



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

INDUSTRIAL SPACE

WINDHAM NH

FOR LEASE



SF: 5,100 SF (footprint) of which 691 SF is demised into office and bathrooms

LOADING: Two (2) 8' x 10' docks

ACCESS: Exit 3 Interstate 93 is 1 mile away (approx.)

HEIGHT: 24' clear

PARKING: 6 in front, in common

SPRINKLER: Wet, ordinary hazard

ELECTRICAL: (1) 120/208 V, 125A, 3 PH
(2) 120/208 V, 250A, 3 PH

UTILITIES: Septic, propane, well

RENT: \$14.00 SF NNN

CAM/RE TAX: \$3.50 SF 2026 Est.

(approx. \$7,438/Mth gross Yr 1, not incl. utilities)

COMMENTS: Office space to be completely renovated prior to occupancy. Tenant to also pay for maintenance of HVAC systems, at least 2x/year. Rent payable by ACH. 1st, last and Sec. Dep. due upon lease execution. Available approx. 11/1/26

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SUITES #7 & 8
5036.4 SQ. FT.
691.8 SQ. FT. FINISHED SPACE

Dimensions:
 Overall width: 50' 7"
 Overall depth: 33' 4"
 Clear height: 24'

Structural Elements:
 Typical 8" x 8" Column
 Typical Sprinkler Head
 3 Hour Firewall
 8" x 24" I-Beam

Room Layouts:
 Building Common
 Electrical Room
 250 A
 FRONT
 125 A

Other Labels:
 8' x 10'
 50' 7"
 33' 4"
 24' clear height
 8" x 24" I-BEAM
 8' x 10'

100'

SUITES #7 & 8
FIRST FLOOR