

179-181 Lafayette Road | North Hampton | NH



Retail / Flex Space

179-181 Lafayette Road | North Hampton | NH



9,000± SF Available for Lease

Great opportunity for retail or industrial/flex user to own or lease this multi-functional space on busy Route 1 in North Hampton, NH. This property is comprised of three separate buildings, a 2,950 SF retail building, a 9,000 SF retail/flex building and a free-standing 11,100 SF warehouse building. The warehouse space and the 2,950 SF retail building have been leased. **The entire property is available for sale.**

For more information, please contact:

bow street, LLC
111 Bow Street, Portsmouth, NH 03801

Margaret O'Brien
M: 603.828.7245
O: 603.427.0700

margaret@bowstcommercial.com
www.bowstcommercial.com

For further information call
Margaret O'Brien at 603.427.0700.

111 Bow Street, Portsmouth, NH 03801 | 603.427.0700 | www.bowstcommercial.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

179-181 Lafayette Road | North Hampton | NH

Property Specifications

Building Size:	Retail	9,000± RSF
		2,950± RSF (Leased)
	Warehouse	11,100± RSF (Leased)
	Total	23,050± RSF
Land Area:	2.0 Acres	
Year Built:	1986 and 2004	
Zoning:	IB/R - Industrial Business	
	Permitted uses include retail, eating and drinking facilities, office	
HVAC:	Gas, hot air	
Sprinkler System:	Yes	
Utilities:	Public water and septic, Gas	
Loading:	Retail:	Two (2) drive-in dock doors
		One (1) oversized drive-in door
	Warehouse:	Two (2) drive-in doors
		One (1) loading dock
Road Frontage:	250' on Lafayette Road w/2 curb cuts	
Parking:	Ample on-site	
Traffic Counts:	In excess of 20,000 per day	
Availability:	9,000 SF – Immediate	
	Warehouse – Leased	
	2,950 SF – Leased	
Asking Sales Price:	\$2,499,000	
Asking Lease Rate:	Retail – \$12.00 RSF, NNN	
NNN Expenses:	Taxes	\$0.90 psf
	CAM	\$2.50 psf
		\$3.40 psf



Retail and Parking



Warehouse



Retail space

Site Plan

