



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.

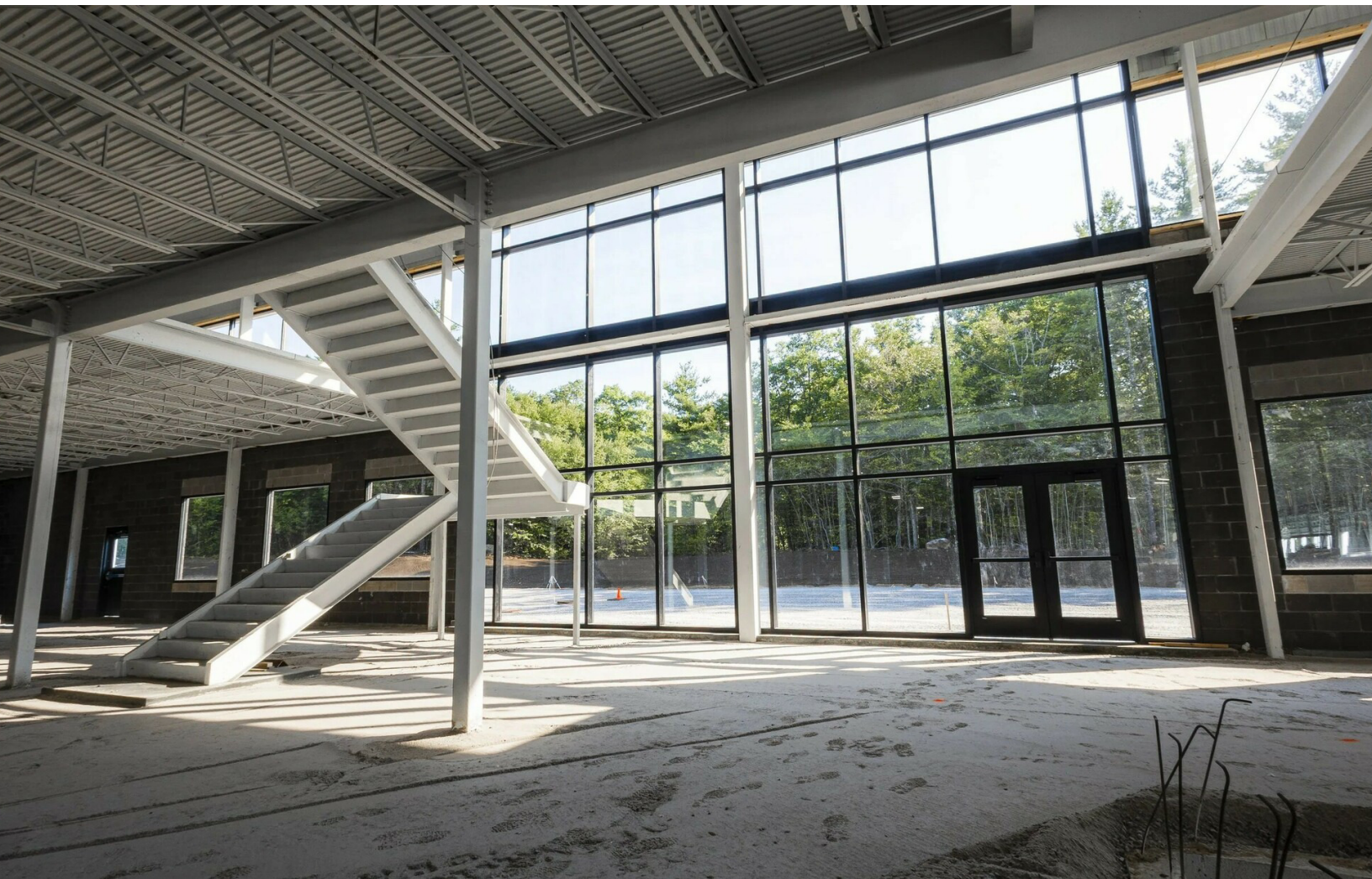
Strategically located between NH, MA, ME, and Canada, this property serves an ideal manufacturing, storage, and distribution hub

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

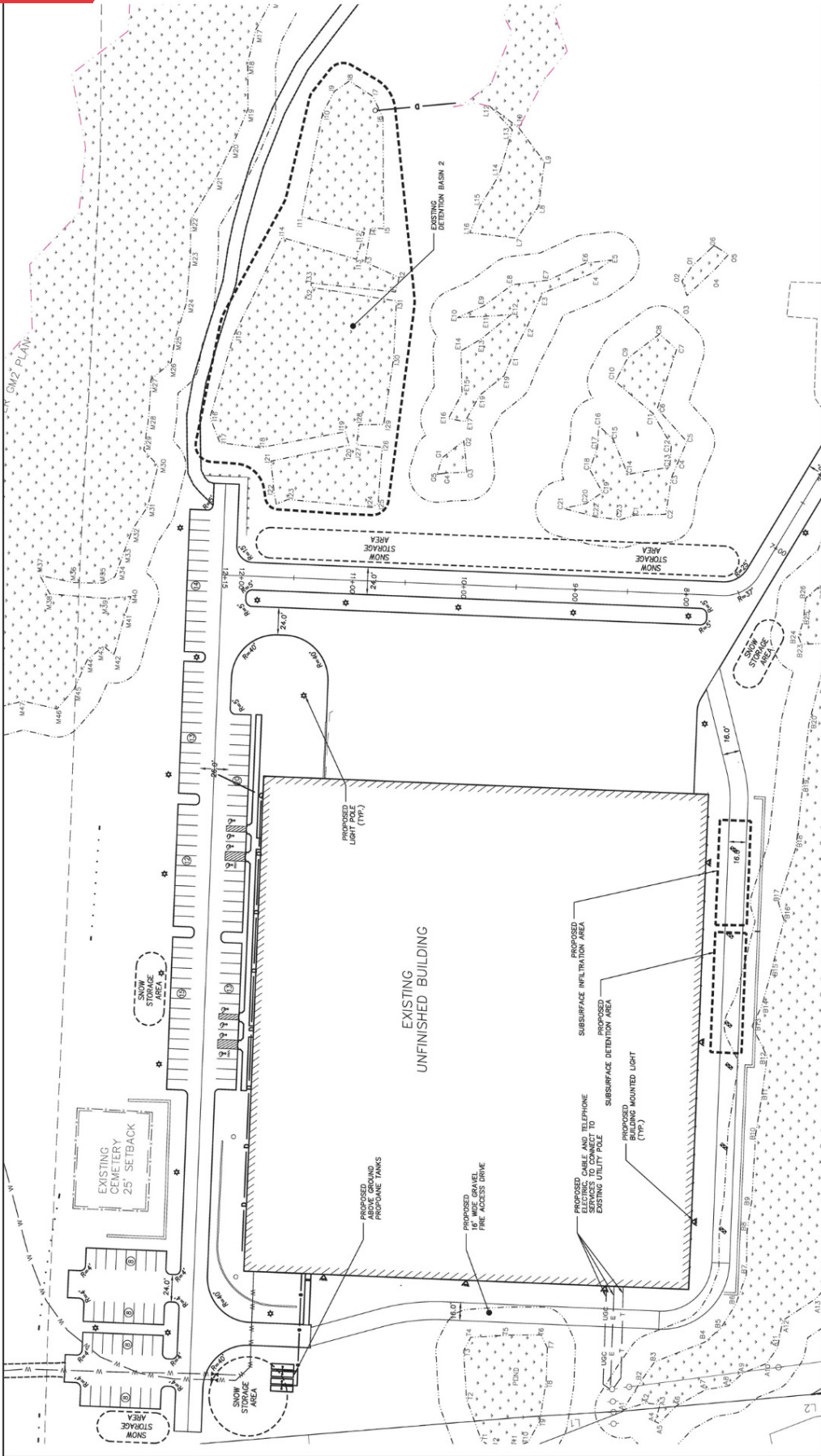
PROPERTY SPECIFICATIONS

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
(IN FEET)
1 UNIT = 40'

NOTTINGHAM BUSINESS PARK, LLC
5 MEMPHIS DRIVE
HAMPTON, NH 03842

RECORD OWNER

MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 EM ST. SALESBURY, MA 01962 (978) 463-8890
13 HAMPTON RD. DEXTER, NH 03833 (603) 778-0508

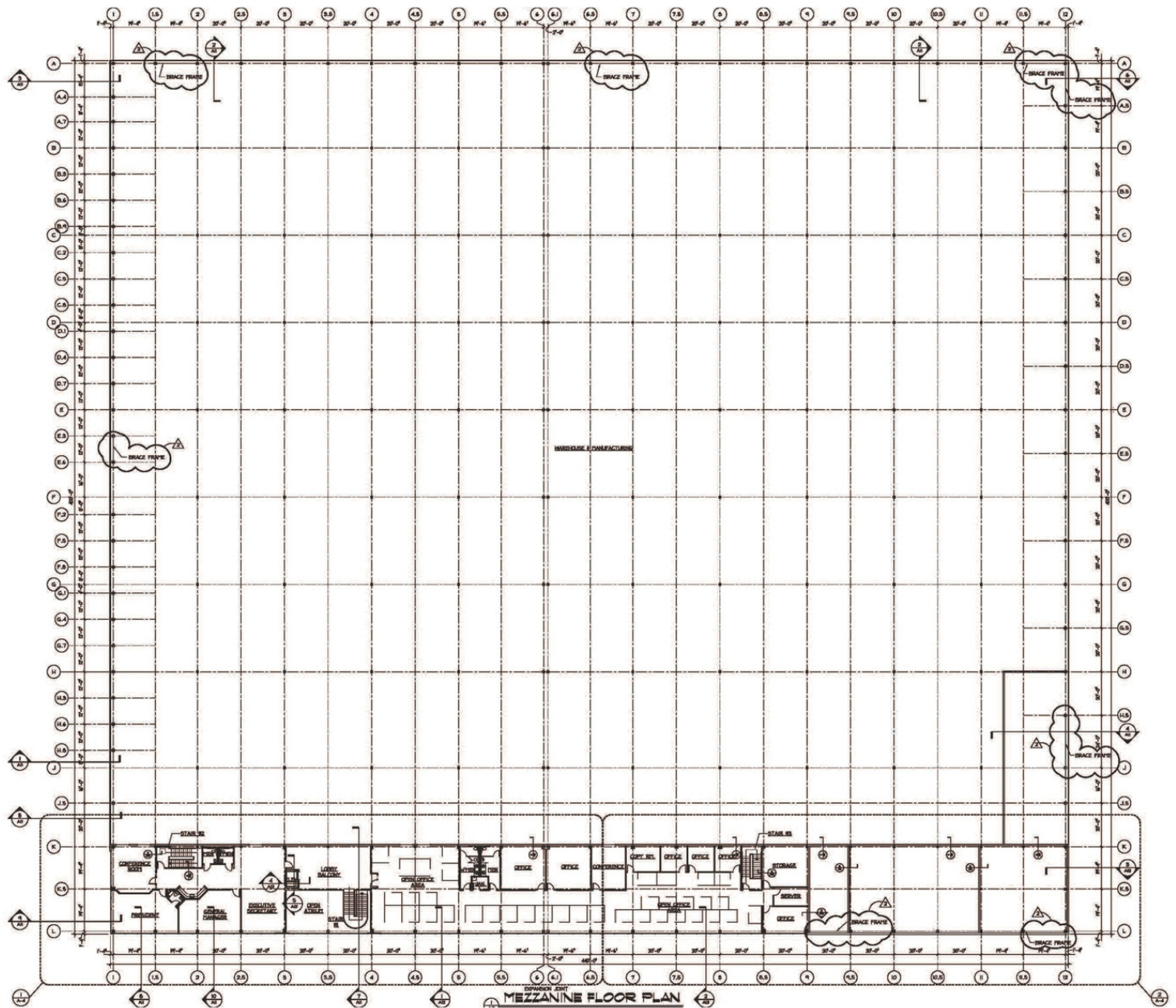
SCALE: 1"=40'
DATE: JAN. 20, 2025
BY: [Signature]
DESCRIPTION: [Blank]
NO. [Blank] DATE [Blank]

CALC. BY: J.M.
CHKD. BY: E.M.B.
PROJECT: M24396

SITE PLAN
NOTTINGHAM, NH
165 OLD TURNPIKE ROAD

SHEET: C-10

FLOOR PLAN



145 OLD TURNPIKE ROAD

NOTTINGHAM, NH

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

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