

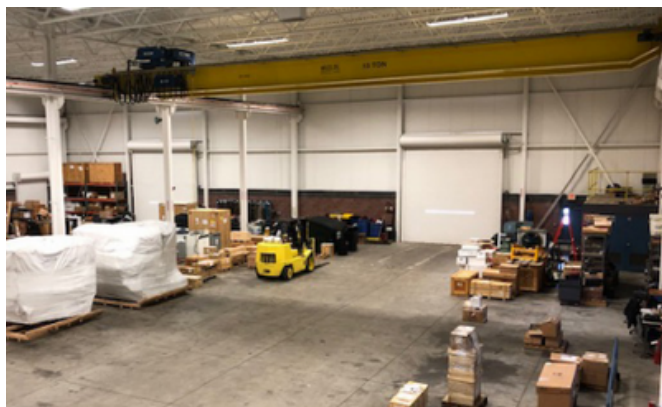
For Lease

Industrial Space
±32,000 SF Available
111 Ledge Road, Seabrook, NH

Property Overview

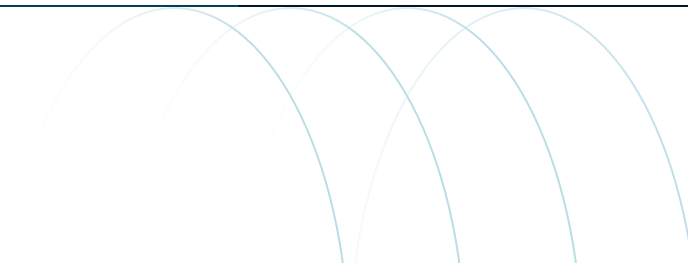
JLL is pleased to present 32,000 SF for lease at 111 Ledge Road in Seabrook, NH. The property offers convenient access and exceptional physical specifications.

- Approximately 1 mile to Interstate 95 and Route 1.
- Significant amenity base with proximity to Seaport Commons and adjacent retail.
- High-bay, 28' clear warehouse.
- Fully air conditioned.
- Heavy power.
- Existing outdoor storage/laydown capacity with additional acreage to add more.

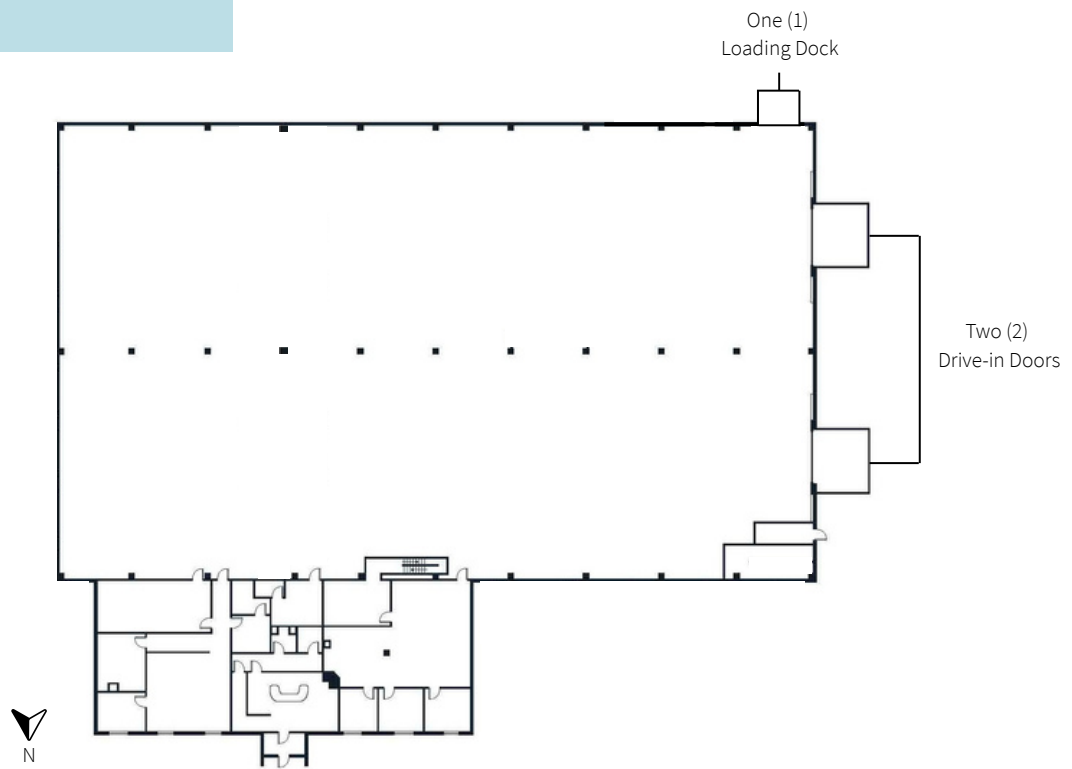


Building Specifications

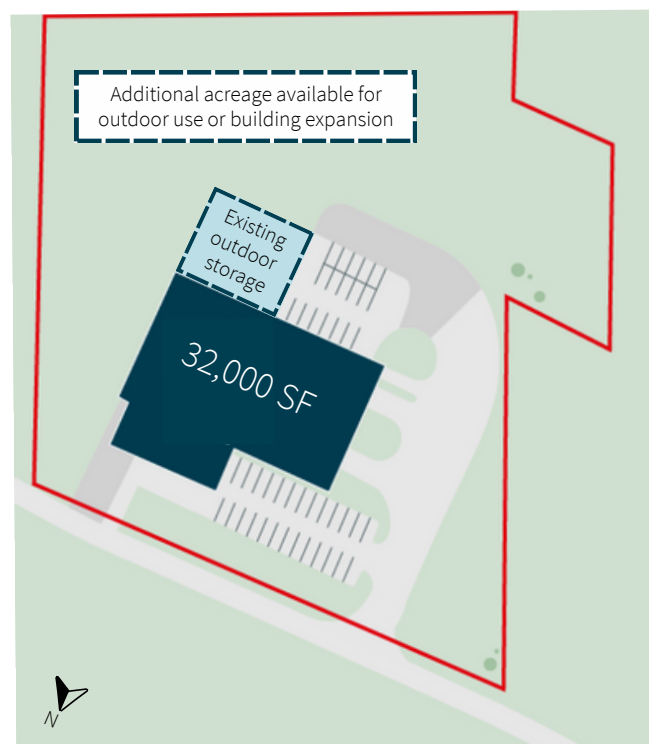
Building Size	32,000 SF 8,000 SF of office space 24,000 SF of warehouse
Site	6.0 acres Ability to expand building and outdoor area
Clear Height	28' clear throughout warehouse
Loading	Two (2) oversize drive-in doors One (1) loading dock Ability to add loading to the south side of the building
Parking	45 spaces (1.4/1,000 SF)
Electrical	1,200 amps, 3 phase, 4 wire 120/208 power
Roof	New roof installed in 2023
HVAC	Both office and warehouse are served by several roof-top units



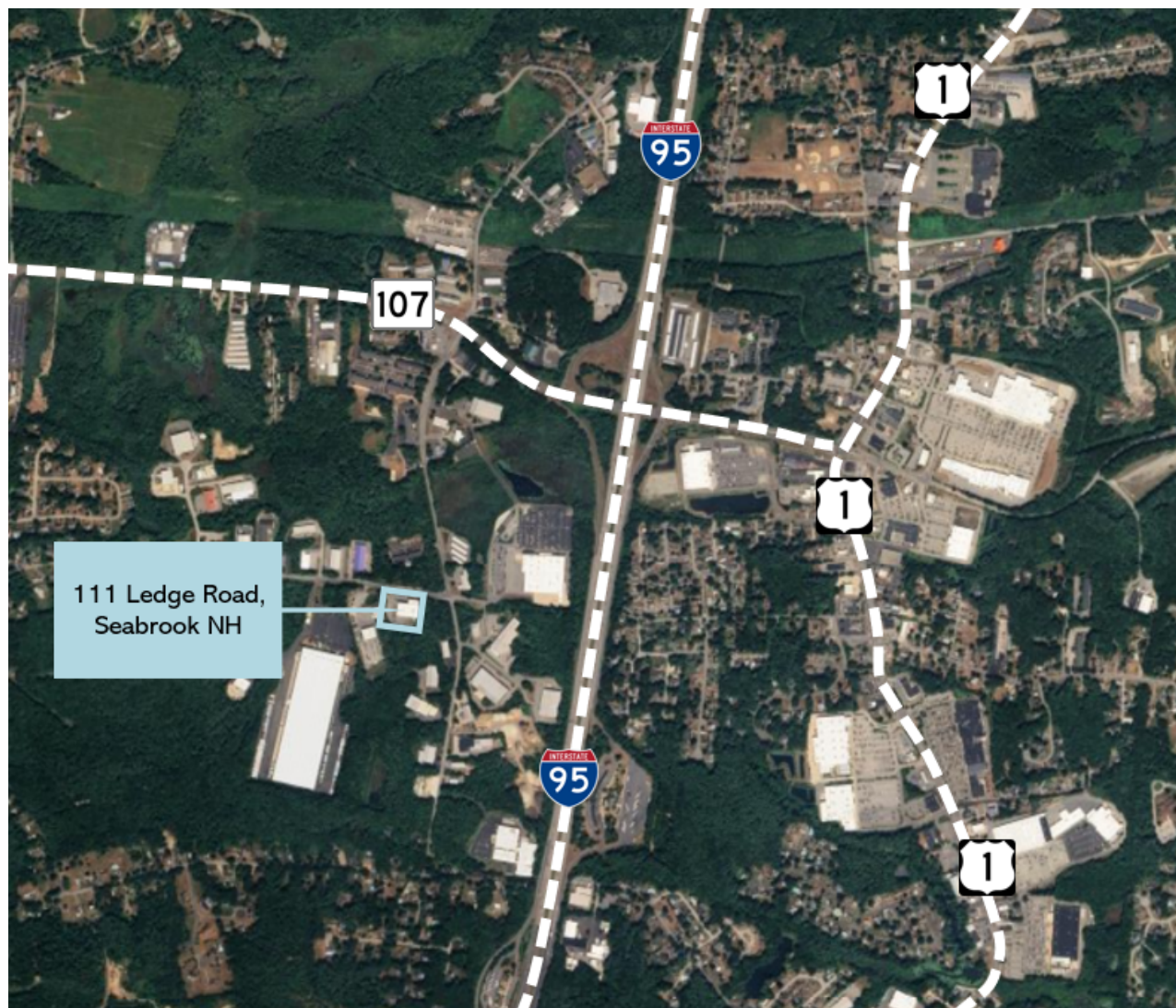
Floor Plan:



Site Plan:



Access Map:



Drive Times			
	0.6 miles 3 min	Portsmouth, NH	16 miles 22 min
	1 mile 4 min	Boston, MA	43 miles 50 min
	1.4 miles 6 min	Portland, ME	66 miles 65 min

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