

## MALLEY FARMS

FIRST CLASS FLEX/WAREHOUSE SPACE

4,800 - 9,600 SF



### 30 Centre Road, Somersworth, NH

High-Bay Industrial / Warehouse / Manufacturing / Office Space

Malley Farms is a single story, 48,000 SF Flex/R&D/Warehouse commercial property situated on 6 acres in a natural setting. This property is located just north of Portsmouth, New Hampshire, off of the Spaulding Turnpike. This property has the location, infrastructure, and amenities to meet any company needs.



## Building Specifications:

**GROSS LEASABLE AREA:**  
48,000 SF

20% Office  
80% Warehouse/R&D

**PARKING:**  
Ample, Paved and Lighted

**ENTRY SYSTEM**  
Lock & Key

**HVAC:**  
RTU's and Modines

**FIBER:**  
Comcast

**CLEAR HEIGHT:**  
18' Ceiling Clear Height

**FIRE PROTECTION:**  
Fully Sprinklered

**SEWER/WATER:**  
Town of Somersworth

**POWER:**  
2,000 Amp Service

**ELECTRICAL:**  
200 - 400 Amps Per Unit

**GAS:**  
Natural Gas

**ROOF:**  
Ballasted Rubber

**LOADING DOCKS:**  
Tailboard Loading Docks  
& Man-Doors

## On-Site Amenities:

Natural setting on 6 acres

Open fields and wooded views

Multiple tailboard loading docks

18' clear height

Natural gas heat

Air conditioned offices

Ample paved and lighted parking

Ample free parking

Exterior LED Lighting

## Availabilities:

Suite 1005 4,800 SF\* (1/1/2026)

Suite 1006 4,800 SF\* (1/1/2026)

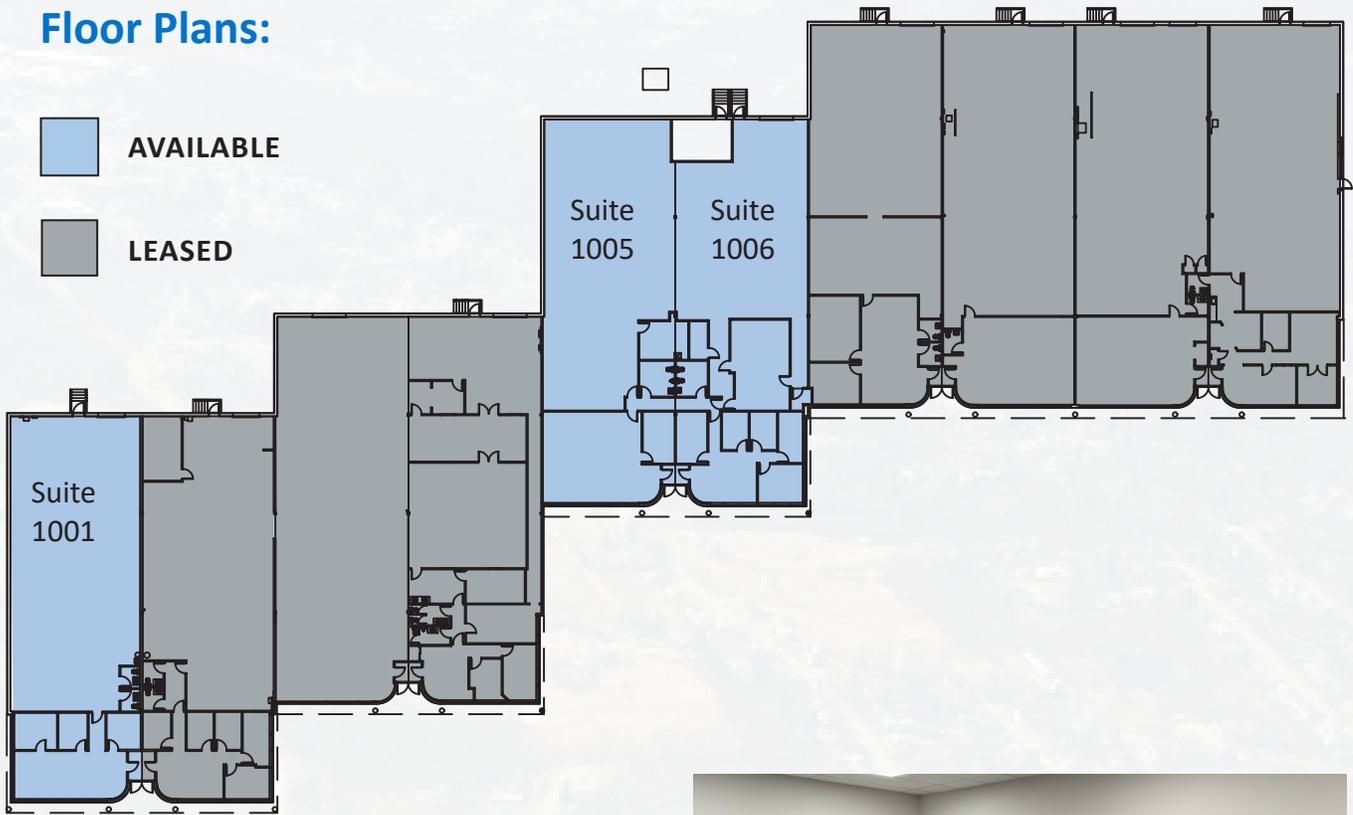
*\*Contiguous up to 9,600 SF*



## Floor Plans:

 AVAILABLE

 LEASED





**LOCAL AMENITIES**

**RESTAURANTS:**

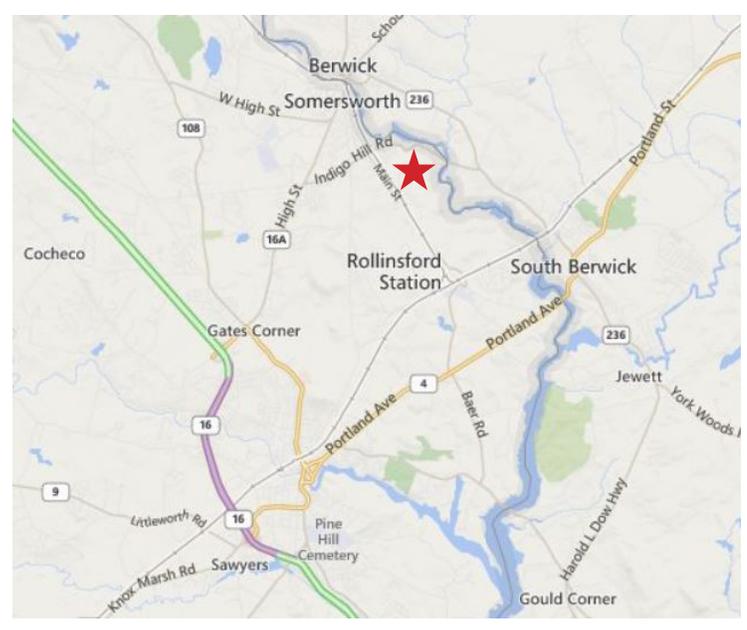
- ① Dunkin' & The Rail
- ② Burger King
- ③ Aroma Joe's
- ④ KFC
- ⑤ Chili's
- ⑥ Starbucks
- ⑦ Pizza Hut & Wendy's
- ⑧ Applebee's

**LODGING/SHOPS:**

- ⑨ Walmart
- ⑩ Home Depot
- ⑪ Target
- ⑫ Fiddlehead Farms Marketplace
- ⑬ Market Basket & Staples
- ⑭ Hampton Inn Dover
- ⑮ Shaw's
- ⑯ Hannaford

**SERVICES:**

- ⑰ Cumberland Farms
- ⑱ Rite Aid
- ⑲ CVS Pharmacy
- ⑳ Town Fair Tire
- ㉑ Irving Oil
- ㉒ TD Bank
- ㉓ Walgreens
- ㉔ Life Science Outsourcing
- ㉕ General Linen Service



**JOHNFLATLEY**  
Company

**For more information,  
or to schedule a tour, please contact:**

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