

Conceptual rendering

92 Industrial Park Road, Dover, NH

Newly Renovated Industrial/ Office Space for Lease

Abigail K. Bachman
Vice President
+1 603 206 9644
abby.bachman@colliers.com

Andrew Robbins
Senior Associate
+1 857 366 1891
andrew.robbins@colliers.com

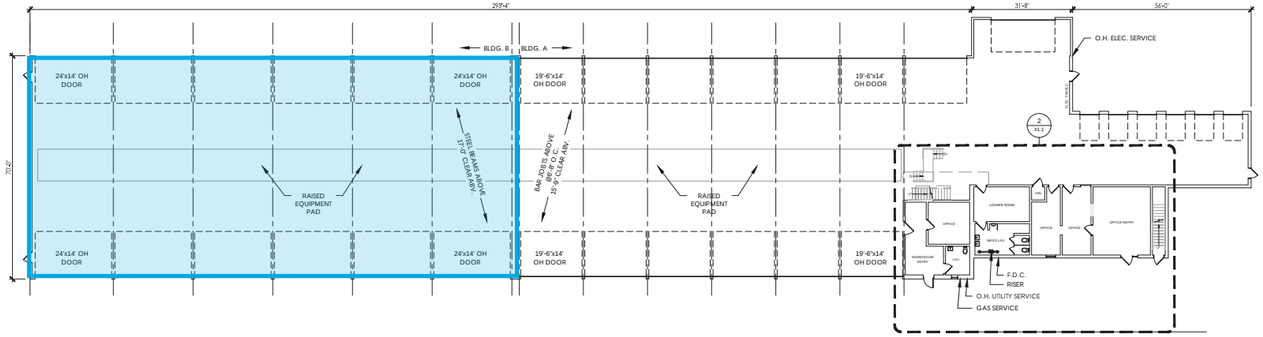
210 Commerce Way, Suite 350
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

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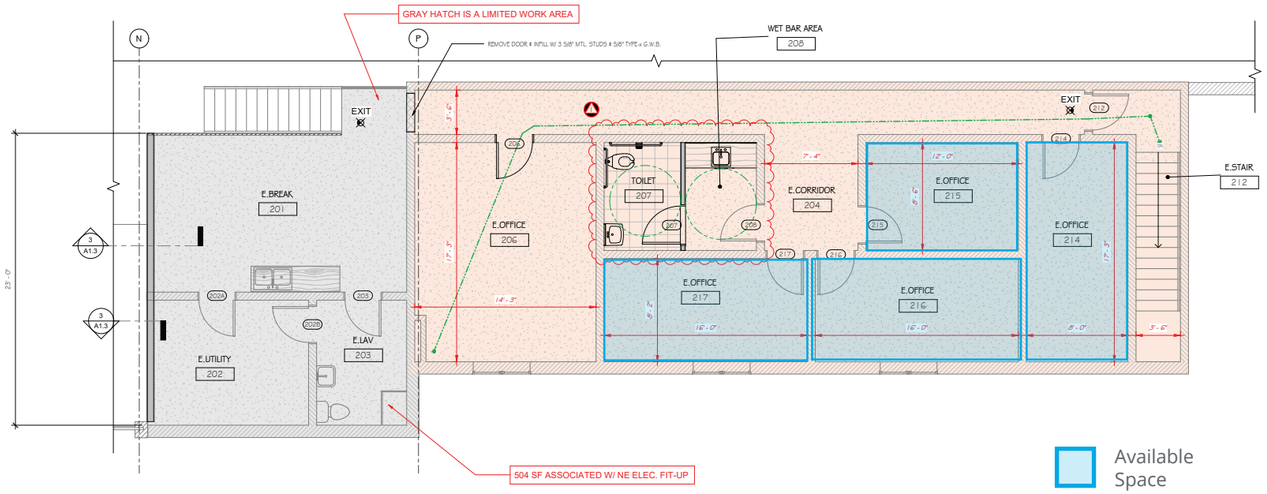
92 Industrial Park Road, Dover, NH

Specifications

1st Floor Warehouse



2nd Floor Office



Mins from Exit 8W, Rte 16; 15 mins from I-95 & Portsmouth, NH

Zoning allows light ind, mfg, whse/dist, contractor services, fitness, R&D & office

Ownership will customize space for qualified tenants

New facade, lighting, landscaping & paving

Specifications

Address:	92 Industrial Park Road
Location:	Dover, NH 03820
Building Type:	Warehouse/manufacturing/distribution
Year Built/Renovated:	1968 / 2025-2026
Total Building SF:	27,000±
Industrial Available SF:	5,350± to 10,700±
Office Available SF:	Suite 214: 138± Suite 215: 102± Suite 216: 131± Suite 217: 131±
Floors:	2
Utilities:	Municipal water & sewer Natural gas; HVAC
Parking:	Ample on-site
Zoning:	Commercial Manufacturing (CM)
Clear Height:	17'±
Drive-in Doors:	Varies
Sprinklers:	Wet system
Power:	600A; 120/208V; 3-phase
2026 NNN Expenses:	$3.00 • CAM: $1.51 • Taxes: $1.49
Lease Rate:	**Industrial: $16.00 NNN** **Office: $600/month gross**

Conceptual Renderings













For Lease



Property Highlights

- Up to 10,700± SF warehouse for lease with some mezzanine office available in a newly renovated industrial facility situated on 3.4± acres along Industrial Park Road off Route 9
- Individual offices for lease on the 2nd floor with access to a common kitchen and restroom
- Ownership will customize the industrial space for qualified tenants and offers flexible leasing opportunities
- Extensive property renovations underway including a new façade, paving, lighting, and landscaping, all of which are included in the base rent, in addition to the updated fire alarm system, electrical, restrooms, and HVAC
- 17' clear height, 2+ drive-in doors, ample parking, and municipal utilities
- CM zoning accommodates a broad range of uses including light industrial, manufacturing, warehouse/ distribution, contractor services, fitness, R&D, and professional office
- Minutes from Route 16, I-95, and Portsmouth, providing exceptional regional access

Colliers

210 Commerce Way, Suite 350
Portsmouth, NH 03801
+1 603 433 7100

175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100

217 Commercial Street, Suite 201
Portland, ME 04101
+1 207 560 8000