

145 OLD TURNPIKE ROAD

NOTTINGHAM, NH

FOR SALE OR LEASE | 193,000 SF INDUSTRIAL BUILDING ON 40 +/- AC

- Heavy Power
- Highly Customizable
- Ample Outdoor Storage Area
- Excellent Loading

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

145 Old Turnpike Rd. Nottingham, NH offers a 193,000 SF State-Of-The-Art Industrial Building with 40 +/- AC, for Sale or Lease.

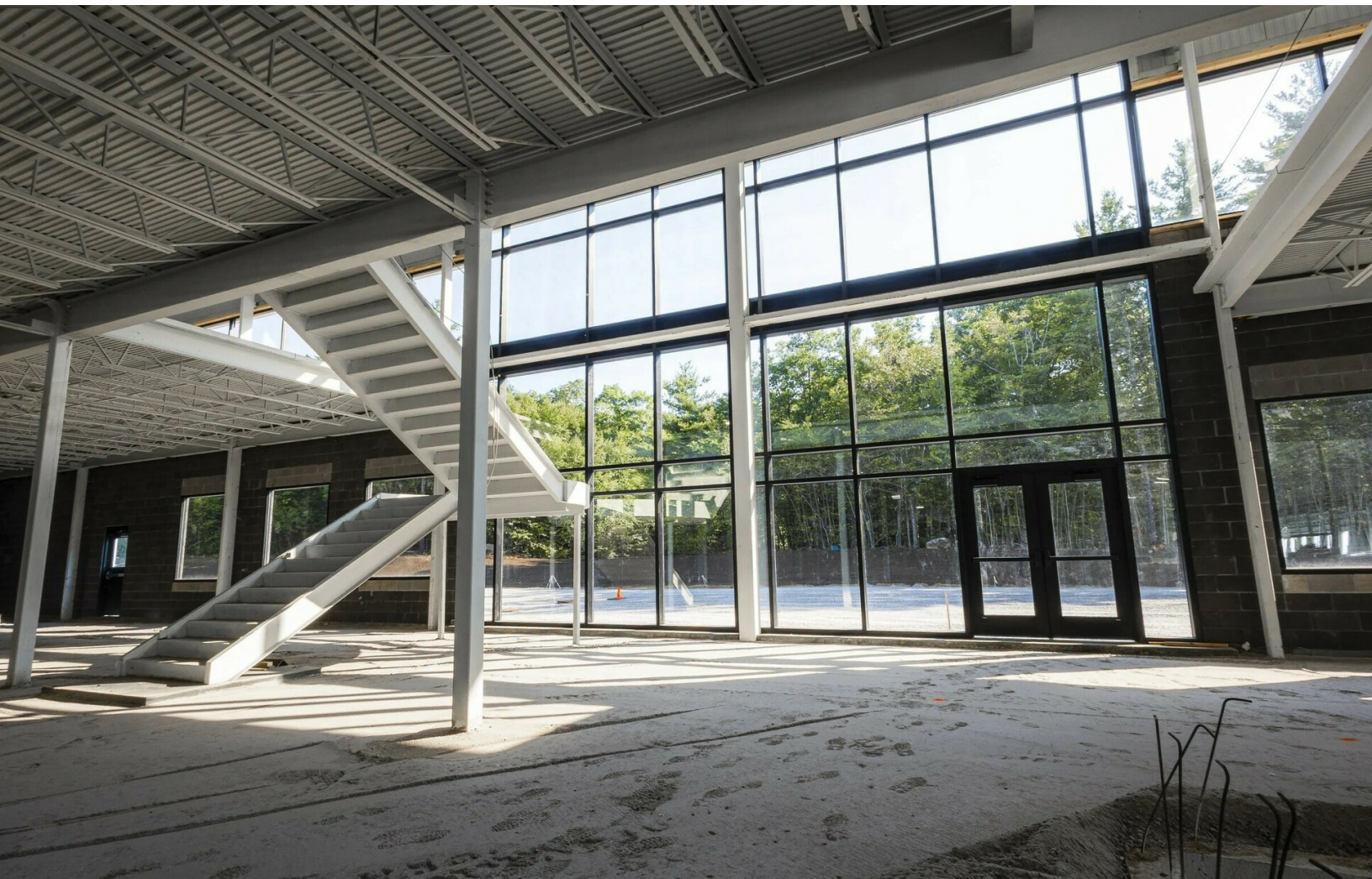
Strategically located between NH, MA, ME, and Canada, this property serves an ideal manufacturing, storage, and distribution hub

PROPERTY HIGHLIGHTS

- Room for expansion and/or Industrial outdoor storage
- Heavy power capacity
- 26 loading docks and one drive-in providing efficient distribution and delivery
- Current building condition allows for expedited built to suit option, within 6-8 months

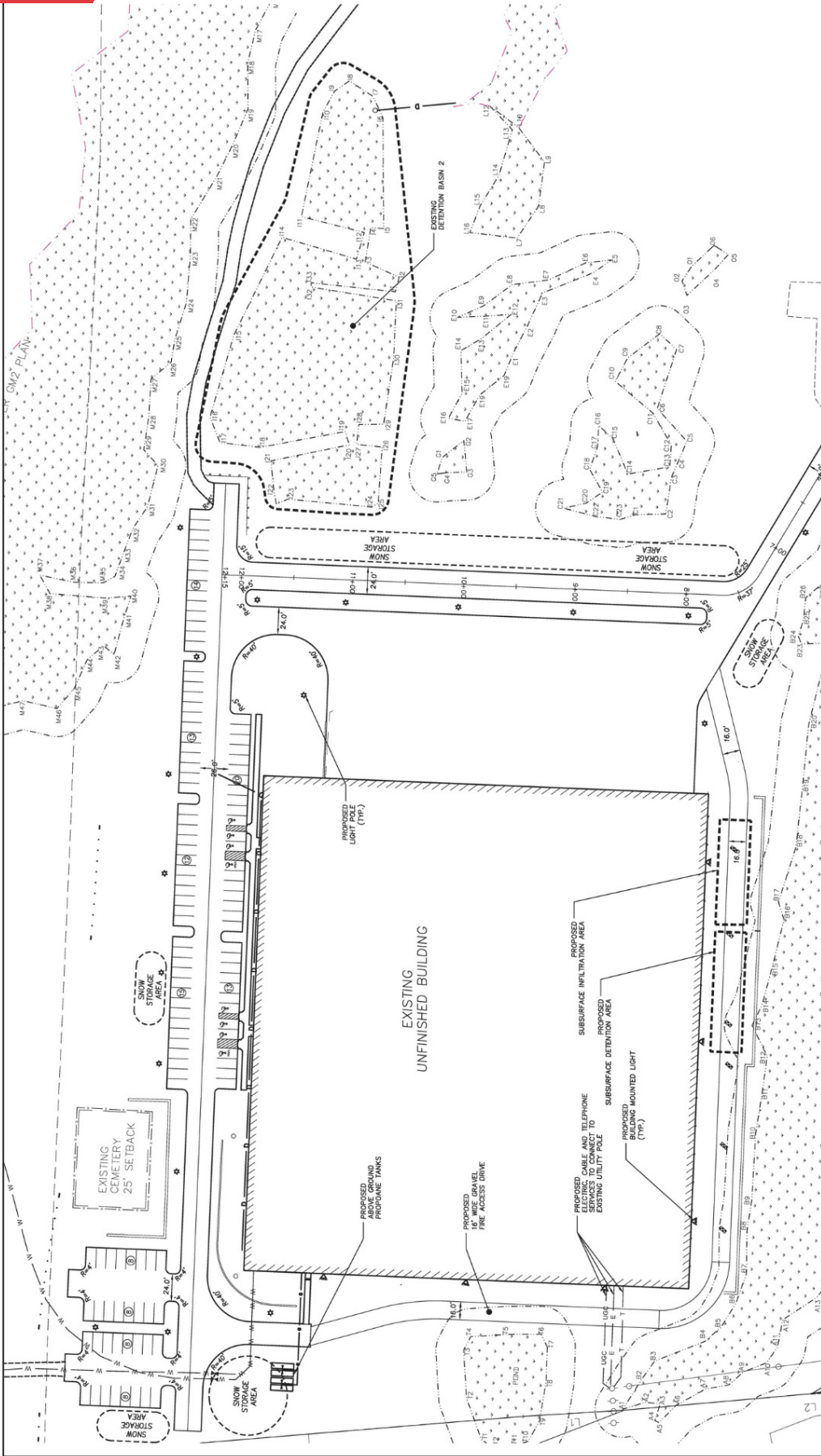
PROPERTY SPECIFICATIONS

Sale Price:	Subject to Offer
Lease Rate:	\$10-\$13 NNN
Clear Height:	28'
Construction:	Steel Frame
Water:	Private well / community well system
Sewer:	Private Septic
Lighting:	LED
Parking:	120 employee spaces (expandable)
Loading:	26 Loading Docks 1 Drive-In Door
Columns:	40' x 40'
Power:	4,000 Amps 480v / 3 Phase
Utility Provider:	Eversource
Sprinklers:	Wet





SITE PLAN



GRAPHIC SCALE

0 20 40 60 80 100

(IN FEET)

1" = 40'

NOTTINGHAM BUSINESS PARK, LLC

5 NOTTINGHAM AVENUE
NOTTINGHAM, NH 03042

MEI **MILLENNIUM ENGINEERING, INC.**

ENGINEERING AND LAND SURVEYING
62 EM ST. SALESBURY, MA 01822 (978) 483-8890
13 HAMPTON RD. DEXTER, NH 03833 (603) 778-0228

NO.	DATE	DESCRIPTION	BY

SCALE: 1" = 40'

DATE: JAN. 20, 2025

CALC. BY: J.M.

CHKD. BY: E.M.B.

PROJECT: M24396

SITE PLAN

NOTTINGHAM, NH

165 OLD TURNPIKE ROAD

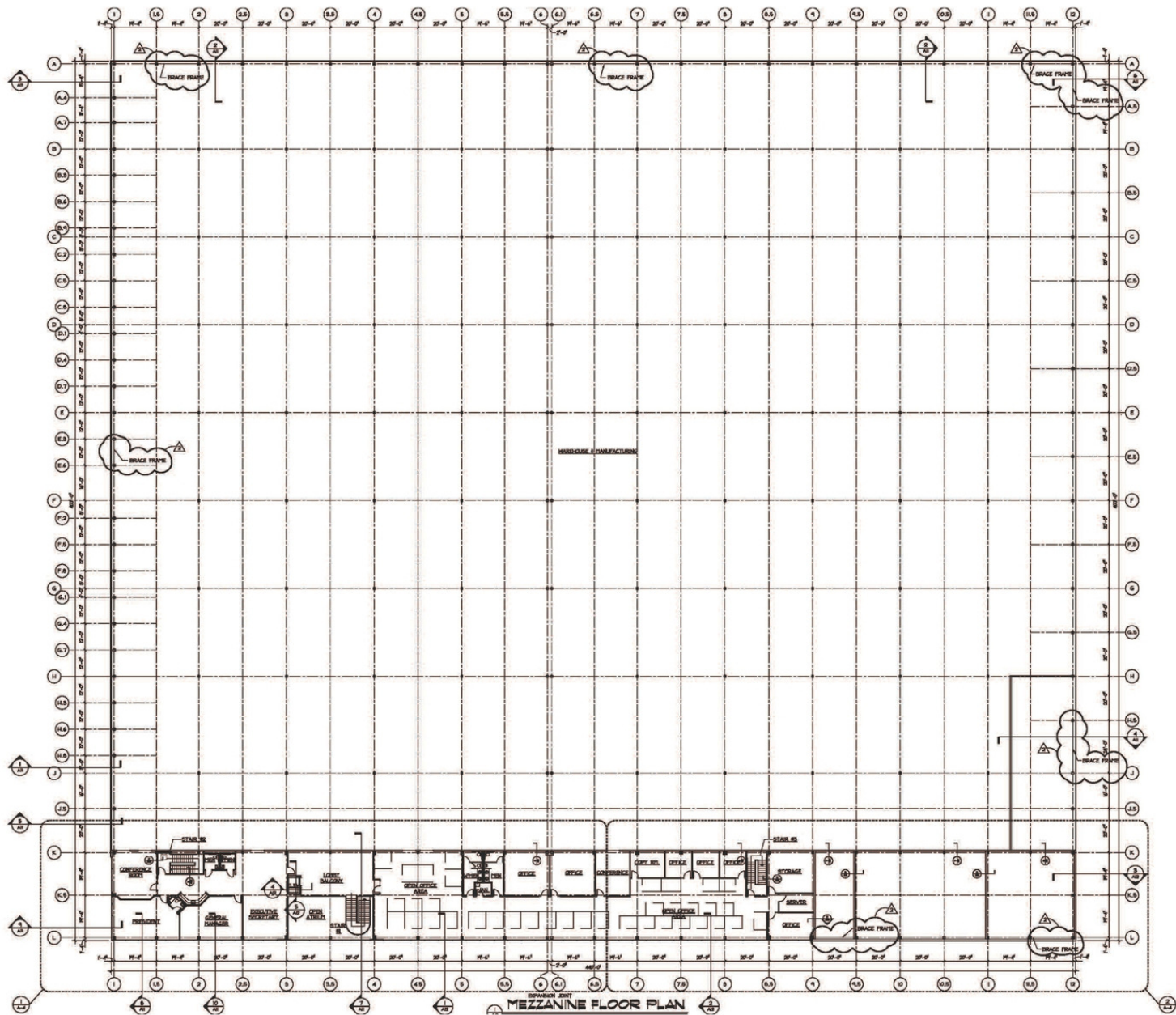
SITE PLAN

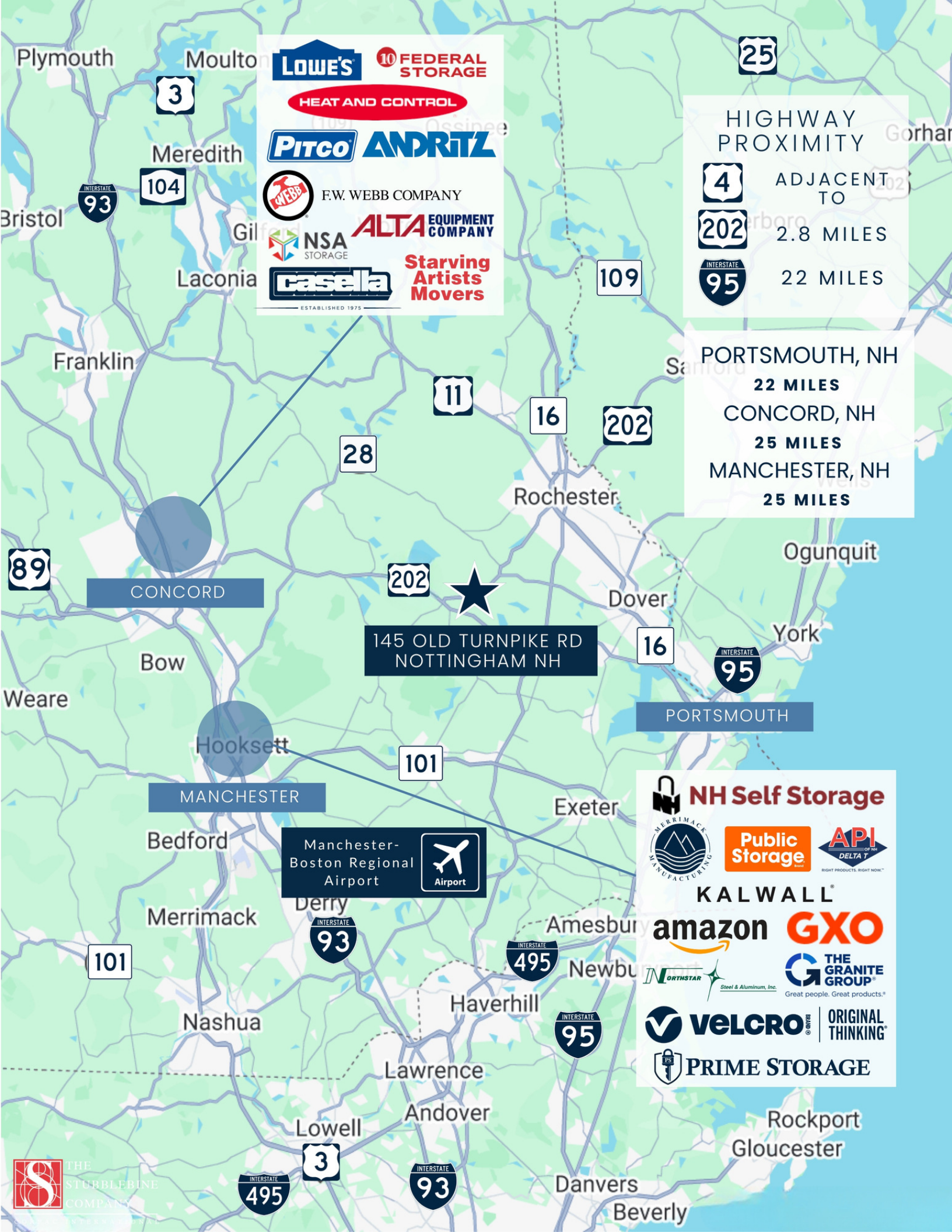
NOTTINGHAM, NH

165 OLD TURNPIKE ROAD

SHEET: C-10

FLOOR PLAN





LOWE'S **10 FEDERAL STORAGE**
HEAT AND CONTROL
PITCO **ANDRTZ**
WEBB F.W. WEBB COMPANY
NSA STORAGE **ALTA EQUIPMENT COMPANY**
casella **Starving Artists Movers**
ESTABLISHED 1975

HIGHWAY PROXIMITY
4 ADJACENT TO
202 2.8 MILES
INTERSTATE 95 22 MILES

PORTSMOUTH, NH
22 MILES
CONCORD, NH
25 MILES
MANCHESTER, NH
25 MILES

CONCORD

145 OLD TURNPIKE RD
NOTTINGHAM NH

PORTSMOUTH

MANCHESTER

Manchester-Boston Regional Airport 
Airport

NH Self Storage
  
KALWALL
amazon **GXO**
 
VELCRO **ORIGINAL THINKING**
PRIME STORAGE

145 OLD TURNPIKE ROAD NOTTINGHAM, NH

FOR SALE OR LEASE | 193,000 SF INDUSTRIAL BUILDING ON 40 +/- AC

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