



111 NEW HAMPSHIRE AVE

PEASE INTERNATIONAL TRADEPORT
PORTSMOUTH, NH

UP TO ±77,022 RSF OF FULLY
AIR-CONDITIONED/HUMIDITY CONTROLLED
WAREHOUSE/FLEX/OFFICE SPACE **FOR LEASE**



DESIGNED FOR EFFICIENCY, BUILT FOR SUCCESS

Located within the established Pease International Tradeport, **111 New Hampshire** provides versatile warehouse and manufacturing space designed for efficiency. The building features a covered loading dock area, high ceiling heights, and is 100% air-conditioned/humidity controlled, ensuring a comfortable and controlled environment for a wide range of operations. The two-story building offers tenants a well-equipped space in a prime commercial hub with proximity to I-95 and Route 16 (Exit 3).

COVERED
LOADING DOCKS

HIGH CEILING
HEIGHTS
UP TO 35'4"

100%
AIR-CONDITIONED /
HUMIDITY CONTROLLED

4000 AMPS
OF POWER

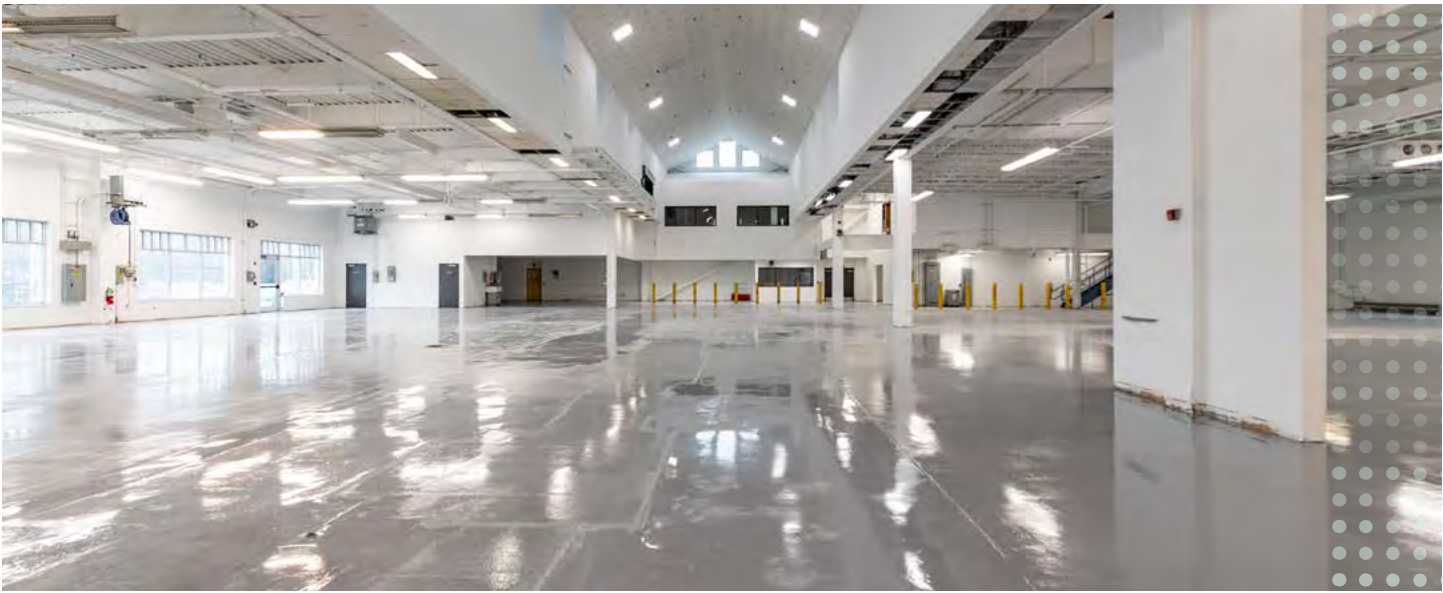
AMPLE WINDOWS
& NATURAL LIGHT

EASY ACCESS
TO I-95 & ROUTE 16

10 MINUTES
TO DOWNTOWN
PORTSMOUTH

TOP-TIER
AMENITIES NEARBY

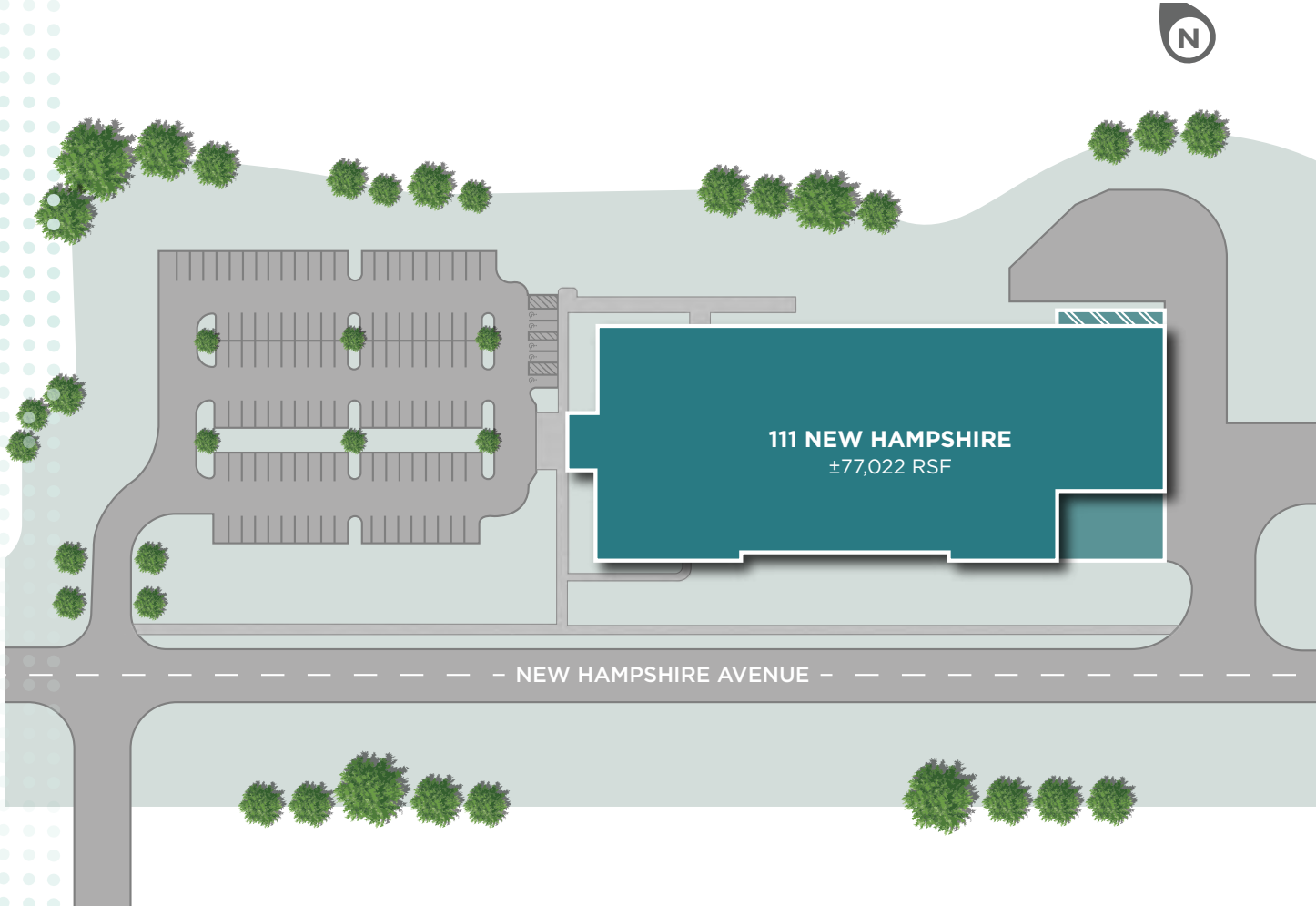
WAREHOUSE
EXPANSION
OPPORTUNITY



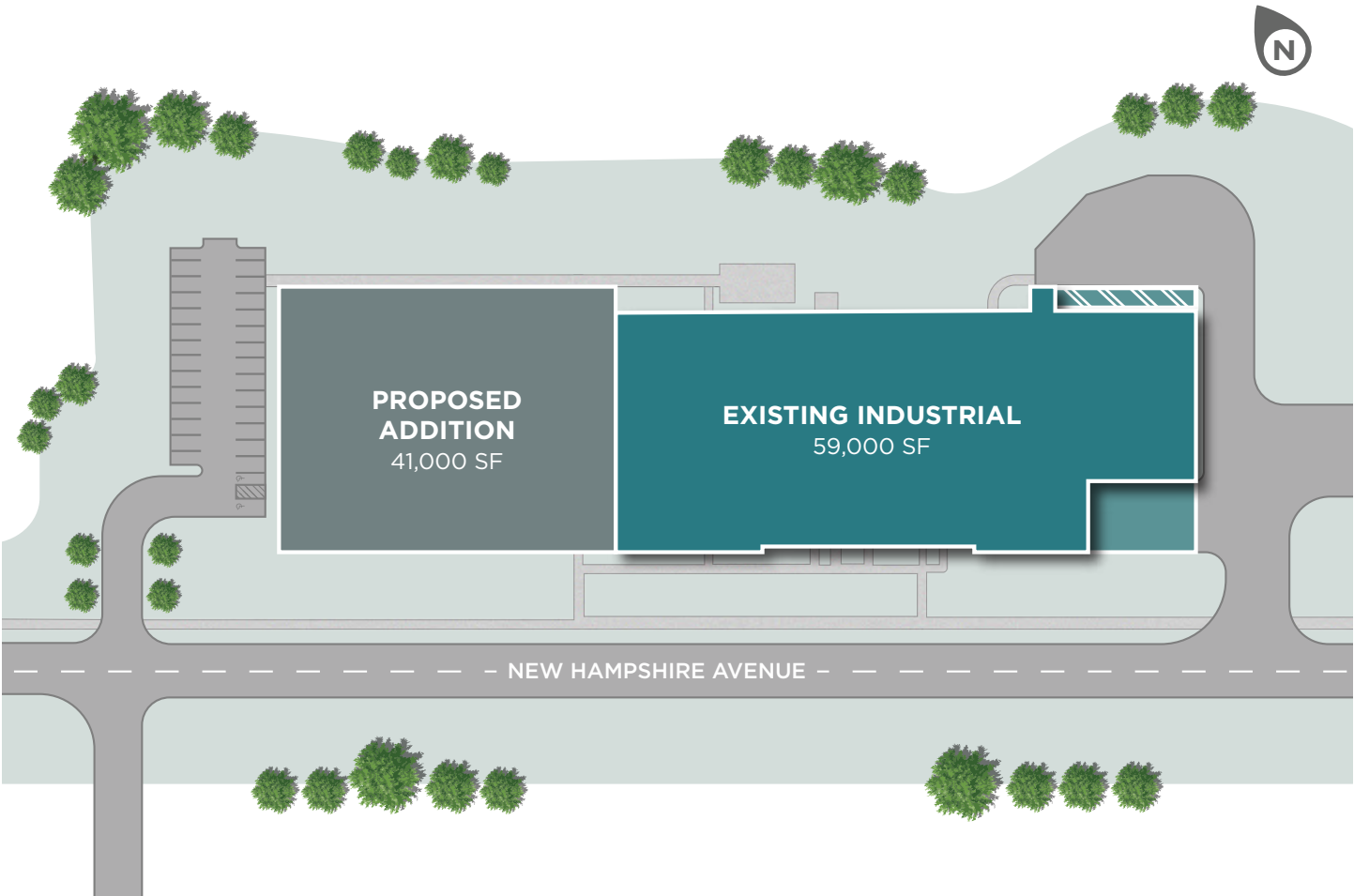
BUILDING SPECIFICATIONS

Owner:	111 New Hampshire LLC	Ceiling heights:	22'-35'4" in warehouse 14' in office
Total Building Size:	77,022 SF Potentially expandable by 41,000 SF	Life Safety:	100% sprinklered
Parcel:	10.84 acres	HVAC:	Gas fired, roof mounted York units
Available space:		Column Spacing:	36x36
1st floor Office:	13,970 SF	Parking:	125 motor vehicle spaces with 5 ADA (2 van accessible)
Warehouse:	42,518 SF	Zoning:	PI- Pease Industrial
Year built:	2006, renovated 2024	Power:	4,000-amp, three-phase, four wire, 277/480v mains
Loading docks:	4 loading (covered) 2 drive-in	Elevator:	Yes, in office area

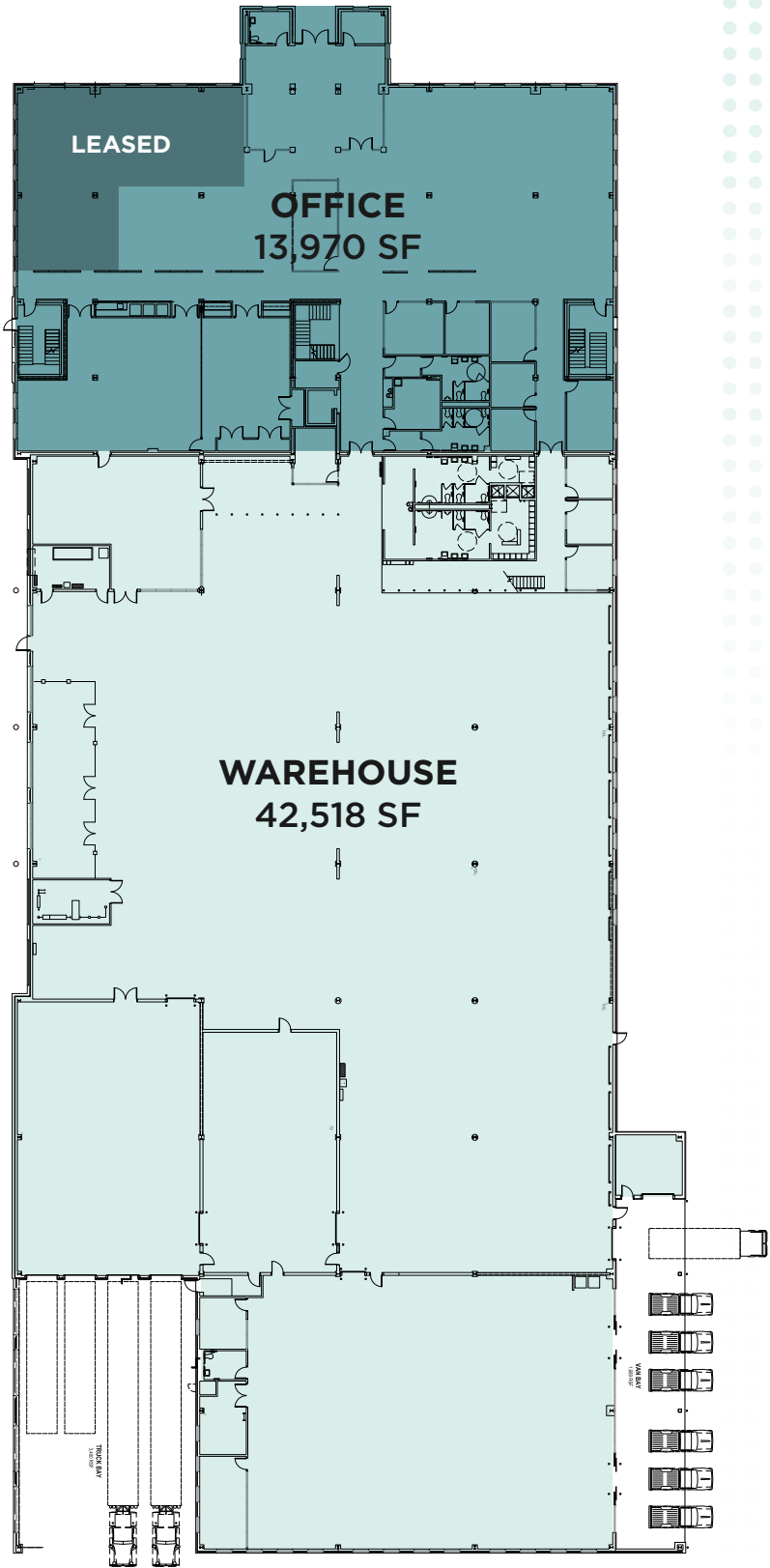
SITE PLAN



PROPOSED EXPANSION PLAN



AVAILABILITY



PREMIER ACCESS

Positioned just off Exit 3 on I-95, with direct access to the Spaulding Turnpike (Route 16), 111 New Hampshire ensures seamless connectivity to key markets across New England along with nearby dining, retail, hotels, and local amenities.

DRIVING DISTANCES

PORTSMOUTH, NH 3 MILES	MANCHESTER, NH 40 MILES
BOSTON, MA 50 MILES	PORTLAND, ME 50 MILES



- HOTELS**

 - Motel 6
 - Residence Inn by Marriott
 - Hampton Inn
- RESTAURANTS**

 - Subway
 - Texas Roadhouse
 - Chubbs Subs and Bakery
 - One Love Cuisine
 - Roman Delight Pizza
 - Olive Garden Italian Restaurant
 - IHOP
 - Chipotle Mexican Grill
 - Joe's New York Pizza
- HOTELS**

 - Moe's Italian Sandwiches
 - McDonald's
 - D'Angelo
 - LongHorn Steakhouse
 - Dave's Hot Chicken
 - Jersey Mike's Subs
 - Tropical Smoothie Cafe
 - Belle Peppers
 - Paddy's American Grille
 - The Daily Press
 - What A Crock
 - Tradeport Pizza
- SHOPPING**

 - SalonCentric
- HOTELS**

 - Men's Waretthouse
 - Journeys
 - Macy's
 - LensCrafters
 - American Eagle Outfitters
 - Bath & Body Works
 - LOFT
 - Aéropostale
 - JCPenney
 - Gymboree
 - Torrid
 - Cottage Chic
 - Children's Orchard
 - Savers
 - JOANN Fabric and Crafts
- HOTELS**

 - Mattress Firm Newington
 - Best Buy - Newington
 - Old Navy
 - Kohl's
 - Ulta Beauty
 - Five Below
 - Barnes & Noble Booksellers
 - Michaels
 - DICK'S Sporting Goods
 - Ocean State Job Lot
 - BJ's Wholesale Club
 - Guitar Center
 - Christmas Tree Shop
 - TJ Maxx
 - The Home Depot



For more information,
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