

**Conveniently Located Office & Warehouse Space Available Near
Downtown Portsmouth & Close Proximity to US Route One**



210 West Road—Portsmouth, New Hampshire

Property Highlights

- Excellent Visibility, Exposure & Accessibility
- Ideal for Office or Warehouse
- Just Minutes from Downtown Portsmouth
- Attractive & Competitively Priced
- Ample On Site Parking
- Located near all area amenities
- Excellent Signage on Street Pylon and Building Façade
- Just Minutes to US Route One

For more information,
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Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

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West Road is a large office/retail/warehouse building with ample on site parking & located in close proximity to US Route One and downtown Portsmouth. Numerous area amenities are situated within minutes with the area experiencing a recent revitalization. The highway is a short distance and the building enjoys easy accessibility, great visibility and ample on site parking. First floor warehouse space is 1,400 sf shared with adjacent tenant (demising wall in between) with private OHD and access door off rear of property. 800 sf of back office space included (cannot be separated from warehouse). 2,600 sf is walk up office space with perimeter offices, open bullpen area, private men's and women's restrooms and building façade, entrance door, and street pylon signage available.

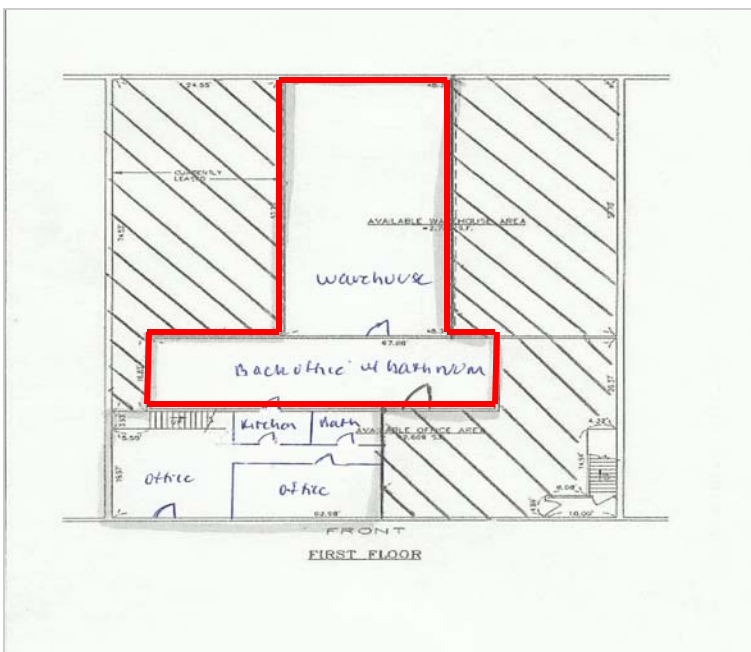
Property Details

Property Address:	210 West Road—Portsmouth, NH
Construction:	Steel Frame
Building SF:	37,747+/- sf
Acreage:	2.29+/- acres
Utilities:	Public water & sewer
Year Built:	1986
No. of Stories:	Two (2)
Roof:	Flat
HVAC:	Gas fired propane HVAC system
Parking:	Ample on site parking
Sprinklers:	Yes—wet system throughout
Zoning:	I (Industrial Zone)

Lease Details

Available Space:	1st Floor Warehouse: 1,400+/- sf (shared bay) 1st Floor Back Office: 800+/- sf (1st floor office space cannot be subdivided) 2nd Floor Mezzanine: 2,600+/- sf
Lease Rate:	\$6.50/sf NNN
CAM Charges:	Estimated at \$1.78/sf + taxes
Lease Term:	3+ years preferred.
Layout:	1,400 sf warehouse is 1/2 bay shared with adjacent tenant with private OHD and access door off rear of building. 800 sf of back office space included (cannot be subdivided from warehouse); 2,600 sf is second floor walk-up mezzanine with perimeter offices, private bath and open bullpen.
Tenant Pays:	CAMs & premises' utilities & janitorial
TI Allowance:	To be determined based on lease structure.

Floor Plan—Warehouse & Back Office (Unit 7C)



Floor Plan—Mezzanine Office (Unit 9 Upper)

