



For Sale

High Bay Retail/ Industrial Building

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411 Route 108 Somersworth, NH

Property Highlights

- 57,430± SF retail/industrial building with high bay warehouse area is available for sale in Somersworth, NH
- Well-suited for an open concept retailer or conversion to an industrial use, such as light manufacturing, distribution, and warehouse
- Currently fit-up as two-thirds furniture showroom space and one-third high bay warehouse
- Building features 2 loading docks, 1 drive-in door, plenty of on-site parking (75 lined spaces), and great signage visibility
- Located on the well-traveled Route 108, which is only 4 miles from Route 16/Spaulding Turnpike and 3.4± miles from Weeks Crossing
- Current tenant, Holmwood Furniture, will sign a short or long term lease

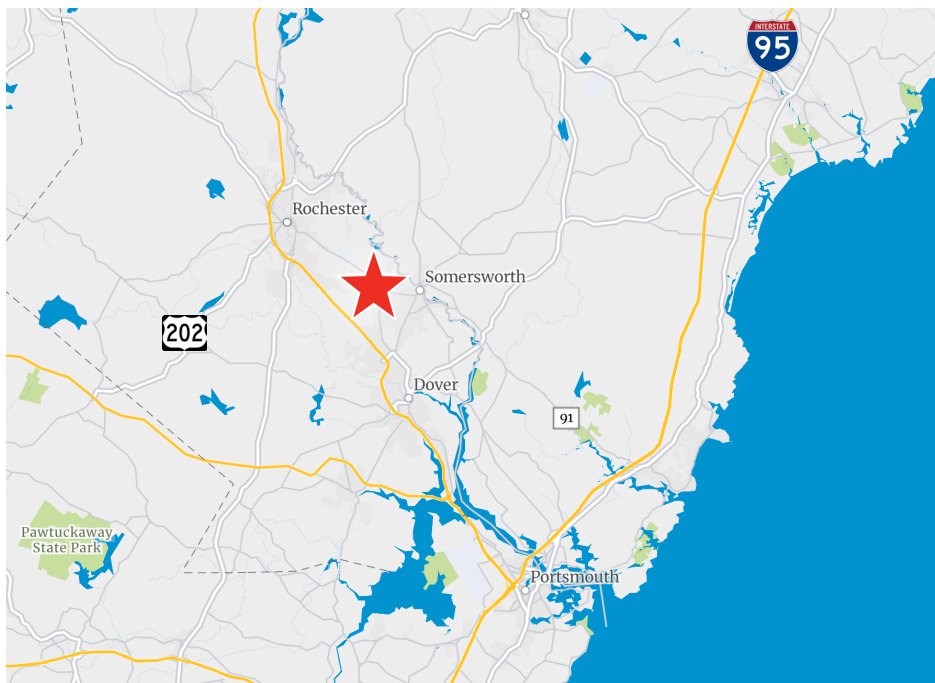
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Specifications

Address:	411 Route 108
Location:	Somersworth, NH 03878
Building Type:	Retail/industrial
Year Built:	2006
Total Building SF:	57,430±
Acreage:	5.25±
Floors:	1
Utilities:	Municipal water & sewer Natural gas
Zoning:	C1
Clear Height:	15'4"± to 20'2"±
Ceiling Height:	20'1"± to 25'9"±
Drive-in Door:	1 (14'± x 14'±)
Loading Docks:	2 (10'± x 8'±)
Sprinklers:	Wet & dry systems
Power:	200A; 208/120V; 3 phase (4 services)
2022 Taxes:	\$70,585.05
List Price:	\$6,799,000

Locator Map



Contact us:

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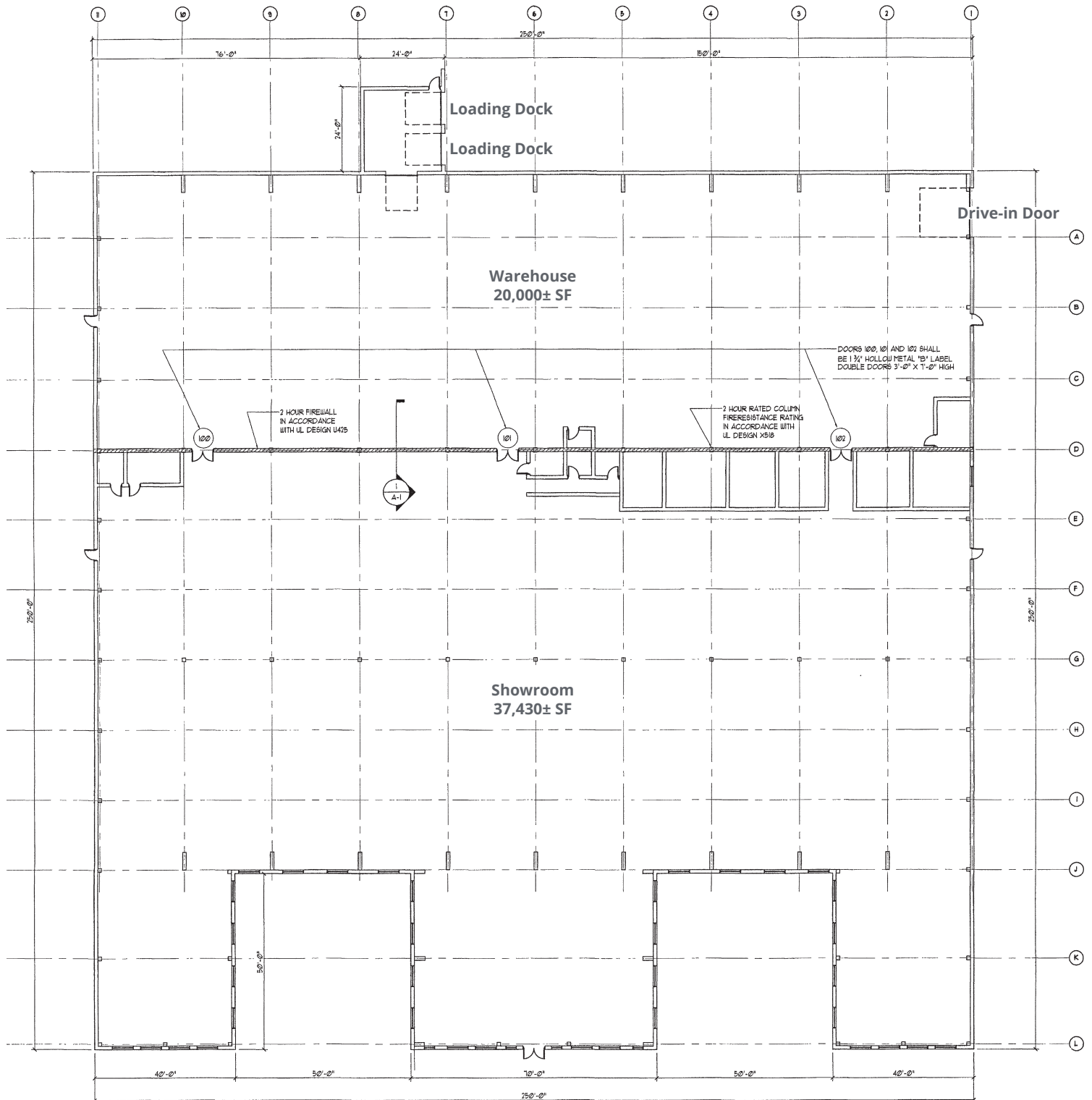
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Property Information

Property Data	
Acreage	5.25±
Total Building SF	57,430±
Number of Buildings	1
Floors per Building	1
Building Dimensions	250'± x 250'±
Loading Dock(s)	2 (10' x 8')
Drive-in Door	1 (14' x 14')
Restrooms	3
Available Unit Data	
Total Available SF	57,430±
Total Available SF Breakdown	
Retail/Office	37,430±
Warehouse	20,000±
Construction Data	
Year Built	2006
Exterior	Metal & wood siding
Roof (type & age)	Metal & shingle (2006)
Foundation	Concrete
Insulation	Fully insulated
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	Flourescent
Column Spacing	25'± to 55'±
Ceiling Height (warehouse)	15'4"± to 20'2"±
Clear Height (warehouse)	20'1"± to 25'9"±
Floors	6" concrete & carpet
Windows	Vinyl
Handicapped Access	Yes
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Wooded	No
Topography	Flat
Wetlands	See site plan

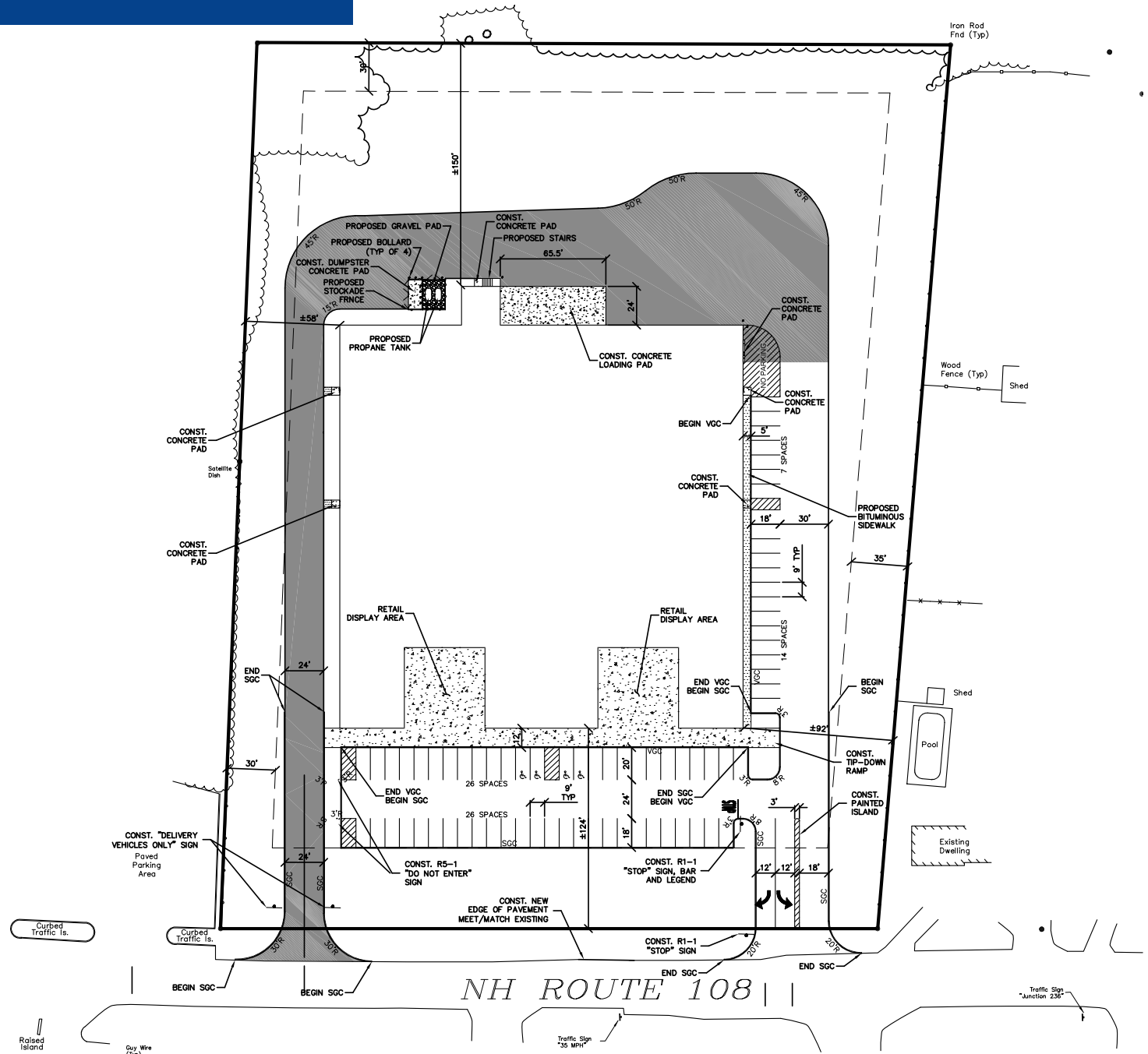
Site Data	
Zoning	C1
Traffic Count (2021)	14,204±
Visibility	Excellent
Road Frontage	407'±
Neighborhood	Commercial
Landscaping	Complete
Curb Cuts	2
Sidewalks	Around building
Parking	75± on-site spaces
Site Status	Complete
Services Data	
Warehouse Heat	Natural gas
Office HVAC	Natural gas
Power	
3 Phase	Yes
Amps	200
Volts	208/120
# of Services	4
Back-up Generator	None
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural
Sprinkler (type)	Wet (whse) & dry (showroom)
Security System	Yes
Elevator	No
Tax Data	
2022 Tax Amount	\$70,589.05
Tax Map & Lot Number	56-10-0
2022 Tax Rate per 1,000	\$28.09
2022 Assessment	
Land	\$508,100
Building/Yard Items	\$2,019,100
Total Assessed Value	\$2,527,200
2022 EQ Ratio	67.4%
Other Data	
Deed Reference(s)	3300/698
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

Floor Plan



*Not to scale

Site Plan



SITE PLAN										
C-2	HOLMWOODS DECORATION CENTER 411 ROUTE 108 SOMERSWORTH, NH COUNTY OF STRAFFORD TAX MAP 56 / LOT 10	Bob Frizzell General Contractor Inc. PO Box 907 Milton Business Center Milton, NH 03851	DATE:	AUGUST						
			SCALE:	1"=40'						
			DRAWN BY:	SRD						
			DESIGN BY:	BF/SRD						
			APPROVED BY:	SJH						
			PROJECT NO:	0522						
			FILE:	0522SITE	NO.	REVISION	APP'D	DATE		

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*Not to scale