

INDUSTRIAL FOR SALE

PORTSMOUTH, NH FLEX SPACE INDUSTRIAL CONDOMINIUM

235 West Road, Unit 4, Portsmouth, NH 03801



OFFERING SUMMARY

SALE PRICE:	\$449,000
NUMBER OF UNITS:	1
AVAILABLE SF:	3,972 SF
LOT SIZE:	2.3 Acres
YEAR BUILT:	1995
BUILDING SIZE:	3,972 SF
ZONING:	Industrial
PRICE / SF:	\$113.04

PROPERTY OVERVIEW

MOTIVATED SELLER! -- PORTSMOUTH, NH: Great price for a rarely offered office and workspace located in the Coastal Vantage Point Condominiums. The flex space condo, zoned for industrial activities, abuts the west side of US Route 1, linking Portsmouth to Rye, Hampton and Seabrook. West of the industrial park, Banfield Road abuts to connect with Interstate 95 and NH Route 16/Spaulding Turnpike. Site is a great location for commuting and movement of manufactured products. This unit offers a reception area which leads into a waiting lounge for your clients. A conference room provides plenty of space for social distancing! A large private office, 1/2 bathroom, Lab and large industrial working space complete the first floor. The manufacturing space, with an epoxy coated floor, can be accessed by a 12-foot overhead garage door in the back of the unit. The finished upstairs has 3 private offices, a shared workspace, library, Kitchen, 3/4 bath with walk in shower, and a large storage room. 7 spaces of dedicated parking, 3 in the front parking lot and 4 in the back lot. Condo fees are \$ 300.00 per month and include snow removal, grounds maintenance and trash removal. Configuration of the space allows for one or more businesses to operate private from each other. Appliances are included, while office furniture is negotiable. Make this your turn key business today! Agent Interest.

PROPERTY HIGHLIGHTS

- CENTRAL LOCATION TO SEACOAST NEW HAMPSHIRE!
- EASY ACCESS TO INTERSTATE AND LOCAL ROADS

KW COMMERCIAL
603.610.8500
750 Lafayette Road
Portsmouth, NH 03801

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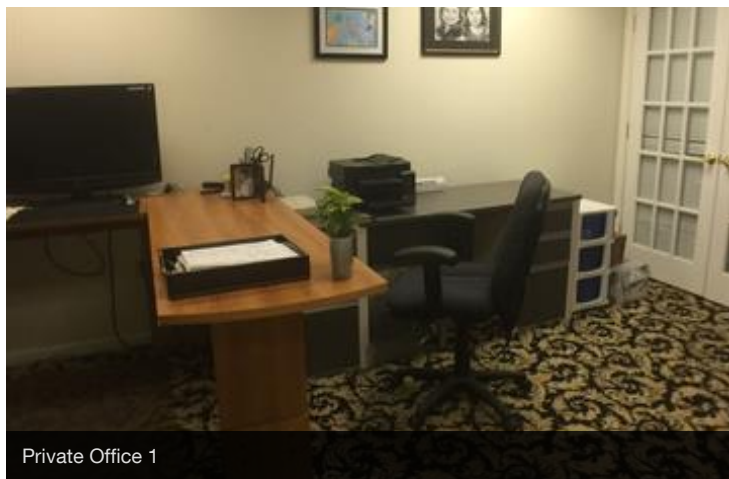
235 West Road, Unit 4, Portsmouth, NH 03801



Street Signage



Front of Building



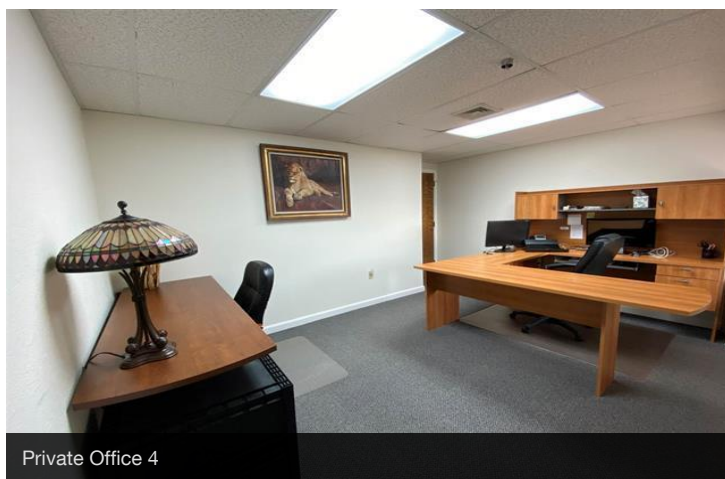
Private Office 1



Private Office 2



Private Office 3



Private Office 4

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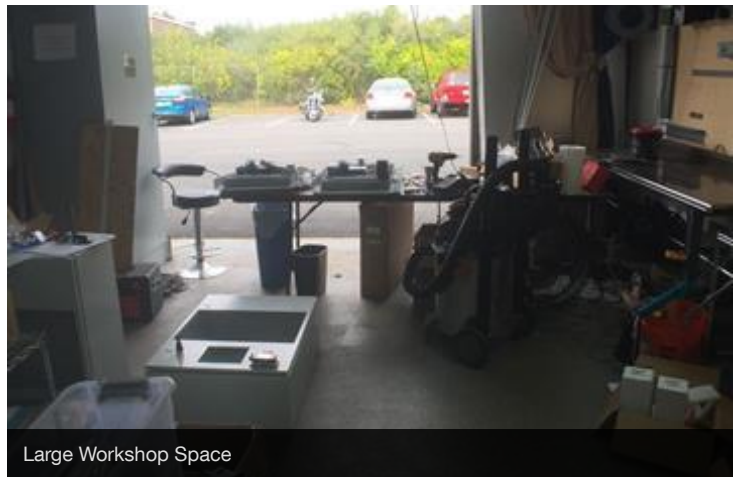
Conference Room



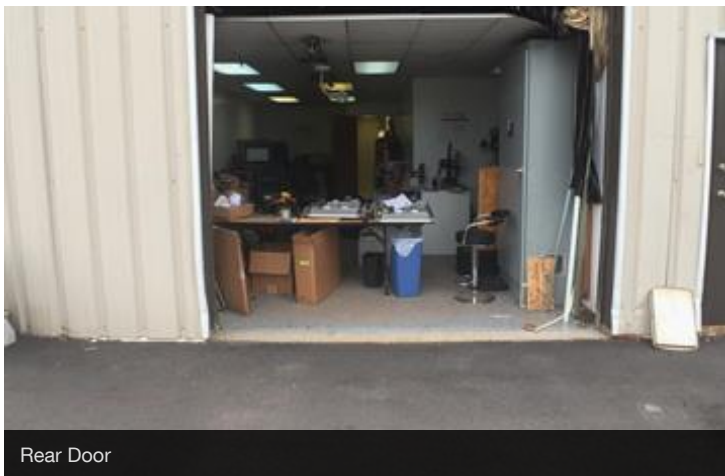
Library



Work Lab



Large Workshop Space



Rear Door



Bathroom with Walk-in Shower

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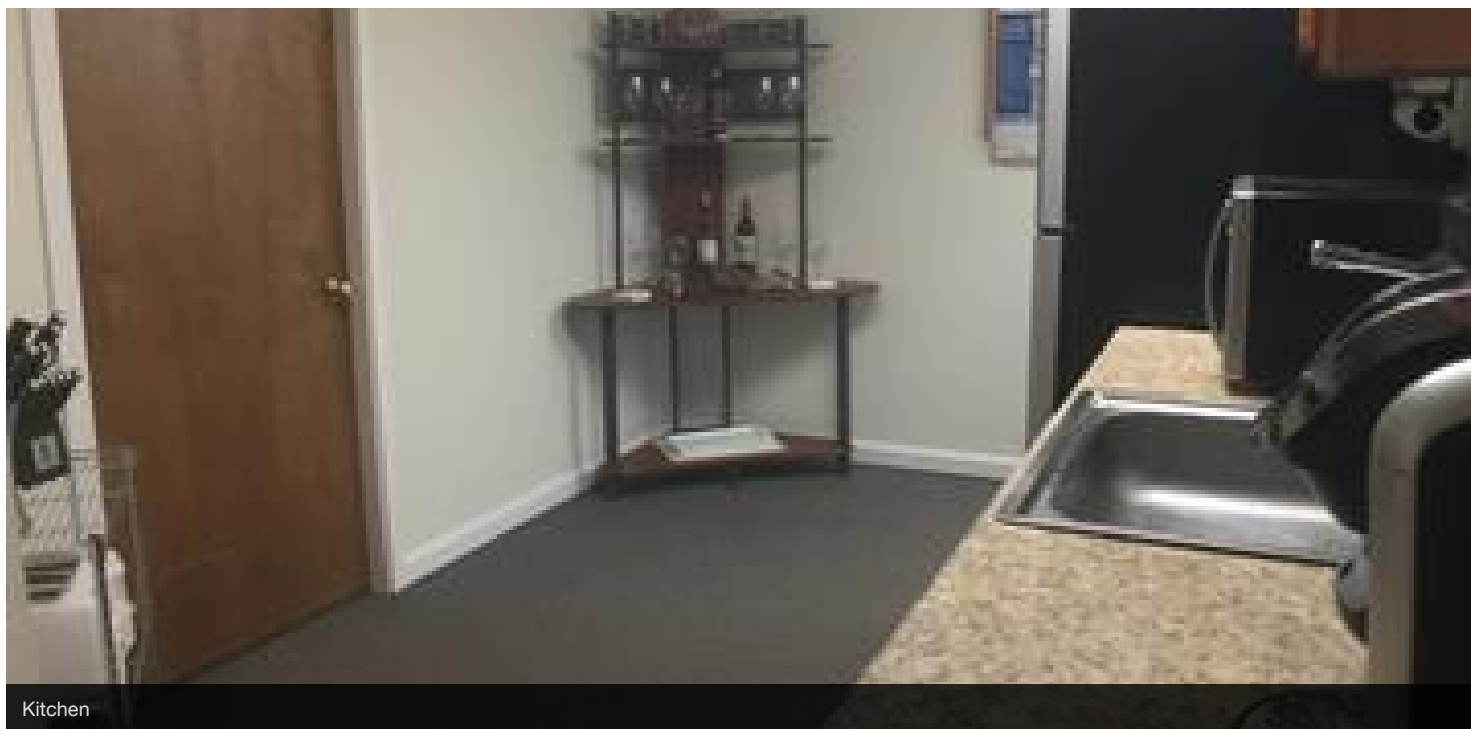
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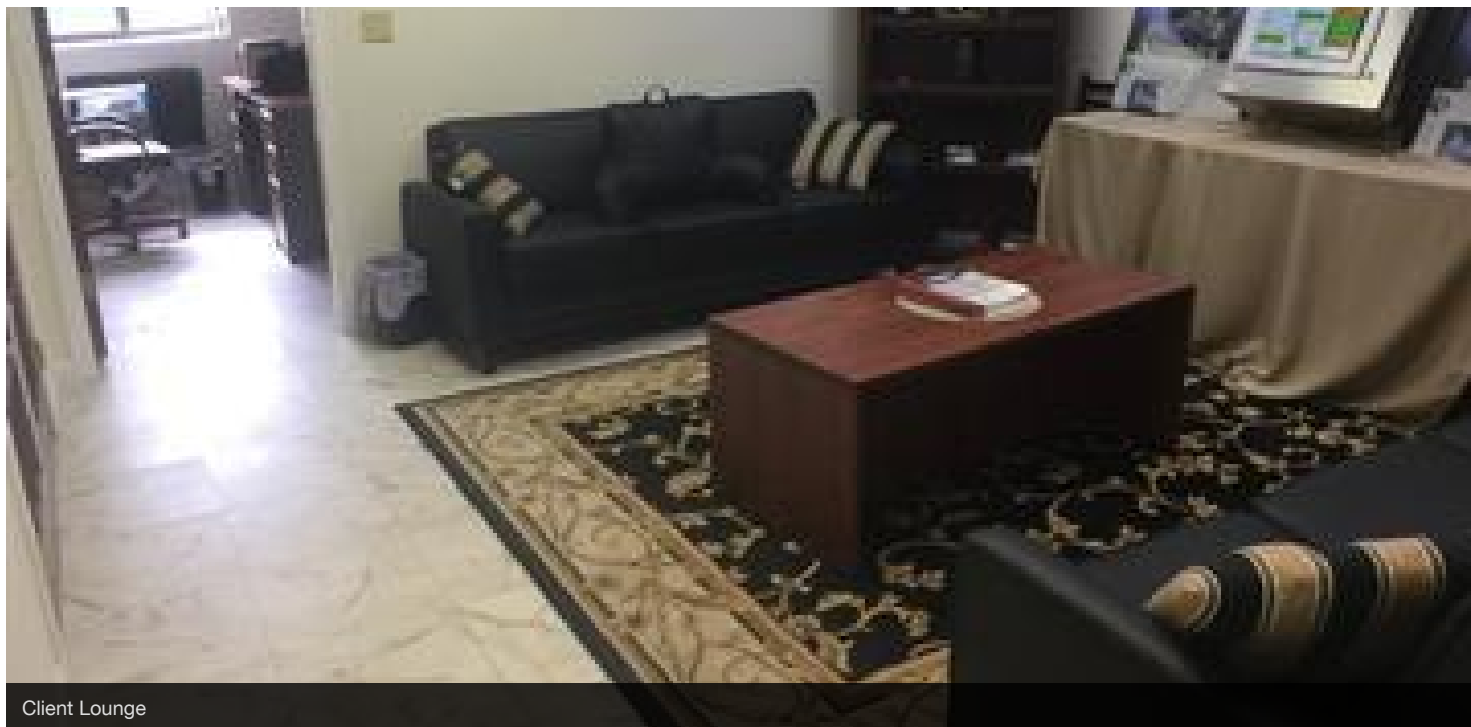
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Kitchen



Client Lounge

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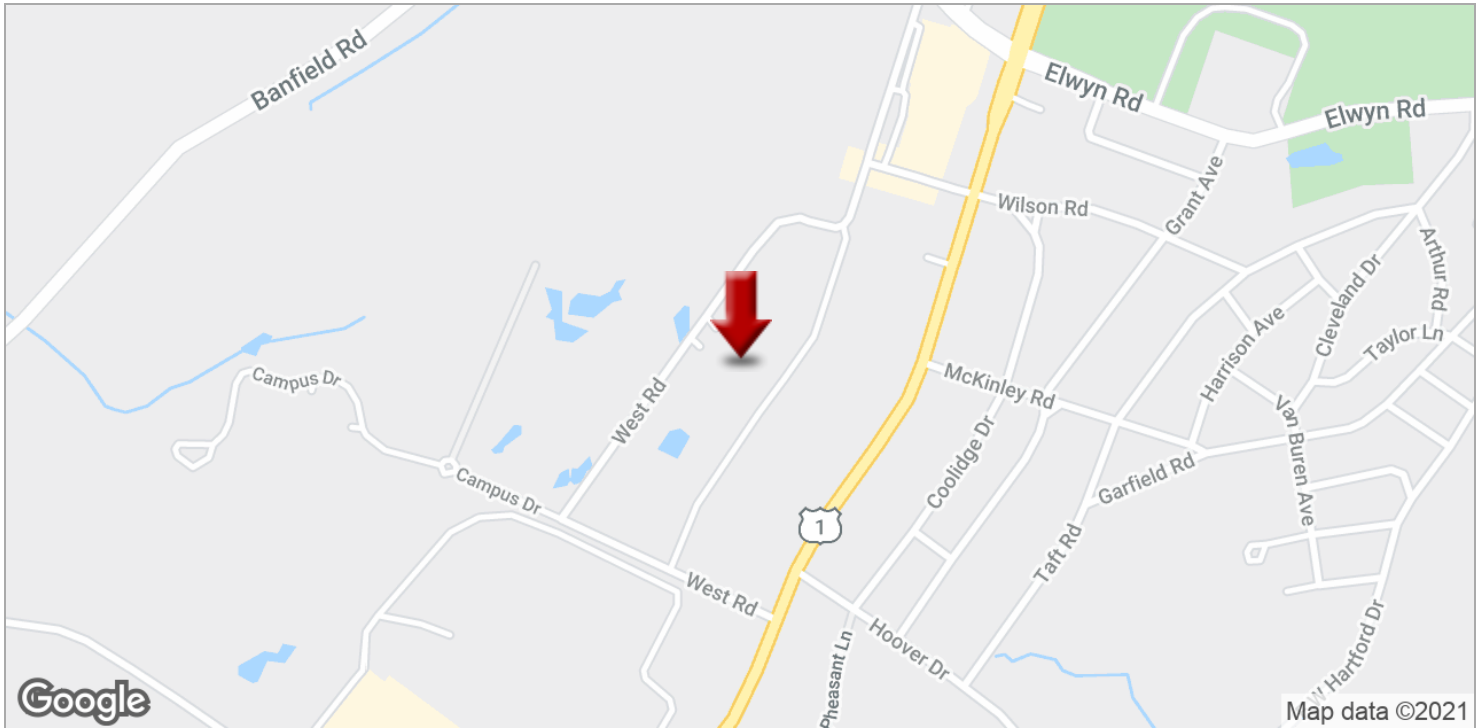
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