

**Conveniently Located Warehouse & Small Office Space  
Available Just A Short Distance from Downtown Portsmouth**



**909 Islington Street—Portsmouth, New Hampshire**

**Property Highlights**

- Excellent Visibility & Accessibility
- Ideal for Warehouse, Workshop, Light Manufacturing & Related Uses
- Just Minutes from Downtown Portsmouth
- In Common Loading Dock
- Future Street Pylon signage
- Ample On Site Parking
- Located near all area amenities
- Ample Ceiling Heights
- Wonderful tenant mix including Bailey Bags, Minute Men Painters, Portsmouth Public Radio, Big Brothers Big Sisters, E-Clips, Ross Engineering, Bruce Kennedy Woodworking, Elements Martial Arts, Dow Automotive and many others

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Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

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# 909

Islington Street—more commonly known as the former Button Factory—is a large warehouse building with a collection of warehouse, service, & retail tenants such as Dow Automotive, Bruce Kennedy Woodworking, Ross Engineering, Minute Men Painters, & Elements Martial Arts, as well as office/retail tenants such as Portsmouth Public Radio & E-Clips. New street pylon signage will be available making this a highly visible and accessible office, retail or warehouse location. 909 Islington is located just a short distance from downtown Portsmouth and just minutes from Plaza 800—Portsmouth’s premier retail center. Numerous area amenities are situated within minutes with the area experiencing a recent revitalization. The highway is a short distance and the building enjoys ample on site in common parking. Join several other businesses at this unique & historic property. Few spaces remain! Competitive lease rates and terms available!

**Property Details**

<b>Property Address:</b>	909 Islington Street Portsmouth, New Hampshire
<b>Owner:</b>	909 Islington Street LLC
<b>Acreage:</b>	1.73+/- acres
<b>Map/Lot:</b>	Map 172, Lot 7
<b>Building SF:</b>	35,000+/- sf
<b>Utilities:</b>	Public water & sewer. Propane gas for unit Rinnai heaters available.
<b>No. of Stories:</b>	One (some spaces have mezzanines)
<b>HVAC:</b>	Oil fired heat system in offices & suspended heating units and Rinnai space heaters—both propane fired—in warehouse units
<b>Parking:</b>	Ample on site parking
<b>Signage:</b>	Street pylon (future) & building façade
<b>Zoning:</b>	B (Business). See listing broker for copy of full ordinance.

**Lease Details**

<b>Available Space:</b>	300+/- sf Service/Office/Shop Space 950+/- sf Service/Warehouse Space 800+/- sf Service/Warehouse Space 5,000+/- sf Office/Retail Space 1,000+/- sf Office/Retail Space
<b>Lease Rate:</b>	300 +/- sf Office/Shop: \$ 325/month MG 950+/- sf Warehouse: \$ 8.00/sf MG 800+/- sf Warehouse: \$ 8.00/sf MG 5,000+/- sf Office/Retail: \$ 13.50/sf NNN 1,000+/- sf Office/Retail: \$ 12.00/sf NNN
<b>CAM Charges:</b>	Included in base rent.
<b>Layout:</b>	<u>800 &amp; 950+/- sf Warehouse:</u> Basic warehouse space with 9’ ceiling height & common bathroom. <u>300+/- sf Office/Workshop:</u> Two office areas open concept with skylights for natural light. <u>5,000+/- sf Office/Retail:</u> Unique space with cathedral ceilings, skylights, kitchenette, private bathrooms, open bullpen area, large perimeter and interior offices, and glass entry foyer. <u>1,000+/- sf Office/Retail:</u> Large bullpen area, 4 offices (one with windows), private bathroom and in common kitchenette.

**Map**



**Floor Plan**

