

For Lease

**Office/Warehouse
92 Londonderry Turnpike
Manchester, NH 03104**



Space Available:

**Building 1: 11,243 SF
Building 1: 2,250 SF (Mezzanine)
Building 3: 1,560 SF
Building 4: 624 SF**

Type / Use:

Office/Warehouse/Lt Assembly

Zoning:

B-2

Parking:

30 +/- Spaces

Lease Rate:

**Building 1: \$11.00 PSF NNN
Building 1: \$ 3.00 PSF NNN (Mezzanine)
Building 3: \$ 5.00 PSF NNN
Building 4: \$ 5.00 PSF NNN**

Comments:

**Great location for Office/Service
Retail/Light Industrial use. 1/10 mile to
Route 101 east/west. Large lot can
accommodate needed storage or yard
space.**



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

For Lease

Office/Warehouse 92 Londonderry Turnpike Manchester, NH 03104

Building Data:

Space Available:	Building 1: 11,243 SF Building 1: 2,250 SF (Mezzanine)
Type / Use:	Building 3: 1,560 SF Building 4: 624 SF Office/Warehouse
Construction Type:	Concrete/Cinderblock
Construction Year:	1963, 1985 & 2016 Updated
Ceiling Height:	7' up to 20'
Windows:	Insulated
Walls:	Drywall/Sheetrock
Flooring:	Concrete/Carpet
Roof:	Gable/Hip Metal/Tin
Special Features:	Show room with mezzanine
Overhead doors:	(7) / (2) 8 x 10 / (5) 8 x 8

Site Data:

Signage:	On Building
Frontage:	Londonderry Turnpike
Parking:	30 +/- spaces
Zoning:	B-2
Map & Lot:	0870/0020
Book & Page:	6020/1843

Utilities:

Water:	Municipal
Sewer:	Private
Power:	120/208v 600 amp 3 phase
Lights:	Fluorescent
Heating:	Oil / FHA / Propane
Alarms:	Yes
Sprinklers:	No
Communications:	Comcast

Lease Information:

Lease Rate:	Building 1: \$11.00 PSF NNN Building 1: \$ 3.00 PSF NNN (Mezzanine) Building 3: \$ 5.00 PSF NNN Building 4: \$ 5.00 PSF NNN
Taxes, CAM & Ins:	Estimated to be \$3.00 PSF



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