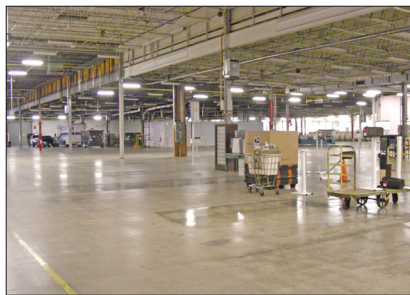


FOR SALE

±176,000 SF INDUSTRIAL BUILDING

345 HERITAGE AVENUE

PORTSMOUTH, NEW HAMPSHIRE 03801



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CBRE | New England

FOR SALE INDUSTRIAL BUILDING



PROPERTY OVERVIEW

This 176,000± sf former mail distribution center, located at 345 Heritage Avenue in Portsmouth, NH, is being sold by the United States Postal Service. The USPS intends to leaseback the entire property on a short-term basis (6± months). In addition, at the end of this temporary lease, USPS intends to exercise a long-term leaseback option for a portion of the building (14,108± sf) as noted on the enclosed plan.

Located within a few miles to both I-95 and Route 1. The property is easily accessible from major transportation routes.

This is a rare opportunity for an owner/occupier or investor.

To arrange a tour of the property, or request additional information, please contact Drew Sigfridson, SIOR at 207-772-1333 or dsigfridson@boulos.com, or Roger Dieker at 603-626-0036 or roger.dieker@cbre-ne.com.



PROPERTY SPECIFICATIONS

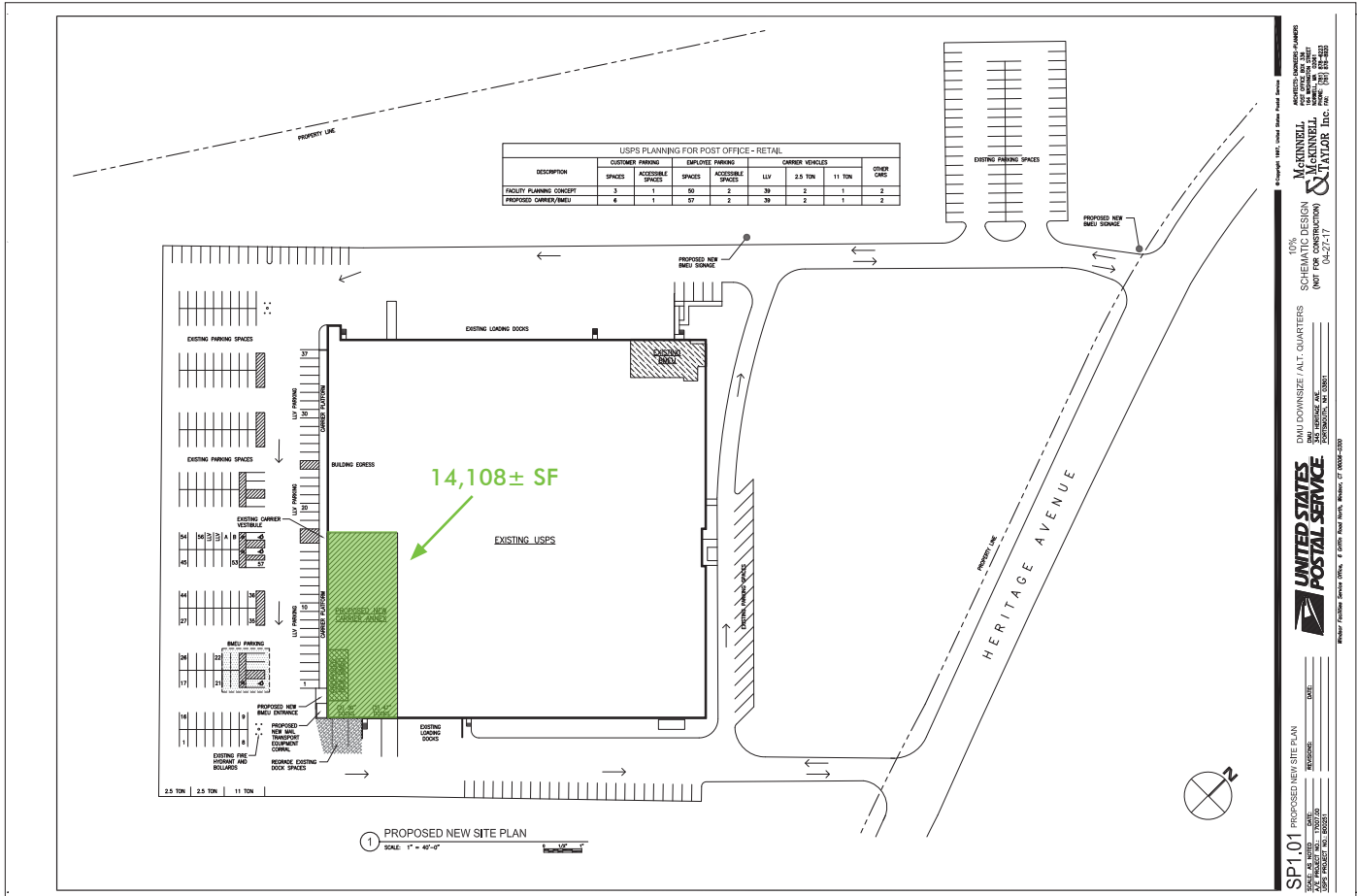
| | |
|-------------------------|---|
| Total Size: | Warehouse: ±139,200 SF Office: ± 36,800 SF Total: ±176,000 SF |
| Available Space: | ±160,000 SF |
| Land Area: | ±33.07 acres |
| Book/Page: | 3329/2517 |
| Tax Map: | 0284/0006/0001 |
| Zoning: | I - Industrial |
| Assessment: | Land: \$2,413,600 Building: \$9,111,800 Total: \$11,525,40 |
| Property Taxes: | \$177,030.14 (FY 2017) |
| Age: | Built in 1976 |
| Roof (2000): | Rubber membrane |

| | |
|---------------------------|---|
| Construction: | Structural steel, concrete block walls |
| Parking: | ±312 spaces Including West (front) Lot |
| Loading: | Loading docks - 30 Ground level doors - 2 |
| Ceiling Height: | 17' - 21' |
| Sprinklers: | Yes - wet system |
| HVAC (2007): | Gas/radiant (100% A/C) 33 rooftop units |
| Electric: | 3 phase 1200 Amp/480 Volt and 2000 Amp/208 Volt |
| Water/Sewer: | Public |
| Data Lines: | T-1 lines |
| Asking Sale Price: | No formal asking price |

345 HERITAGE AVENUE PORTSMOUTH, NH 03801



FLOOR PLAN



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USPS
SCHEMATIC DESIGN
(NOT FOR CONSTRUCTION)

DATE: 04-27-17

PROJECT NO: 10000000000000000000

DESIGNED BY: MCKINNELL & TAYLOR, INC.

UNITED STATES POSTAL SERVICE

PROPOSED NEW SITE PLAN
DATE: 04-27-17
PROJECT NO: 10000000000000000000



FOR SALE INDUSTRIAL BUILDING

345
HERITAGE AVENUE
Portsmouth, NH 03801



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