



THE BOULOS
COMPANY

FOR LEASE

100 TRI CITY ROAD
SOMERSWORTH, NH



INTRODUCTION

Small industrial units available in this newly constructed industrial building. Conveniently situated just off Exit 9 of the Spaulding Turnpike, offering excellent accessibility and easy connections to major transportation routes.

PROPERTY DETAILS

- Available units ranging in size from 1,664± SF to 4,041± SF
- HVAC, 200 AMP electrical service, an ADA compliant bathroom, a 14' x 14' overhead door and 100± SF of office space
- Ceiling heights ranging from 14' - 19' depending on unit
- Units are individually metered for electric and HVAC
- LEASE RATE: \$14.00 - \$14.50/SF Modified Gross. Tenant pays heat and electric directly.

CONTACT US



KENT WHITE
PRINCIPAL BROKER, PARTNER
+1 603 570 2699 T
+1 603 781 6546 C
KWHITE@BOULOS.COM



AUSTIN STEBBINS
ASSOCIATE
+1 603 570 2692 T
+1 207 530 0022 C
ASTEBBINS@BOULOS.COM



Example Warehouse/Drive-in Door



Example Office

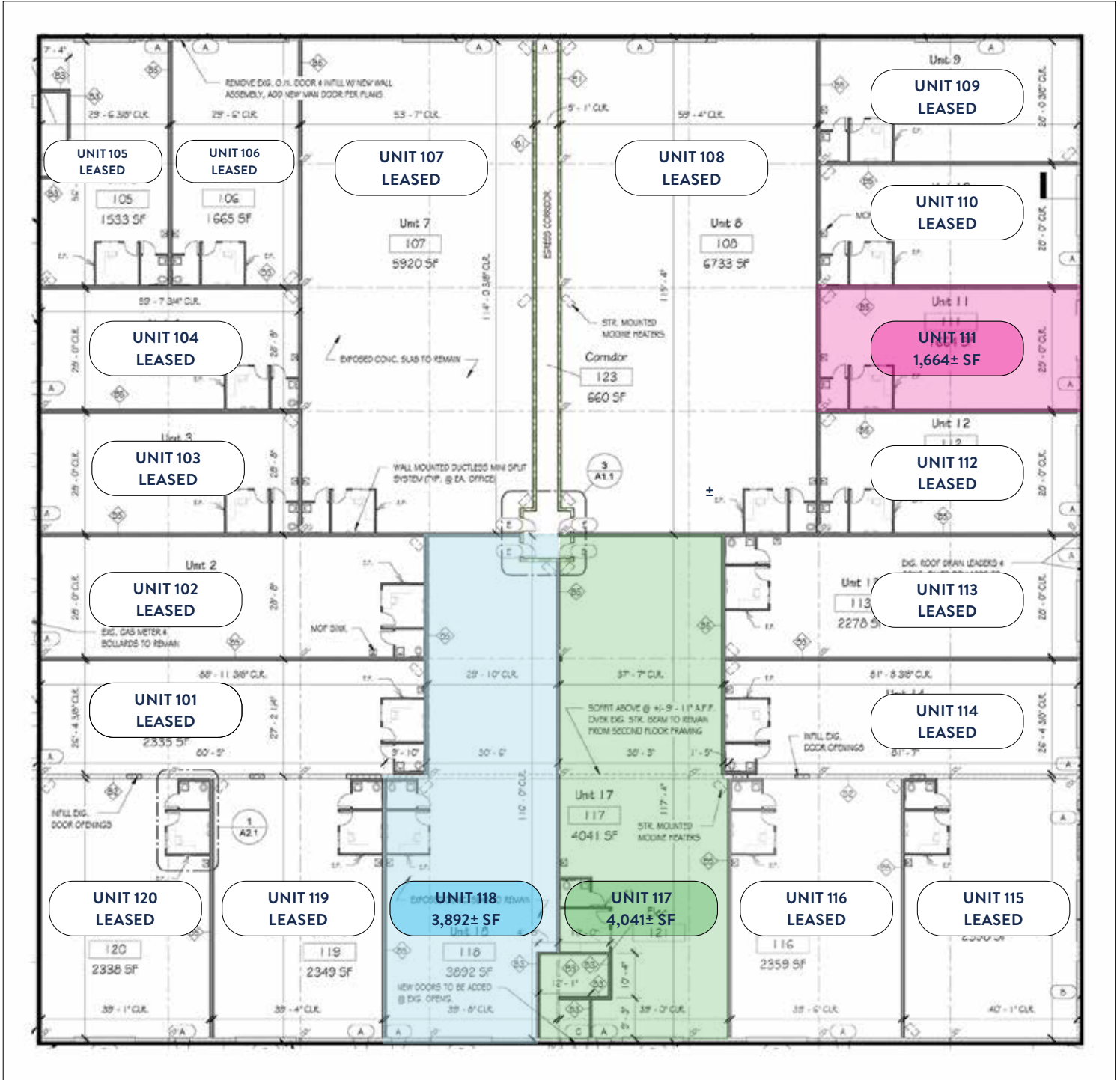


Example Warehouse

SPECIFICATIONS

BUILDING SIZE:	52,138± SF
AVAILABLE SPACE:	Unit 111: 1,664± SF Unit 117: 4, 041± SF Unit 118: 3,892± SF
AVAILABLE:	Immediately
LAND AREA:	5.03± AC
ZONING:	Business: Multiple permitted uses including but not limited to: industrial, commercial, and retail
CONSTRUCTION:	Masonry and steel with partial brick veneer; metal panel facade
FLOORING:	6 inch slab
ROOF:	Flat tar and gravel
YEAR BUILT/RENOVATED:	1970/2020
UTILITIES:	City water, sewer, and natural gas
HVAC: ALL UNITS	Warehouse: modine heater Office: mini split with heat and air conditioning Bathroom: electric heater
ELECTRIC SERVICE:	200 Amp, 208 Volts, 3-Phase
SPRINKLERS:	Wet system
CEILING HEIGHTS:	14' - 19'
PARKING:	Negotiable
ADDITIONAL TENANT EXPENSES:	Tenant is responsible for heat and electric which are separately metered, and trash and dumpster expense.
LEASE RATE:	Unit 111: \$14.50/SF MG Units 117 & 118: \$14.00/SF MG

FLOOR PLAN



Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and used as a guide only.



AREA DESCRIPTION

Somersworth, New Hampshire is located in the Seacoast region of New Hampshire and is a part of the Greater Dover area. Conveniently located an hour north of Boston and just minutes from historic Portsmouth NH, Somersworth is a great choice for companies looking to start or expand their business. The city government is committed to fostering a business friendly environment and offers a variety of resources and incentives to help businesses succeed. Somersworth is home to a variety of businesses, including marks displayed, healthcare, retail, and hospitality. The city is well-connected to the rest of the region and to major transportation hubs, making it a convenient place to do business.



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