Group, occupying 39,150± SF, and the State of New Hampshire, occupying 35,160± SF
- Located adjacent to Concord's Municipal Airport with easy access to I-93, I-393, I-89, only 25± minutes to Manchester, NH, 50± minutes to Portsmouth, NH, and 70± minutes to Boston, MA

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