

**266 ROUTE 125** KINGSTON, NH 03848

**176,081 SF / 27+ ACRES**

# HIGH-BAY WAREHOUSE FOR LEASE/SALE



**Hard to find 27'-32' Clear High-Bay Warehouse Space!**

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## BUILDING AND SITE SPECIFICATIONS

**Building Area** 176,081 SF including 150,466 SF high-bay warehouse and 25,615 SF office.

**Land Area** 27.43 acres.

**Zoning** C-II.

**Year Built** 1981 with additional loading constructed in 1991.

**Clear Height** 32' in the center, 27' at the eaves.

**Column Spacing** Warehouse 40' x 40', 80' x 280'.

**Loading**

- Nineteen (19) tailboard dock positions including thirteen (13) dock positions with 9' X 10' overhead doors, levelers and soft sided shelters with 30" projections and six (6) enclosed dock positions with 8' X 9' overhead doors with levelers accessible via 12' X 16' overhead doors with electric operators.
- Two (2) drive-in doors including one (1) 18'8" X 18' OH door and one (1) 14'8" X 16' OH door with electric operators.

**Roof**

- Warehouse - mechanically fastened Carlisle .060 EPDM membrane installed 2020 and 2021.
- Office - 4,745 SF Johns Manville .60 TPO installed 2018 and 20,870 SF EPDM with stone ballast.

**HVAC**

- Office - Two (2) 1,500,000 BTU propane fired HB Smith boilers supplying perimeter forced hot water radiators and nine (9) rooftop and pad mounted HVAC units with reheat coils for supplemental office heat and delivering 100 tons of AC.
- Warehouse - Fourteen (14) Propane fired 205,000 BTU infrared heating units and seven (7) Greenheck roof mounted exhaust fans.

**Electricity** 1600 amps, 480/277 volt, 3 phase.

**Emergency Power** 400 KW Caterpillar back up generator with automatic transfer switch.

**Utilities**

- Private well with 7.5 hp pump supplying 60 GPM of domestic water.
- Septic system one (1) 3,500 gallon and one (1) 2,500 gallon tank, sewage ejection pump, one (1) 1,000 gallon dosing chamber and two (2) 4,400 SF leach fields providing capacity of 5,250 GPD.
- Seven (7) 1,000 gallon underground liquid propane tanks with vaporizer installed 2015.

**Life Safety**

- 1,000 GPM Diesel powered fire pump drawing water from the Little River supplies wet sprinkler coverage throughout 170,000 SF of warehouse and office space.
- 6,000 SF of dry sprinkler coverage in the enclosed truck well.

**Lighting**

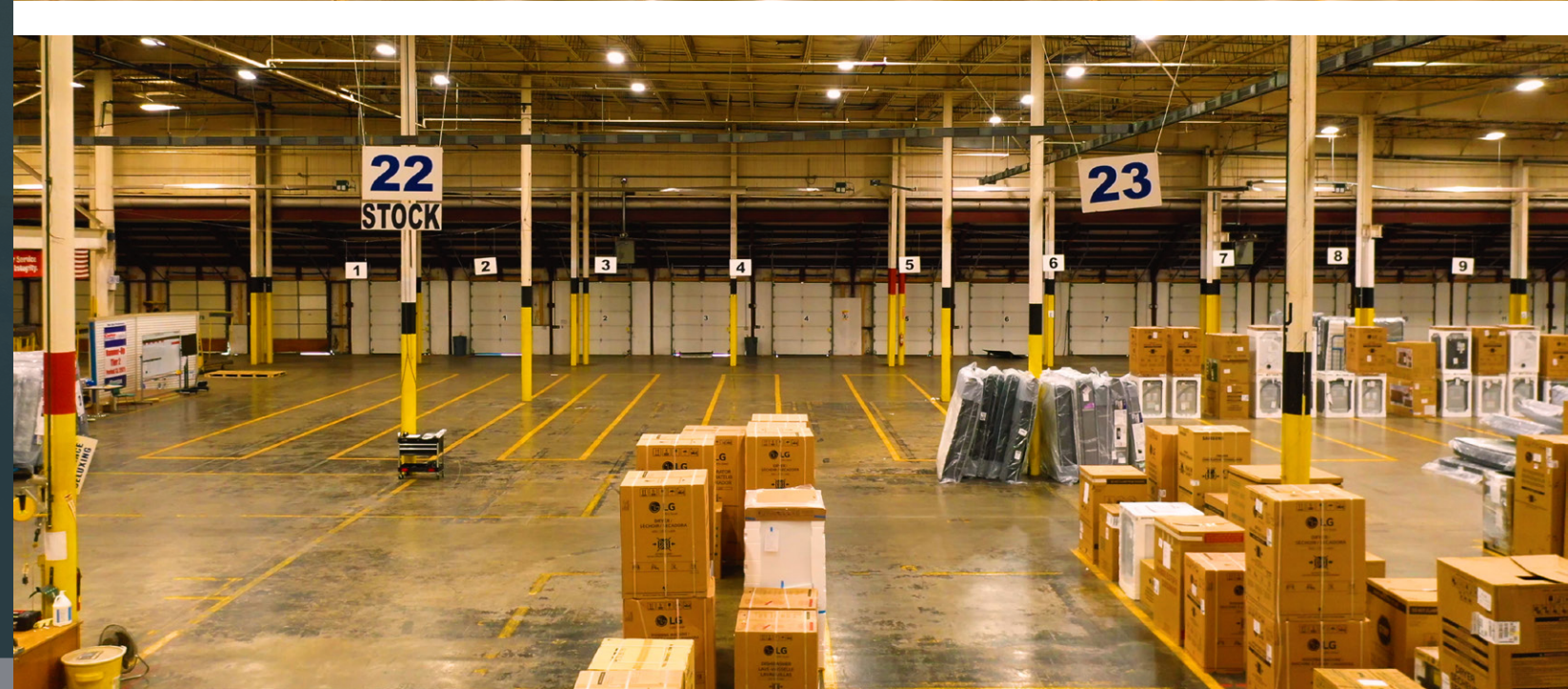
- Warehouse - LED and T-5 fluorescent with occupancy sensors.
- Office - T-8 and T-12 Fluorescent.

**Parking**

- Fifteen (15) visitor and executive parking spaces at office lobby entrance.
- Ninety-three (93) general office and warehouse (parking spaces expandable).
- Nine (9) trailer slips (expandable).

**Telecommunications** Comcast.

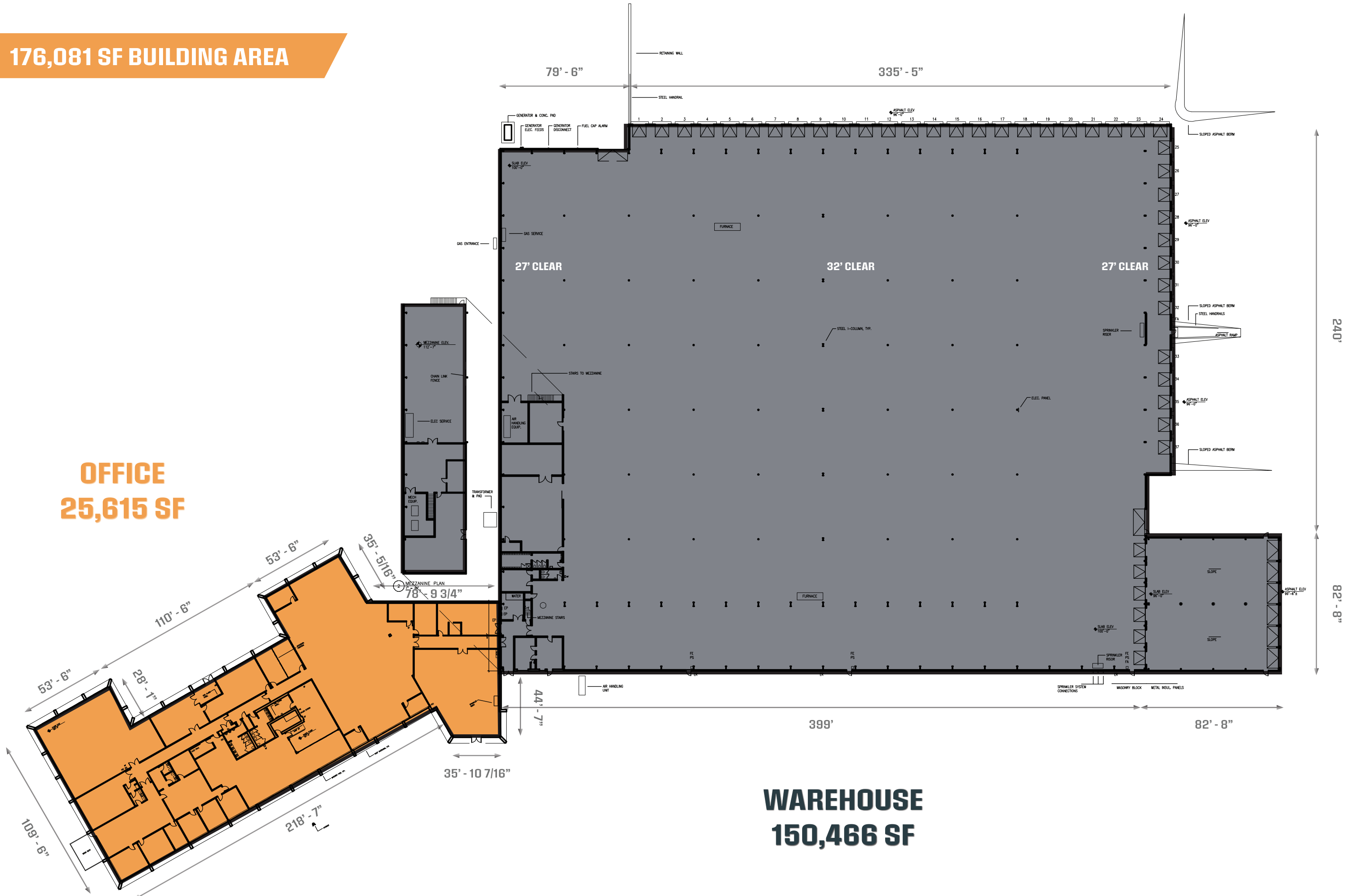
**Area Amenities** Kingston's Carriage Town Plaza is a 3 minute drive and offers a variety of amenities including Dunkin Donut's, Partners Bank, the Carriage Towne Bar & Grille, US Post office, Rite Aid and a variety of retail shops. Market Basket, Lowe's, Home Depot and a large variety of retail convenience are a quick 10 minute drive in nearby Epping.



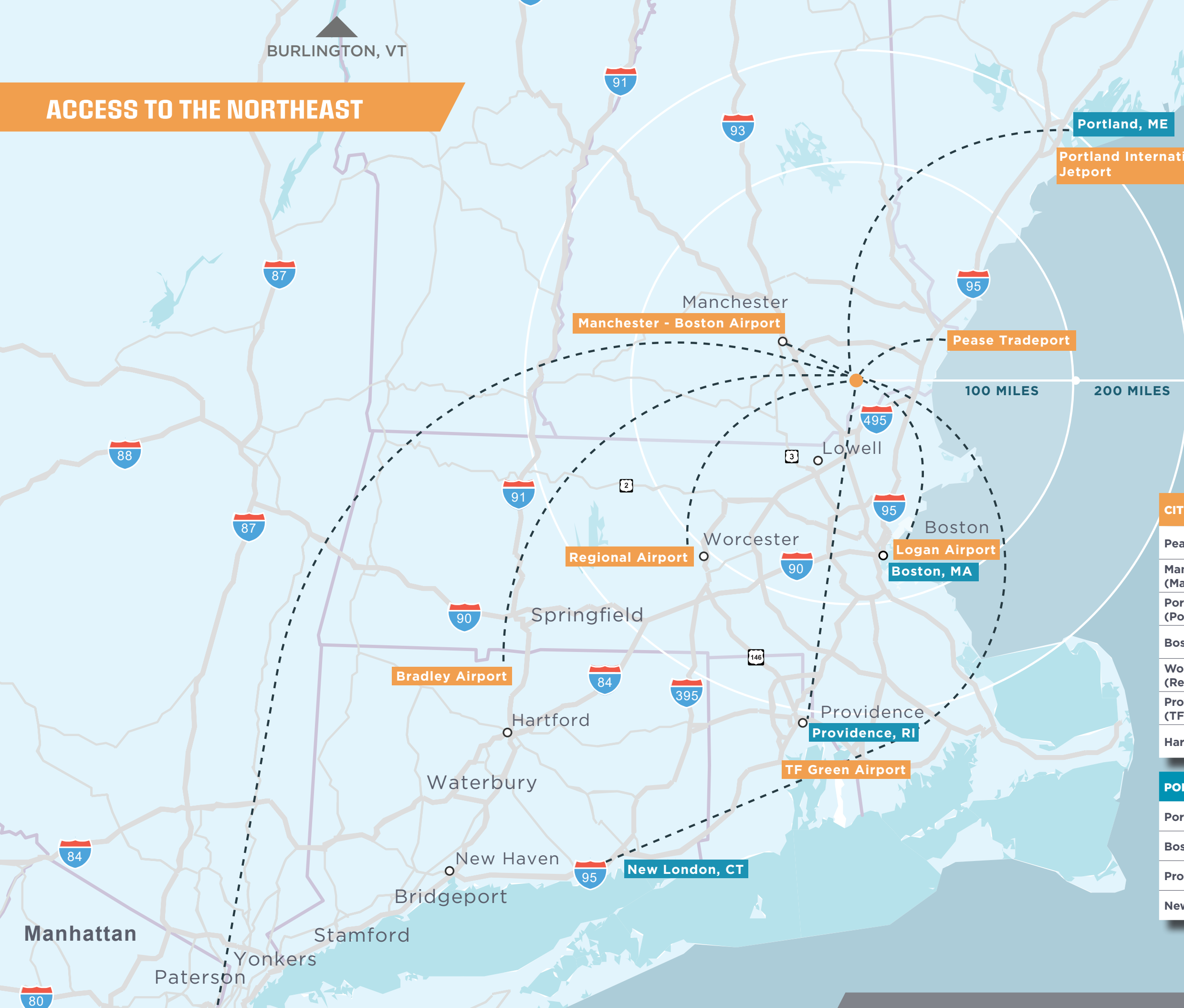
**176,081 SF BUILDING AREA**

**OFFICE  
25,615 SF**

**WAREHOUSE  
150,466 SF**



# ACCESS TO THE NORTHEAST



CITIES	MILES	DRIVE TIME*
Pease Tradeport	24	35 min
Manchester, NH - (Manchester - Boston Airport)	31	30 min
Portland, ME (Portland International Jetport)	75	1 hr. 5 min
Boston, MA (Logan Airport)	50	55 min
Worcester, MA (Regional Airport)	75	1 hr. 15 min
Providence, RI (TF Green Airport)	107	1 hr. 40 min
Hartford, CT (Bradley Airport)	141	2 hr. 10 min

PORTS	MILES	DRIVE TIME*
Portland, ME	77	1 hr. 10 min
Boston, MA	50	1 hr.
Providence, RI	101	1 hr. 40 min
New London, CT	144	2 hr. 10 min

Per Google Maps - Departure Time @6:00 am

**OFFICE BUILDING ENTRANCE**



**EXPANSIVE PRIVATE GROUNDS WITH MATURE LANDSCAPING**

**PRIVATE OUTDOOR SEATING AREA**



**CAFETERIA**



**OFFICE SPACE**

