



Colliers



92 Old Turnpike Road & 19-27 Terrill Park Drive, Concord, NH

# Industrial/Flex Space for Sale or Lease at **Capitol Crossing**

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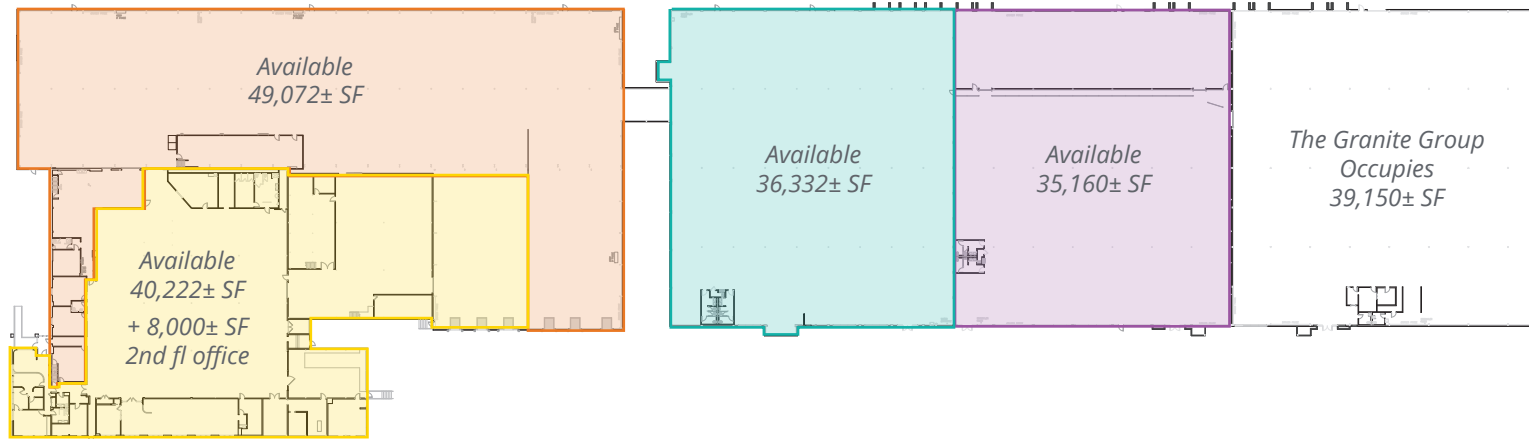
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# Specifications

## Floor Plan



## Demographics

### 3 miles



Population  
**29,538**



# of Businesses  
**3,257**



Avg HH Income  
**\$101,191**



# of Employees  
**46,702**

### 5 miles



Population  
**40,650**



# of Businesses  
**3,781**



Avg HH Income  
**\$111,416**



# of Employees  
**54,312**

### 10 miles



Population  
**91,680**



# of Businesses  
**5,285**



Avg HH Income  
**\$120,790**



# of Employees  
**67,350**

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.



Quick access to & from I-93, I-393 & I-89



Robust power



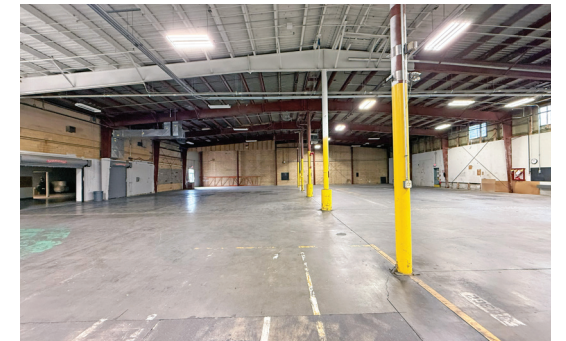
6 drive-in doors & 20 loading docks



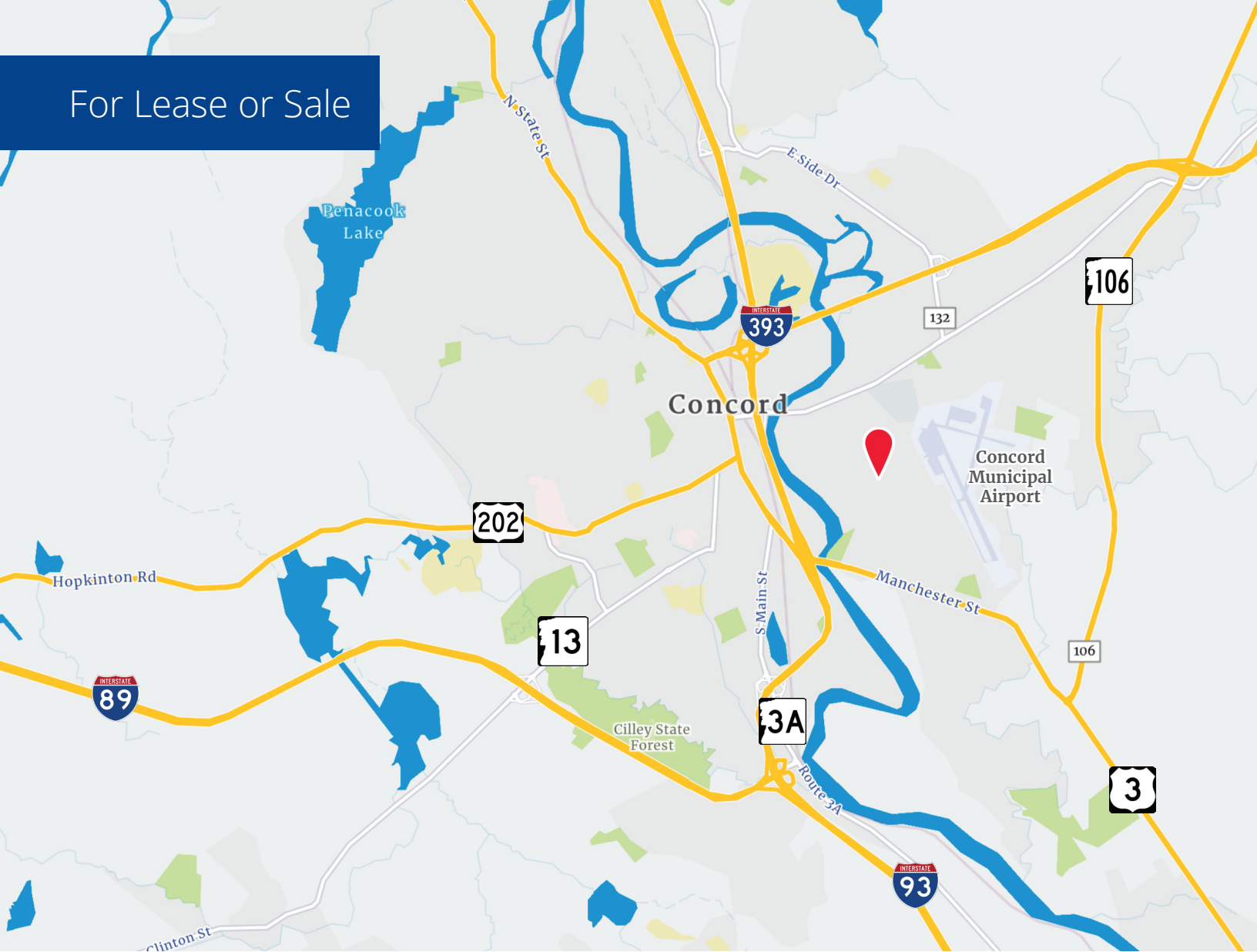
1/2 mile to Concord Municipal Airport

## Specifications

<b>Address:</b>	92 Old Turnpike Rd/19-27 Terrill Park Dr
<b>Location:</b>	Concord, NH 03301
<b>Building Type:</b>	Warehouse/manufacturing
<b>Year Built/Renovated:</b>	1958-1984/2020
<b>Total Building SF:</b>	208,487±
<b>Available SF:</b>	35,160± to 168,677±
<b>Floors:</b>	1 (plus 8,000± SF of mezzanine space)
<b>Acreage:</b>	13.01±
<b>Utilities:</b>	Municipal water & sewer; natural gas
<b>Zoning:</b>	Industrial
<b>Clear Height:</b>	Up to 24'±
<b>Ceiling Height:</b>	Up to 26'±
<b>Drive-in Doors:</b>	7
<b>Loading Docks:</b>	20
<b>Sprinklers:</b>	Wet system
<b>Power:</b>	Old Tpk: 1600/2000A; 480/208V; 3 phase 19 Terrill Prk: 600/800A; 480/277V; 3 phase 23 Terrill Prk: 400/1600A; 480/277V; 3 phase 27 Terrill Prk: 800A; 480/277V; 3 phase
<b>Parking:</b>	245± on-site spaces
<b>2026 Est. NNN Expenses:</b>	\$2.19 PSF
<b>2026 Taxes:</b>	\$213,772
<b>Lease Rate:</b>	\$9.95 to \$11.50 NNN
<b>List Price:</b>	\$23,000,000



For Lease or Sale



## Property Highlights

- Capitol Crossing is a 208,487± SF industrial building, constructed in various phases over 1958-1984 to meet the high power and durability needs of a manufacturing company; the building underwent significant renovation in 2020 to include current storage and distribution requirements
- 35,160± to 168,677± SF available for lease in flexible configurations consisting of a mix of open warehouse area, high ceilings, drive-in doors, loading docks, plus 8,000± SF of mezzanine office area
- Improvements include adding multiple loading docks, oversized drive-ins, truck and trailer parking, expanded parking to 245± cars, roof replacement, interior/exterior cosmetic changes, new ADA restrooms, and a significant sprinkler upgrade to an EFSR level over 71,500± SF
- Existing tenant, The Granite Group, occupies 39,150± SF
- Located adjacent to Concord's Municipal Airport with easy access to I-93, I-393, I-89, only 25± minutes to Manchester, NH, 50± minutes to Portsmouth, NH, and 70± minutes to Boston, MA



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