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CORPORATE DRIVE

PORTSMOUTH, NH



REDHOOK BREWERY

**NOW AVAILABLE FOR LEASE**





# WHERE MEETS CRAFT COMMERCIAL

AN INTEGRATED F&B PRODUCTION HUB WITH THE INFRASTRUCTURE TO SCALE AND THE SPACE TO CONNECT WITH CONSUMERS

## KEY HIGHLIGHTS

**±110,000 SF**  
PURPOSE-BUILT BEVERAGE FACILITY ON TWO LEVELS

**±80,000 SF**  
PRODUCTION AND MEZZANINE AREA

**210,000**  
HECTOLITERS/  
YEAR BREWING CAPACITY

**±15,041 SF**  
SECOND FLOOR OFFICE

**±15,041 SF**  
FORMER PUB & EVENT SPACE WITH PATIO



<b>SF:</b>	±110,000 SF Brewery ±2,800 SF Single-story waste-water treatment plant
<b>SITE SIZE:</b>	±23.54 acres (ground lease) GROUND LEASE: Expires 04/13/2047 with two 7-year renewal options (additional extensions negotiable)
<b>YEAR BUILT:</b>	1996
<b>LOADING:</b>	12 tailboard docks, 1 drive-in door
<b>POWER:</b>	3,000 Amps 480/277 volt 3-phase 4 wire
<b>UTILITIES:</b>	Municipal water & sewer
<b>ZONING:</b>	Airport Business Commercial (ABC) Foreign Trade Zone (FTZ#81) Pease Tradeport Economic Revitalization Zone (ERZ)
<b>CLEAR HEIGHT:</b>	PRODUCTION: 26'8" to joist CELLARS: 38'4" to joist



# SCALABLE PRODUCTION SEAMLESS PACKAGING

VERSATILE INFRASTRUCTURE  
READY FOR CO-PACKING OR  
DIRECT BRAND OPERATIONS

## BREWING & LIQUID PROCESSING

### 1 BREWHOUSE WITH ADVANCED CAPABILITIES INCLUDING:

Dry hopping, unitanks, centrifuge,  
K-filter, sheet filter

Flavor integration and seltzer base  
readiness

## PACKAGING LINES

**CANS** (12oz / 16oz):  
Krones Craftmate | Up to 265 cans/min

**GLASS BOTTLES** (12oz):  
Krones Solomatic | Up to 380 bpm

**KEGS:**  
Half, quarter, and sixtel options | 1 keg/  
min line

### CURRENT PACKAGING FORMATS SUPPORTED:

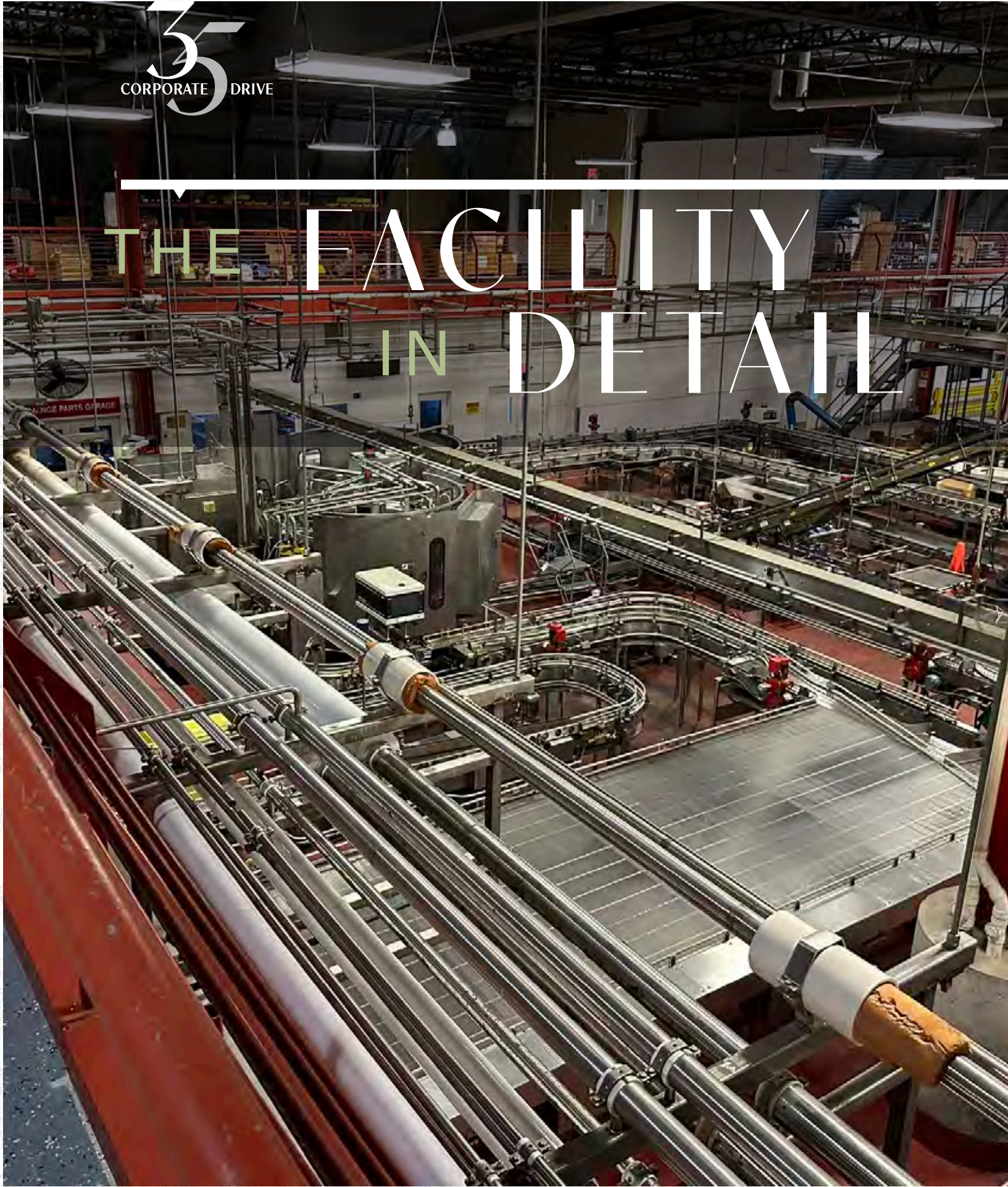
6-packs, 12-packs, 18-packs, 24-packs  
(can & bottle)

Specialty formats including branded  
bottles and packed glass SKUs

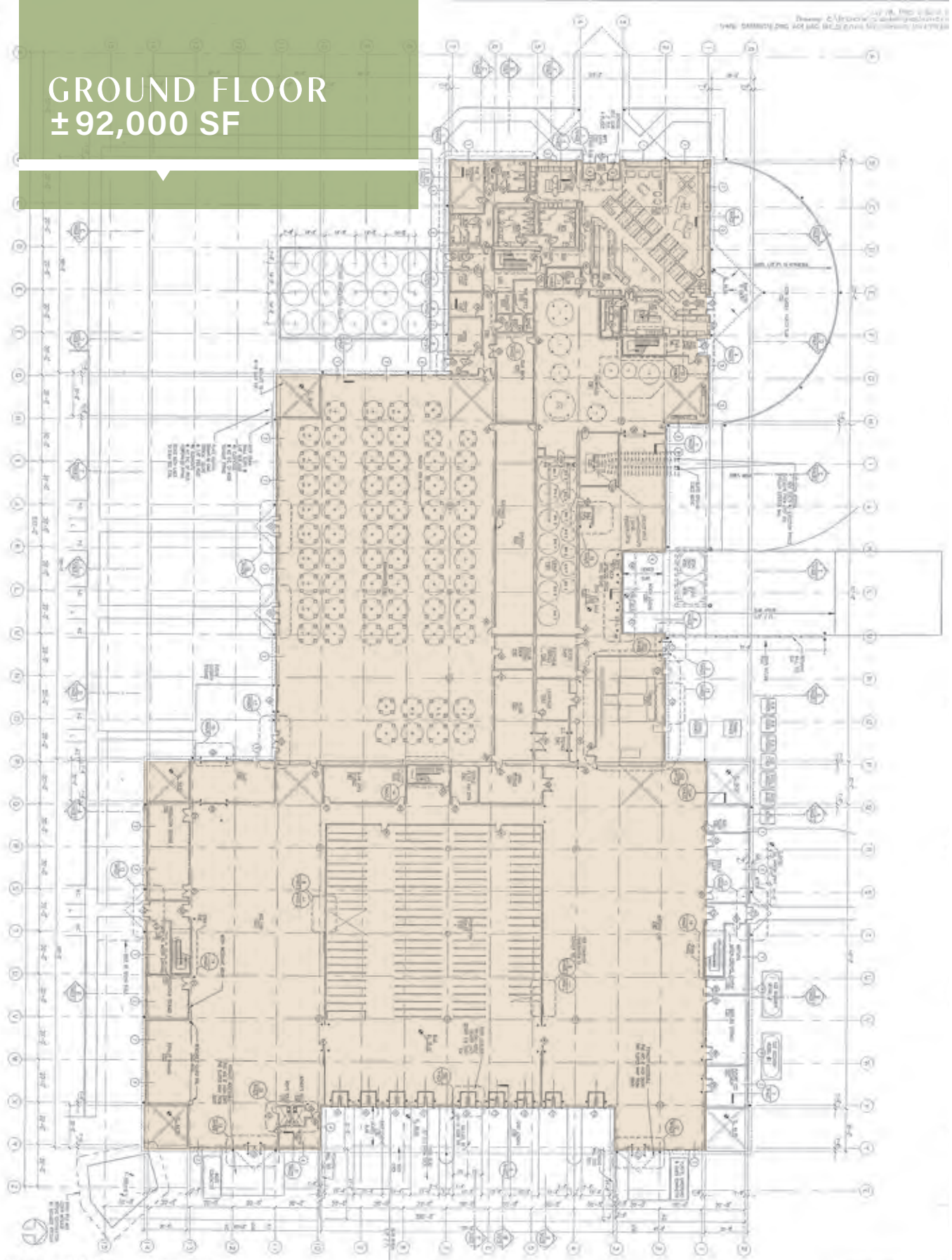


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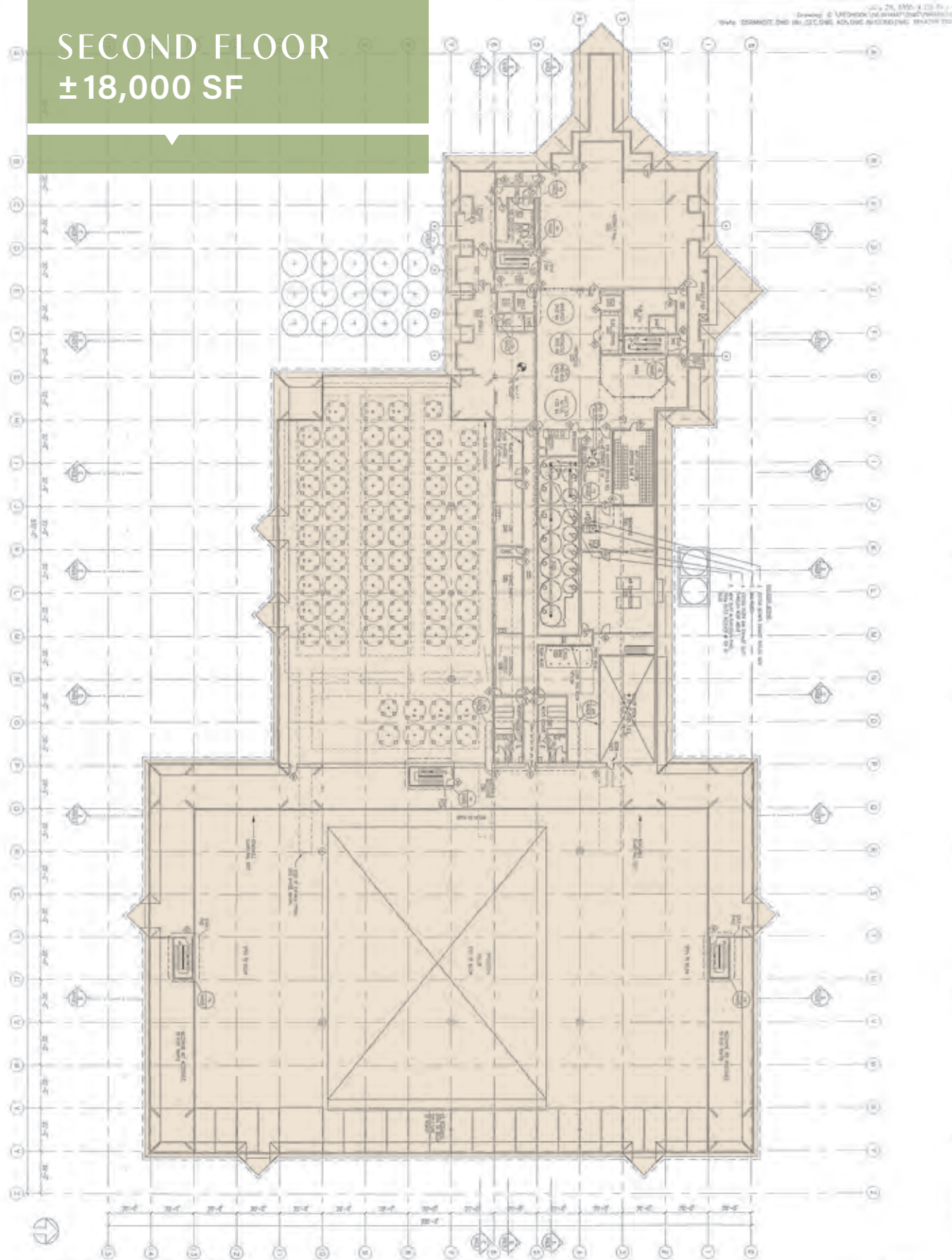
# THE FACILITY IN DETAIL



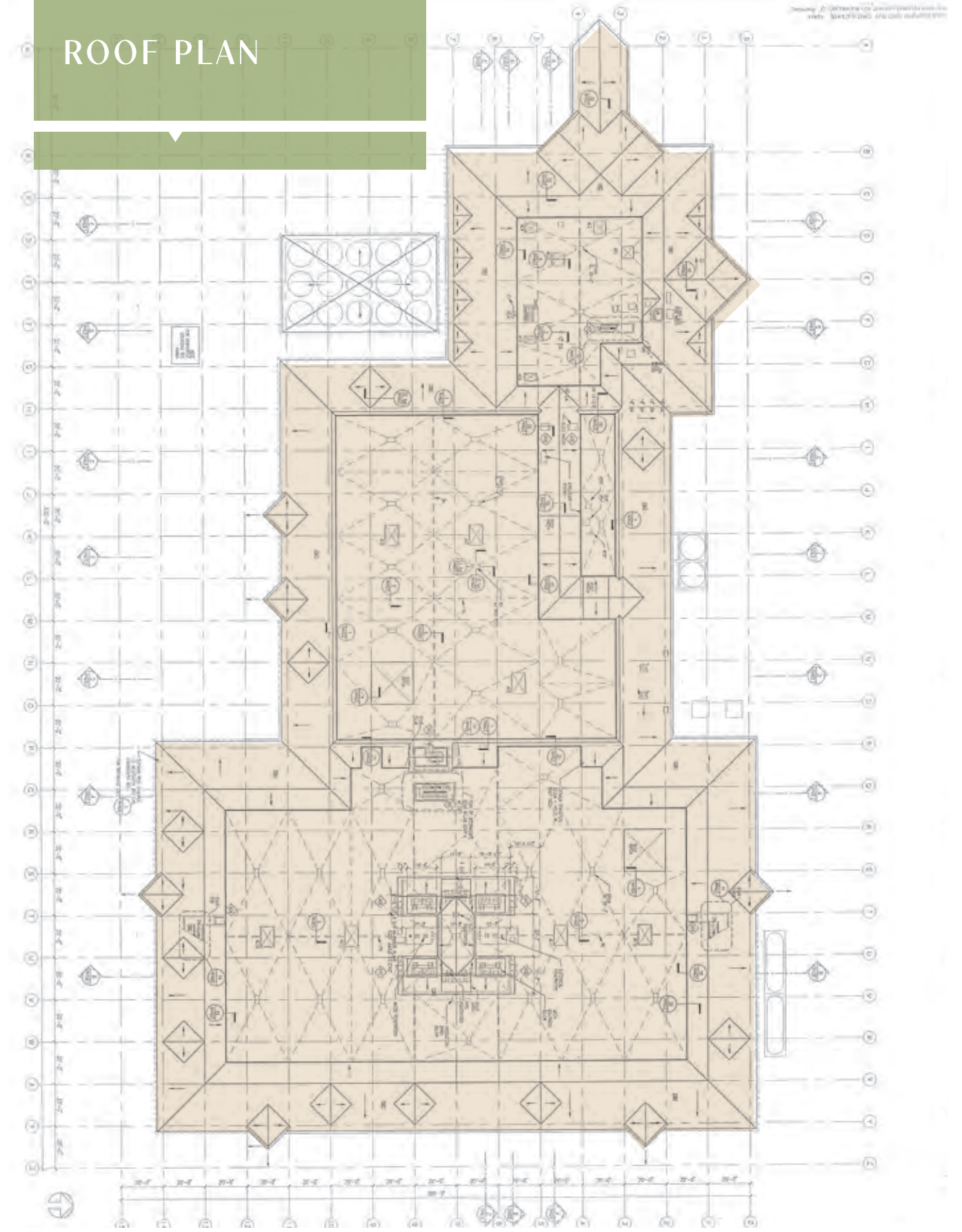
GROUND FLOOR  
± 92,000 SF



SECOND FLOOR  
±18,000 SF



ROOF PLAN





# STRATEGICALLY SITUATED FOR GROWTH

RELIABLE ACCESS TO KEY MARKETS AND LOCAL AMENITIES



## LOCATION

- Situated in Portsmouth, NH an established suburban business hub with a strong workforce
- Business-friendly environment ideal for food & beverage operations
- New Hampshire's favorable business climate, no capital gains, sales, or income or millionaire's tax.



## ACCESS

- Minutes from Portsmouth International Airport (PSM)
- Superior highway access and visibility
  - 2/10 of a mile to Route 4
  - 2.5 miles to I-95
  - 4 miles to Maine
  - 10 miles to Route 101

## RETAIL & AMENITIES

- Surrounded by dining, retail, and everyday conveniences
- Local services support employee needs and client visits

- INDICATES DINING
- INDICATES RETAIL

## MAP LEGEND

- The Juicery
- Belle Peppers Cafe
- Long Horn Steakhouse
- McDonalds
- Olive Garden Italian Restaurant
- Chick-fil-A
- Mall at Fox Run
- Dave's Hot Chicken
- Applebee's Grill & Bar
- Wendy's
- Starbucks
- Roundabout Diner & Lounge
- The Home Depot
- Whole Foods Market
- Homesense

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## FOR MORE INFORMATION, CONTACT:

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